

August 23, 2024

PROJECT NAME: CALESA TOWNSHIP-PERLINO GROVE (FKA: CALESA PHASE 5)

PROJECT NUMBER: 2024060025

APPLICATION: PRELIMINARY PLAT #31660

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: INFO
REMARKS: Road names have been assigned. They have been labeled on sheets 03.01, 03.02, 03.03, 03.04 and 03.05. Please label accordingly on all future submittals.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: The need for drainage easements will be reviewed with the improvement/site plan and/or final plat submittal. Please note that code requires that all retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of 30 feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way are provided. Drainage easements shall be a minimum of 20 feet in width.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Phasing implications to be reviewed with the improvement/site plan.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way
STATUS OF REVIEW: INFO
REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.
- 10 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management)
STATUS OF REVIEW: INFO
REMARKS: Please update when assigned by 911.
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: N/A
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot)
STATUS OF REVIEW: INFO
REMARKS: 6/18/24-fee due with resubmittal
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 6/18/24-add waivers if requested in future
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)
STATUS OF REVIEW: INFO
REMARKS:
- 16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)
STATUS OF REVIEW: INFO
REMARKS:

- 17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
STATUS OF REVIEW: INFO
REMARKS:
- 18 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 19 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: Please show the subdivision sign locations and dimensions.
- 20 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Preliminary Plat
STATUS OF REVIEW: INFO
REMARKS: IF APPLICABLE:
Sec. 2.18.2.I Show connections to other phases.
Sec. 2.19.2.H. Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.
Required Right of Way Dedication (select as appropriate)
Sec. 6.3.1.D.(1)(b)1. For Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."
Sec. 6.3.1.D.(1)(b)2. For Non-Public Streets. "[All streets and right of way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."
Sec. 6.3.1.D.(1)(b)3. For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."
Sec. 6.3.1.D.(1)(c)1&2 Utility Easements, select as appropriate:
1. "[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."
2. "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."
Sec. 6.3.1.D.(1)(d)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 dedicated 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.(1)(f). If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown on 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]."

- 21 DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.J - Metes and bounds description legal description
STATUS OF REVIEW: NO
REMARKS: Please provide.

- 22 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 6/19/24 - Several of the curves do not meet the 30mph design speed requirement. Staff supports a waiver subject to providing the appropriate curve signage on the improvement plans.

- 23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]
STATUS OF REVIEW: NO
REMARKS: Environmental certification has not been submitted. While the are is partially disturbed and essentially devoid of trees, a biologist's certification is still required. (Study is not required, just signed documentation by a certified biologist will suffice.)

- 24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: NO
REMARKS: Environmental certification has not been submitted. While the are is partially disturbed and essentially devoid of trees, a biologist's certification is still required. (Study is not required, just signed documentation by a certified biologist will suffice.)

- 25 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: NO
REMARKS: Please label and show the width of buffers

- 26 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Provide buffer type and size on plan



**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

AR 31660

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 8/20/24 Parcel Number(s): 35300-000-14 Permit Number: AR#31660

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: CALESA TOWNSHIP - PERLINO GROVE (FKA: CALESA PHASE Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Colen Built Development, L.L.C.
Signature: _____
Mailing Address: 8445 SW 80th Street City: Ocala
State: FL Zip Code: 34481 Phone # 352-387-7480
Email address: LD_Permits@colenbuilt.net

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Tillman and Associates Engineering, LL Contact Name: Cameron Hines, PE
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala
State: FL Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ (Pre Plat) 6.12.9 - Subdivision roads and related infrastructure
Reason/Justification for Request (be specific): Waiver requested to reduce design speeds to a minimum of 10mph.
Proposed curves warranting this design speed will have proper signage per MUTCD

DEVELOPMENT REVIEW USE:

Received By: Email 8/22/24 Date Processed: 8/23/24 BM Project # 2024060025 AR # 31660

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____

PERMITS:

- 1. MARION COUNTY - PRELIMINARY PLAN
2. MARION COUNTY - IMPROVEMENT PLAN
3. SW F.W.D. - E.R.P.
4. FDPEP - POTABLE WATER
5. FDPEP - SANITARY SEWER
6. FDPEP - NOTES (BY OTHERS)



