



SUBMITTAL SUMMARY REPORT 33059

PLAN NAME: ON TOP OF THE WORLD - SKYE AT CANDLER HILLS WEST **LOCATION:**
APPLICATION DATE: 07/10/2025 **PARCEL:** 35300-000-00
DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/07/2025	10/14/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/10/2025	12/17/2025	01/20/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		10/14/2025	11/10/2025	Requires Re-submit
Comments	N/A 2.14.1.A - Master Plan submitted (for phased subdivisions) YES 6.4.3.J - Legal description matches boundary on plan NO 2.12.22 - All lots identified Sheet 03.01 – Lot number label is missing on lot 373, Sheet 03.15 – Lot number label missing for lot 182, Sheet 03.20 – Lot number missing for 189. YES 2.18.2.1 - Roads show connectivity YES 2.12.28 - Correct road names supplied YES 6.3.1.A(1) - There is no other subdivision by this name in Marion County YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		10/14/2025	11/10/2025	Approved
Comments	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		10/14/2025	11/10/2025	Requires Re-submit
Comments	LAND USE-APPROVED YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? OTOW DRI - Residential area. YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - All applicable Developer's Agreements listed? Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO CHAPTER 380.06, FS, AND ITS CORRESPONDING DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1390-1429, AND 6950/487-497." N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? See comment about DRI/FQD Note. YES 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? Part of allocation of units for OTOW. YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? N/A 3.3.3.A(1)(b) - Rural Residential Cluster Open Space provided? N/A 3.3.3.A(1)(c) - Rural Residential Bonus Points provided/correct? N/A 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified? N/A 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max? N/A 3.3.3.A(2)(b)1.b - Hamlet Phases Independent? N/A 3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count? N/A 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided? N/A 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided? N/A 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered? N/A 3.3.3.A(2)(d)1a - Hamlet 1 Density (1du/5 ac) met? N/A 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided? N/A 3.3.3.A(2)(d)2a - Hamlet 2 Density (1du/3.5ac) met? N/A 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?			

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N/A 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
N/A 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
N/A 3.3.3.A(2)(d)2e - Hamlet 2 Sewer connection distance verified with Utilities?
N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] Cover Sheet Note #2.
N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
INFO 2.12.4.L(7 & 9) - Tract Identifiers/Designations Provided? The subsequent Final Plat will be required to identify the intended purposes and ownerships of the subdivision's tracts, etc. As such, staff has observed some items that will clarification or adjustment with the final plat as follows:
1) In most OTOW plats, the roadway is typically identified as Tract "A". On Sheets 3.01 and 3.02 the roadway does not reach SW 80th Street and is included in a Tract "B" that extends east and west. PLEASE PROVIDE AN EXPLANATION regarding this proposed configuration - such as it is related to phasing, and/or construction of SW 80th Street and its platting for instance.
2) Some tracts are identified as being contained wholly within other tracts - Tract "G" totally within Tract "H". The final plat will need to address how ingress/egress to those isolated/internal tracts is established regardless of future ownership of the tracts.
3) The plat identifies "well site #2" lying west of the plat area (e.g., Sheets 3.04, 3.05, 3.08, 3.09) that appears to be intended to be a stand alone parcel; however, it will require being appropriately platted/replatted as well. PLEASE PROVIDE AN EXPLANATION as to why that well site #2 is not being included in this plat.
N/A 4.1.4.J - [Greenway Setback Provided?]
N/A 2.12.16/6.5 - [EALS or EALS-ER provided?]
N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? Part of OTOW DRI - Phases 1 & 2
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? Cover Sheet Note #7.
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:
ZONING-REJECT
YES 2.12.4.L(4) - Project is consistent with any and all zoning approvals, land use restrictions and developers agreements. Verify parcel is in compliance with LDR and Comprehensive Plan 10/15/25: For staff reference, see PUD master plan and master plan revision in the supplemental folder.

Initial: Please indicate all applicable PUD rezoning cases/master plan AR numbers
YES 2.12.4.C -Owner and applicants name Initial: Shown
YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown 10/14/25 Review: Resolved on 02.01.
Initial: Incorrect zoning classification for properties to the west of the project area. Please update to non-PUD classifications.
NO 2.12.4. L.(4)-Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking.Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements. 4.2 10/14/25 Review:
[1] Based on the definition of Low-Density Residential (LDR) found in Section 1 of the Terralea PUD master plan and development standards, the FLU listed on 03.01 and cover sheet should be "OTOW DRI - Low Density Residential". LDR is 3 DU/AC or less, this project provides 2.2 DU/AC. See Page 8 of 9 of the PUD 061214Z Master Plan document in Supplemental folder.
[2] Update the Site Data table on Sheet 03.01 to reflect the approved Terralea PUD development standards for LDR uses. Show consistent site data figures for Fr / S Int / S St / Re / Acc setbacks, parking, max building height, max building coverage, and min lot size. See Page 7 and 9 of the PUD 061214Z Master Plan document in Supplemental folder.