PRELIMINARY PLAT
CALESA TOWNSHIP - CALESA 5
SECTION 6, TOWNSHIP 16 SOUTH,
RANGE 21 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
SINGLE FAMILY LOTS = 164
TOWNHOME UNITS = 54
TOTAL MILES OF ROADWAY = 1.84 MILES
TOTAL PROJECT AREA = 60.47 AC.
MARION COUNTY PARCEL # 53300-000-14
ZONING - PUD
LAND USE - CSW VDRI - HIGH RESIDENTIAL
EXISTING IMPERVIOUS AREA: 0.00 AC. (0.00 S.F.) (0.00%)
IMPERVIOUS AREA = 26.22 AC. (1,142,262 S.F.) (44.15%)

APPROVED WAIVERS:

Table with 3 columns: Code, Description, and Date Approved. Includes sections for 'PREVIOUSLY APPROVED O.T.O.W. WAIVERS FOR EARL TOWNSHIP' and 'PREVIOUSLY APPROVED O.T.O.W. WAIVERS FOR ENTIRE DEVELOPMENT'.

BASIS OF BEARINGS: BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°56'56" W ALONG THE SOUTHLINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

BENCHMARKS: TEMPORARY BENCHMARK "A" SET 2' IRON ROD & CAP (L.R. 807) ELEVATION = 91.00, NORTHING = 4768993.14, EASTING = 57858.45

STATE PLANE COORDINATES: THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (NAD 83) ADJUSTMENT, FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRANSVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "ORIGIN" AND "TOWN", PURSUANT TO SECTION 17(13), FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4' x 4' CONCRETE MONUMENT WITH IAL & IRON STAMPED 12.13.12, NORTHING: 4768274.809 FEET, EASTING: 5788136.709 FEET, LATITUDE: 29°07'54.222" N, LONGITUDE: 81°29'01.904" W, CONVERGENCE: -09°07'50.7" SCALE: 0.99999964

OWNER / DEVELOPER: ON TOP OF THE WORLD COMMUNITIES, L.L.C. KENNETH D. COLEN, PRESIDENT 8445 SW 98th STREET OCALA, FLORIDA 34481-9607 PHONE (352) 854-0805

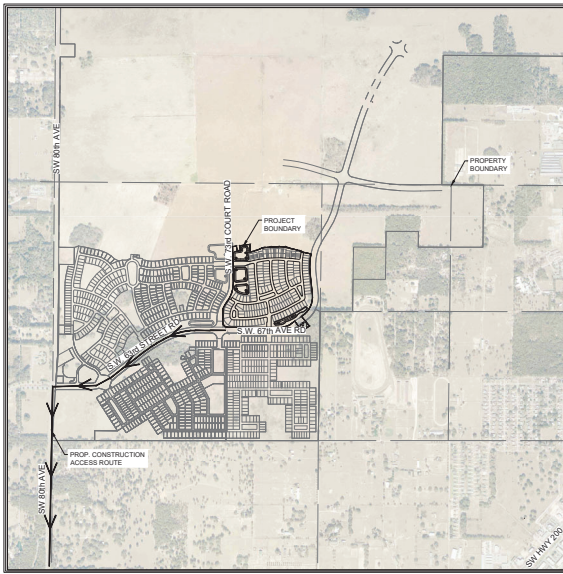
CIVIL ENGINEER: TILLMAN AND ASSOCIATES ENGINEERING, L.L.C. CAMERON HINES, P.E. 1720 SE 16th AVE., BLDG. 100 OCALA, FLORIDA 34471 PHONE: (352) 387-4540

SURVEYOR: JCH CONSULTING GROUP, INC. CHRISTOPHER J. HOWSON, P.S.M., C.F.M. 426 S.W. 15TH STREET OCALA, FLORIDA 34471 PHONE: (352) 405-1482

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

UTILITY COMPANIES: WATER, BELLCO; SEWER, BELLCO; ELECTRIC, SECO; CABLE/PHONE/ INTERNET, SPECTRA; NATURAL GAS, TECO.

BRYAN SCHMALZ (352) 414-5454 EXT. 405
BRYAN SCHMALZ (352) 414-5454 EXT. 405
RUSSANA JARIC (352) 566-9099
JORGE SANTIAGO (352) 614-4017
BRUCE STOUT (887) 420-2678



VICINITY MAP SCALE: 1" = 1200'

INDEX OF SHEETS

- 01-01 COVER
02-01 AERIAL PHOTOGRAPH
03-01-03-06 PRELIMINARY PLAT
1-1 PLAT OF TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC)

NOTES:

- 1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE, THE MARION COUNTY UTILITY MANUAL AND THE BELLCO UTILITY MANUAL AS APPLICABLE.
2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 12635B02E, EFFECTIVE DATE OF APRIL 9, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE 'X' AN AREA OF NONFATAL FLOOD HAZARD.
3. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THE SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE CIRCLE SQUARE WOODS SUBDIVISION VESTED DEED PURSUANT TO CHAPTER 380A, FLA. AND ITS CORRESPONDING VESTED RIGHTS DETERMINATIONS, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES.
4. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
5. VERTICAL DATUM IS BASED ON FOUND 2' IRON ROD WITH A PLASTIC CAP STAMPED 'WOOLPERT TRAVERSE' APPROXIMATELY 0.31 MILES NORTH OF STATE ROAD 205 ON THE WEST SIDE OF A W 80TH AVENUE BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF A W 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR 'ON TOP OF THE WORLD COMMUNITIES, INC.' ELEVATION = 91.52, DATUM NGD 1985. TO CONVERT TO NAVD 83 SUBTRACT 0.56 FEET.
6. 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.
7. LOCAL SUBDIVISION DESIGN SPEED = 20 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADIUS LESS THAN 900'. SEE TABLE ON SIGNAGE AND STRIPING PLAN FOR CURVES WITH RADIUS LESS THAN 900'.
8. SIGHT DISTANCE AT DRIVEWAYS COMPLES WITH FOOT REQUIREMENTS.

OWNER'S SIGNATURE

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

KENNETH D. COLEN, PRESIDENT ON TOP OF THE WORLD COMMUNITIES, L.L.C.

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.

CAMERON HINES, P.E. REGISTERED ENGINEER NO. 97475 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 MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

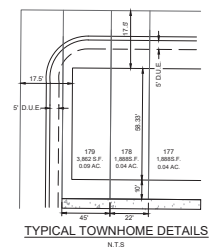
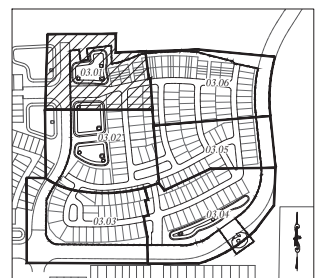
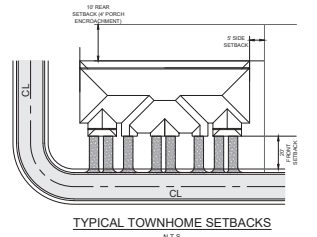
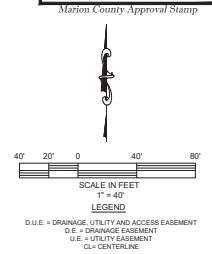
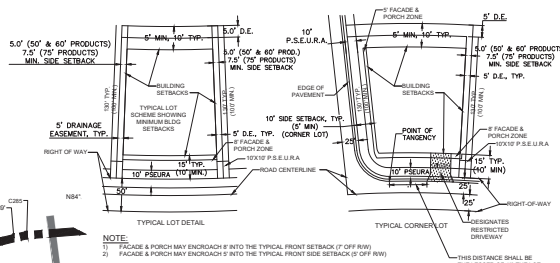
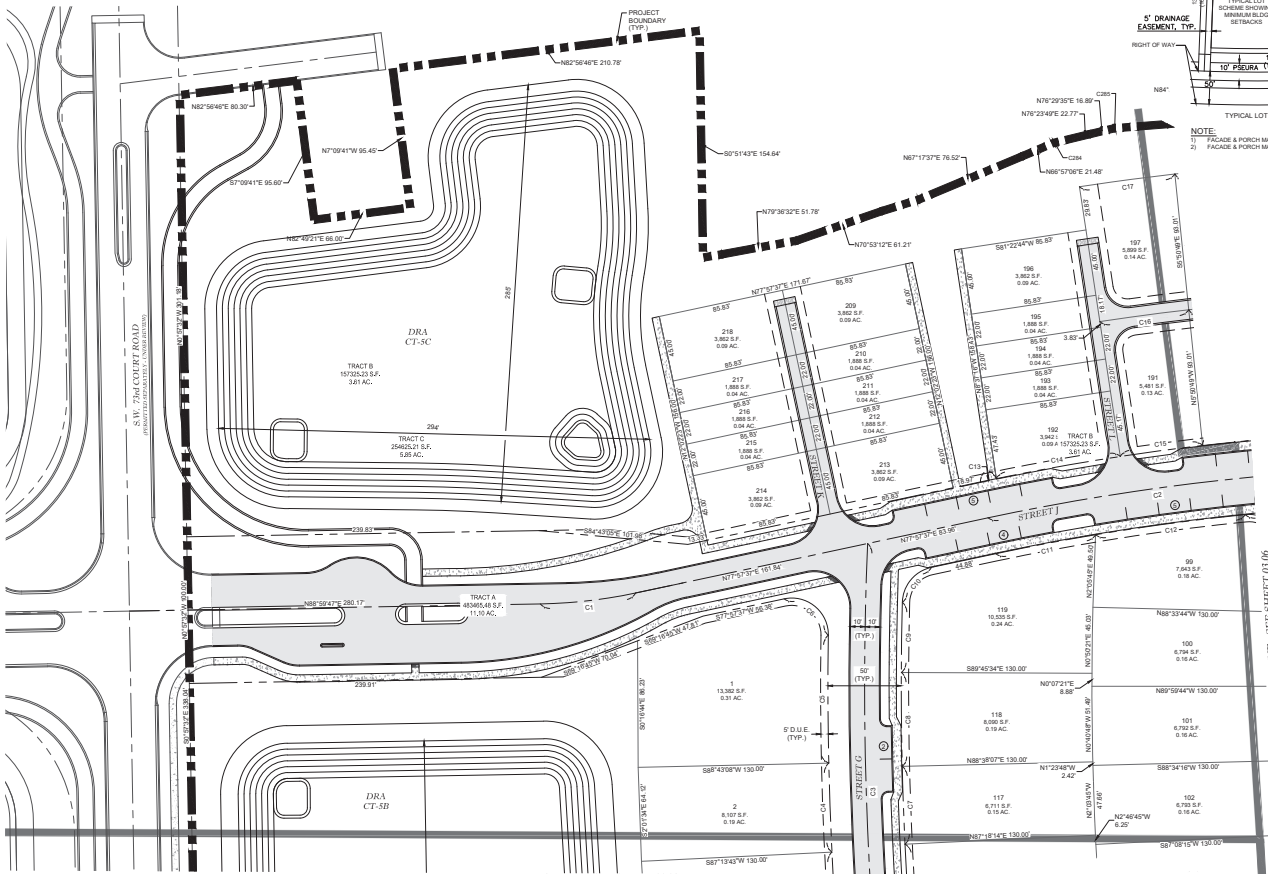
CHRISTOPHER J. HOWSON, P.S.M. JCH CONSULTING GROUP, INC. REGISTERED LAND SURVEYOR NO. 6555 STATE OF FLORIDA

Tillman & Associates ENGINEERS & ARCHITECTS, INC. 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471 OFFICE: (352) 387-4540 FAX: (352) 387-4545 CERTIFICATE OF AUTHORIZATION #22955

Marion County Approval Stamp

Table with columns for REVISIONS and DATE.

PRELIMINARY PLAT CALESA TOWNSHIP - CALESA 5 MARION COUNTY, FLORIDA
COVER
DATE: 6/14/2021
DRAWN BY: AS
CHECKED BY: JCH
JOB NO.: 23-8424 PP
SHEET: 01.01



MATCHLINE - SEE SHEET 03.02

MATCHLINE - SEE SHEET 03.06

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	11°02'00"	340.00	65.49	65.39	N83°28'42"E
C2	8°21'58"	1600.00	233.67	233.42	N80°09'37"E
C3	8°24'13"	2310.00	338.81	338.51	S1°48'59"E

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C4	1°29'20"	2336.00	60.74	60.74	N0°01'34"W
C5	2°08'21"	2336.00	87.18	87.17	N0°12'24"W
C6	102°53'52"	25.00	44.90	39.10	S50°35'27"W
C7	1°19'54"	2285.00	53.10	53.10	S2°01'48"E
C8	1°38'18"	2285.00	64.01	64.01	S0°33'44"E
C9	1°11'56"	2285.00	47.81	47.81	S0°30'24"W
C10	7°03'16"	25.00	33.39	30.96	S39°42'09"W
C11	2°11'16"	1625.00	65.33	65.32	S79°19'17"W
C12	3°44'51"	1625.00	103.07	102.99	S82°31'22"W
C13	0°22'22"	1625.00	11.08	11.08	N78°09'21"E
C14	3°01'40"	1625.00	65.67	65.69	N79°51'54"E
C15	1°59'54"	1625.00	56.68	56.68	N82°22'42"E
C16	2°02'20"	1718.00	61.18	61.18	N82°23'57"E
C17	2°04'41"	1811.00	65.68	65.68	S82°25'02"W
C18	14°56'58"	17.24	4.51	4.49	N71°59'51"E
C19	3°09'59"	20.56	1.08	1.08	N81°36'49"E

NOTES

- PRIVATE ROAD STATUS WITH 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 5.00' PSEURA, INGRESS/EGRESS/REGRESS, PARKING AND UTILITY EASEMENT.
- STREET RIGHTS-OF-WAY, DELINEATED AS TRACT A, IS COMMON AREA.
- REMAINING TRACTS ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, REGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
- ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
- ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
- "ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."
- SORREL GLEN HOME OWNERS ASSOCIATION, INC. IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
- WATER SEWER UTILITIES PROVIDED BY BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
- ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED BELOW.
- ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

Summary

FUTURE LAND USE	.....	C2W VOR-HIGH RES.
TOTAL SINGLE FAMILY LOTS	.....	164 LOTS
TOTAL TOWNHOMES	.....	64 LOTS
TOTAL RESIDENTIAL AREA	.....	31.81 ACRES
PROJECT AREA	.....	64.47 ACRES
RESIDENTIAL RW	.....	11.10 ACRES (TRACT A)
TOTAL TRACTS	.....	7 TRACTS
GROSS DENSITY	.....	3.61 UNITS/ACRE
ZONING	.....	PUD
ROAD LENGTH	.....	1.84 MILES
WATER SUPPLY	.....	CENTRAL
SEWER DISPOSAL SYSTEM	.....	CENTRAL
FRONT SETBACK	.....	10' MIN
SIDE SETBACK	.....	5' MIN
REAR SETBACK	.....	5' MIN
SIDE STREET SETBACK	.....	10' MIN

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Marion County Approval Stamp

DATE

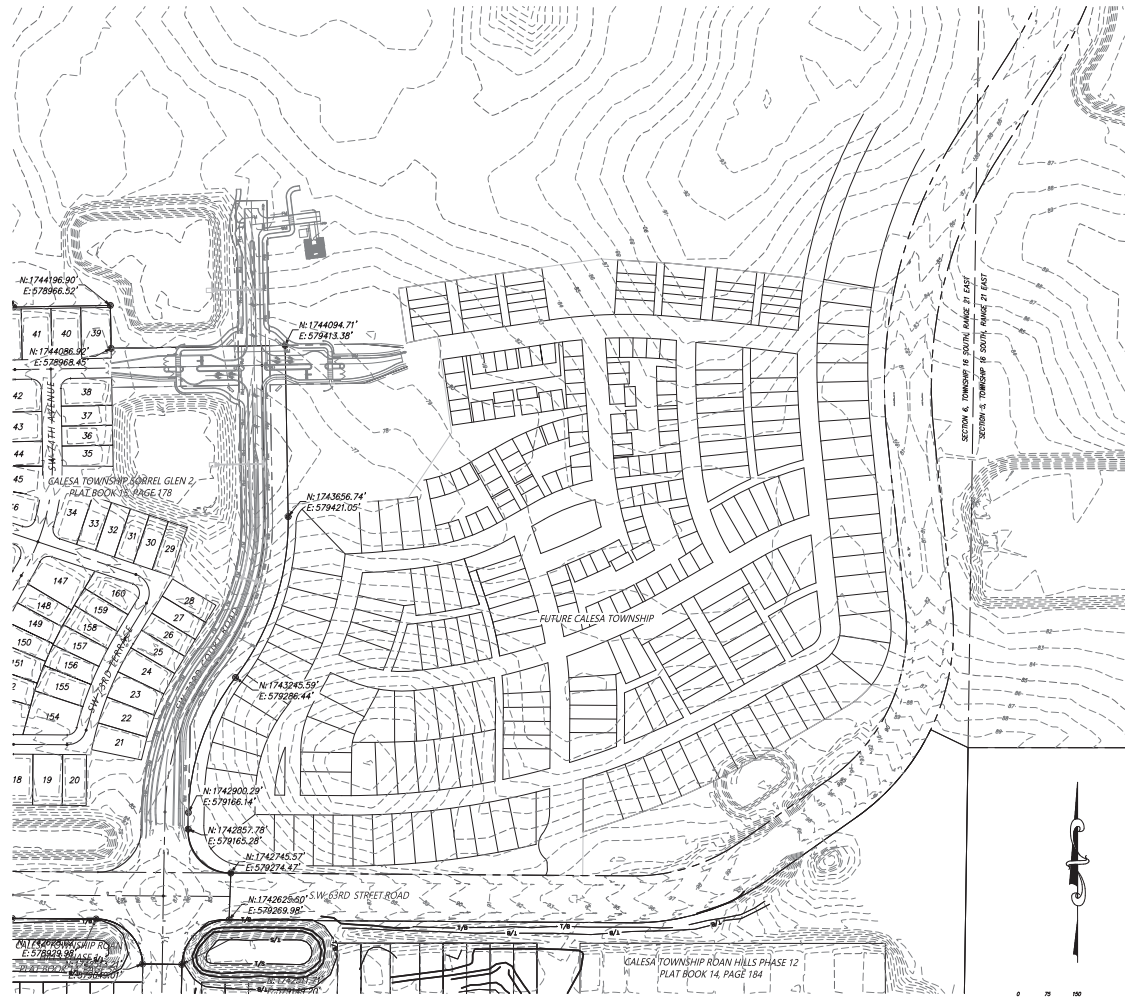
REVISIONS

PRELIMINARY PLAT
 CALLESA TOWNSHIP - CALLESA 5
 MARION COUNTY, FLORIDA

DATE: 6/14/2021
 DRAWN BY: JS
 CHECKED BY: JMM
 JOB NO.: 23-5474

SHT. 03.01

TOPOGRAPHIC SURVEY FOR:
ON TOP OF THE WORLD COMMUNITIES, INC.
 A PORTION OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 MARION COUNTY, FLORIDA



TEMPORARY BENCHMARK "A"
 SET 5/8" IRON ROD & CAP
 (LB 8071)
 ELEVATION = 91.08
 NORTHING = 1742794.05
 EASTING = 576150.48

TEMPORARY BENCHMARK "B"
 SET 5/8" IRON ROD & CAP
 (LB 8071)
 ELEVATION = 96.11
 NORTHING = 1742495.14
 EASTING = 578506.45

- LEGEND AND ABBREVIATIONS:**
- ± MORE OR LESS
 - EL ELEVATION
 - LB LICENSED BUSINESS
 - NO. NUMBER
 - LS LAND SURVEYOR
 - ID IDENTIFICATION
 - ORB OFFICIAL RECORDS BOOK
 - CR CENTERLINE
 - R RADIUS
 - L ARC LENGTH
 - Δ DELTA (CENTRAL ANGLE)
 - C.D. CHORD LENGTH
 - C.B. CHORD BEARING
 - ROC POINT ON CURVE
 - POL POINT ON LINE
 - PRC POINT OF CURVATURE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PI POINT OF INTERSECTION
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
 - DIP DUCTILE IRON PIPE
 - PVC POLYVINYL CHLORIDE
 - CMP CORRUGATED METAL PIPE
 - RCF REINFORCED CONCRETE PIPE
 - NAVD NORTH AMERICAN VERTICAL DATUM
 - NGVD NATIONAL GEODETIC VERTICAL DATUM
 - RS RAILROAD
 - ORB OFFICIAL RECORDS BOOK
 - PROD (RANGE)
 - R/W RIGHT OF WAY
 - ES&T EASEMENT
 - SEC SECTION
 - REC RECEIVED
 - CCR CERTIFIED CORNER RECORD
 - RLS REGISTERED LAND SURVEYOR
 - CM CONCRETE MONUMENT
 - IRC IRON ROD AND CAP
 - IR IRON ROD
 - IP IRON PIPE
 - CLF CHAIN LINK FENCE
 - ⊖ FOUND 4" x 4" CONCRETE MONUMENT (LB8071)
 - ⊙ FOUND NAIL & DISC (LB8071)
 - ⊗ FOUND 5/8" IRON ROD & CAP (LB8071)
 - LINE BREAK
 - x- FENCE LINE AS NOTED
 - 1/8" APPROXIMATE TOP OF BANK
 - 1/2" APPROXIMATE TOE OF SLOPE
 - EXISTING CONTOUR
 - UNDERGROUND WATER LINE
 - UNDERGROUND FORCE MAIN

- NOTES:**
1. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF N89°58'16"W ALONG THE SOUTH LINE OF SECTION 6, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.
 2. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120820022E, EFFECTIVE DATE OF APRIL 19, 2012, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
 3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.
 4. IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY.
 5. DISTANCES SHOWN HEREON ARE BASED ON GRID DISTANCES.
 6. INTERIOR IMPROVEMENTS NOT LOCATED AS PART OF THIS SURVEY PER CLIENTS REQUEST.
 7. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
 8. ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(ES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP.
 10. ROAD IMPROVEMENTS AS SHOWN ARE BASED ON PROPOSED DESIGN.
 11. VERTICAL DATUM IS BASED ON FOUND 5/8" IRON ROD WITH A PLASTIC CAP STAMPED "INDO/PERT TRAVERSE" APPROXIMATELY 0.25 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. BOTH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. BOTH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, INC.", ELEVATION = 69.272' (DATUM NGVD 1928).

HORIZONTAL CONTROL:
 THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (NAD 83) ALGOSMOVI, FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1882" AND "1006", PURSUANT TO SECTION 172.06, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA - FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL & DISC STAMPED 1 1/2 11 12
 NORTHING: 1740427.4000 FEET
 EASTING: 570381.5670 FEET
 LATITUDE: 29°17'46.0210" N
 LONGITUDE: 82°16'01.2300" W
 CONVERGENCE: -00°07'50.1"

FOUND STAINLESS STEEL ROD STAMPED 1086 1990
 NORTHING: 1745775.8882 FEET
 EASTING: 543817.8667 FEET
 LATITUDE: 29°18'08.2974" N
 LONGITUDE: 82°16'06.9136" W
 CONVERGENCE: -00°07'16.6"

SCALE: 0.8999491

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5417.000-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOBSON DATE
 FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
 THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 (CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OK'D

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - C.I.S.
 26 SW 11TH STREET, OCALA, FLORIDA 34707
 PH: 352.262.1400 FAX: 352.275.2333 www.jchgroup.com
 6801 W. 142ND ST. SUITE 11000 - JCH 3001

LOCATED IN SECTION 6, TOWNSHIP 16
 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF TOPOGRAPHIC SURVEY
 -FOR-
 ON TOP OF THE WORLD COMMUNITIES LLC

FB/PG	FIELD DATE	JOB NO.	1 OF 1
---	11/29/23	164511TOPO	
DRAWING DATE	BY	APPROVED	SCALE
03/08/23	M.A.	C.H.	1" = 60'