Initial: Please indicate minimum lot area, minimum lot dimensions, and maximum lot coverage for all single-family lot types. See Additional Zoning Comments.

YES 2.12.4.L(6) - Acreage of tract Initial: Included. 246.8-acre project
NO 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements 10/14/25 Review: Lot typical provided on Sheet 04.01 does not show the allowable porch encroachment/min setback that is shown in the approved PUD typical diagrams. The provided lot sizes appear to follow the Plan 6 lot type 80' x 120'. Update lot typical to be consistent with the Plan 6 lot type and LDR min setback - for example, the 4' encroachment into front setback / 16' min setback for porch/canopies/pergolas is not denoted on lot typical in second submittal. See Page 7 and 9 of the PUD 061214Z Master Plan document in Supplemental folder.

Initial: See Additional Zoning Comments.
YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Initial: Shown
YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft 10/15/25: Shown.

Initial: See zoning comments for item 2.12.4
NO 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering 10/15/25: Label and dimension buffers as shown on approved master plan revision to PUD buffer plan, see AR 27386 document in Supplemental folder. Buffers indicated on AR 27386 align with pre-plat sheets 03.01-03.04 and 03.19-03.21.

Initial: Please indicate buffers on plat sheets, as well as typical buffer sections.
YES 2.12.4.K - List of applied for or requested variances, special use permits, rezonings, developer's agreements, and/or land use amendments Initial: Waivers included. Please indicate most recent PUD case.
YES 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation

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etc... 10/15/25: Tract purposes are shown on 03.01. Amenity areas are labeled on respective sheets.

Initial: Please label all tracts for recreational purposes on sheet 03.01.

YES 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Initial: Within Bay Laurel Utilities service area.

YES 2.12.4.L(5) - Show environmentally sensitive areas and flood plain Initial: FEMA Flood Zone X & X -1%

INFO 2.12.16 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation. Check aerials, LANDSAT map in planning and Natural areas inventory to verify.

10/15: EA received and transmitted to FWC.

Initial: If applicable, please provide an Environment Assessment for Listed Species (EALS) meeting all requirements in LDC Sec. 6.5.4.

YES 4.4.4 - Provision for subdivision signs 10/14/25 Review: Applicant states no signs proposed with project, in 10/6 comment response.

Initial: Will there be any signs? If so, a separate sign permit will be required.

YES 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation) Initial: Shown

YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks. 10/15: Label structure shown on 03.06 (Tract G). Unknown structure shown on 03.07 (Tract F), if future amenity area please label tract similar to 03.11 (Tract Q).

Initial: See zoning comments for item 2.12.4

YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Initial: FEMA Flood Zone X, X -1%
No ESOZ

Secondary Springs Protection Zone

NO Additional Zoning comments 10/15/25: For questions about Zoning review, contact erik.kramer@marionfl.org or call at 352-438-2604. Alternative, request to contact DRC to discuss staff comments during a DRC meeting.

Landscape (Plans) (Parks and Recreation)	10/14/2025	11/10/2025	Approved
Comments	N/A 2.12.18 - All trees 10" DBH and larger		
	N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone		
	N/A 6.8.4 - Landscape area requirements for non-residential development		
	YES 6.8.5 - Landscape area requirements for residential and mixed use developments Provide MFLA locations and area calculations		
	N/A 6.8.6 - Buffers Confirm with Planning and Zoning what buffers are required		
	N/A Additional Landscape comments		
OCE Design (Plans) (Office of the County Engineer)	10/14/2025	11/10/2025	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		10/14/2025	11/10/2025	Approved
Comments	YES 2.17.2.B - Preliminary Plat fee of \$700.00 + (\$10.00 x per lot) 10/14/25-fee due with resubmittal 7/17/25-fee due with resubmittal N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.17.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions YES 2.12.4.A - Type of application YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, conditions, date of approval 7/17/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - Digital version of plan YES 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile. YES 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) YES 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.) YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C- Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow, graphic drawing, & written scale N/A 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements INFO Additional Development Review Comments After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		10/14/2025	11/10/2025	Approved

Comments INFO Preliminary Plat Checked SunBiz and Project Map -EMW 7.24.25//10.09.25

IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/14/2025	11/10/2025	Approved
Comments	YES 2.12.8 - Topographical Contours YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements INFO 2.12.9/10 - Proposed Drainage Right-of-Way/Easements (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary 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. Per previously granted waiver, the minimum drainage easement is 14' for conveyance system and 10' for swales. YES 2.12.13/14/15 - General Exhibits INFO 2.12.19 - Existing Drainage Improvements Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan. INFO 2.12.19 - Proposed Drainage Improvements (1) Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet. (3) OTOW - Per previously granted waiver, the minimum drainage easement is 14' for conveyance system and 10' for swales. Typical lot detail in plan set only depicts 5' on each side of property lines. Detail in final plat needs to account for swale or conveyance system. INFO 2.12.20 - Stormwater Infrastructure Supports Phasing Phasing implications to be reviewed with the improvement/site plan. INFO 2.12.22 - Stormwater Tract/Right-of-Way Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW. INFO 2.12.32 - Stormwater Analysis Map Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan. YES 2.12.38 - Stormwater Maintenance Entity INFO 6.13 - Stormwater Management 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. INFO 6.10 - Karst Topography and High Recharge Areas Please confirm whether or not the recommendations included in the Karst Analysis will be followed. INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)		10/14/2025	11/10/2025	Approved
Comments	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old YES 6.4.3.B - Provide lot and tract areas and dimensions YES 6.4.3.C - Show proposed typical building setbacks and the zoning designations INFO 6.4.3.D - The quadrant number (as assigned by Marion County 911 Management) Please update when assigned by 911 management. YES 6.4.3.E - Locate and identify all easements YES 6.4.3.F - The location of the existing one percent (100-year) flood plain YES 6.4.3.G - Show all contiguous property in accordance with § 177.091(17) FS YES 6.4.3.H - Provide a current topographic survey YES 6.4.3.I - Line and curve tables must be shown on the sheet to which they apply YES 6.4.3.J - Metes and bounds description legal description YES 6.4.3.K - Show all existing improvements on the site with dimensions and tied to the plat boundary. Intended use or removal of improvements shall be noted YES 6.4.3.L - Show all apparent means of access on site to adjoining properties YES 6.4.3.M - Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities N/A Additional Survey comments			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	10/14/2025	11/10/2025	Approved
Comments	YES 2.12.9 - Location and dimensions of streets and right-of-way YES 2.12.20 - Phases of development YES 2.12.38 - Maintenance of improvements 8/11/25 - Cover Sheet 01.01 Owner's Signature - Need to include language reflecting improvements shall be "manage(d)" and maintained... YES 2.17.2.1 - Road geometrics YES 6.2.1.E - Drawing legend YES 6.11.3 - Traffic Impact Analysis YES 6.11.4 - Access management YES 6.11.5.D - Residential driveway requirements YES 6.12.2 - Right-of-way YES 6.12.9 - Subdivision roads and related infrastructure 8/7/25 - Parking suggested with the Mail Kiosks on sheets 03.07, 03.08, and 03.14 are inconsistent with LDC - make adjustments indicated by improvement plan review since both plan sets are being submitted simultaneously. YES 6.12.10 - Intersection layout N/A 6.12.11 - Turn lanes YES 6.12.12 - Sidewalks 8/12/25 - Sidewalks are required along one side of the street. Staff supports a waiver to the construction of sidewalks which must be reviewed and approved by the DRC. YES Additional Traffic comments 8/12/25 - Review items are within context of waivers listed on Sheet 01.01 as being presumed valid; any determination otherwise would require a more detailed review during future resubmittals.			
OCE Utilities (Plans) (Utilities)		10/14/2025	11/10/2025	Approved
Comments	INFO 6.14.2 - Connection Requirements This plat is located within the Bay Laurel Community Development District (BLCDD) utility service area. As noted on Sheet 01.01, all parcels within this plat will be served by BLCDD. Marion County Utilities has no comments on the preliminary plat. However, BLCDD should be notified of the submittal so they may provide comments in accordance with their utility code. N/A 6.14.5 - Submittal Requirements N/A 6.14.9 - Transfer of Facilities to Marion County Utilities N/A 6.15.2 - Decentralized Systems N/A 6.15.9 - Wellfields and Water Supply N/A 6.15.10 - Water Treatment Plants N/A 6.16.2 - Decentralized Systems N/A 6.16.5 - Wastewater Pump Stations N/A 6.17.6 - Non-Residential Irrigation Wells N/A 6.17.7 - On-Site Storage N/A 7.2.14 - Water Wells N/A 7.2.16 - Lift Stations N/A Review Fee per Resolution 15-R-583 made payable to Marion County Utilities No comment. BLCDD service area. N/A Project is located within other private or municipal utility service area. N/A Additional Utilities comments			

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	12/17/2025	12/17/2025	Approved
Comments	Sheets 2 & 12 - SW 81st Lane Rd is incorrectly labeled as SW 81th Lane Rd. I am not rejecting for this.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/17/2025	12/23/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/17/2025	12/17/2025	Approved
Comments	[INFO] PUD Case No. 061214Z. Please see attached original PUD master plan and revision with approved buffer plan (AR 27386; dated 11/22/2021). Applicable overlays: (1) FEMA Flood Zone X, X -1%; (2) No ESOZ; (3) Secondary Springs Protection Zone For questions about planning/zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
Corrections	2.12.23 - Building lot typicals (Resolved) - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
Corrections	2.12.6 - Location of water and sewer (Resolved) - 2.12.6 - Location of water and sewer: Show location of septic systems and wells. Locations shall be outside setback and clearance.			
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 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.			
Corrections	2.12 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval.			
Corrections	2.12.16/6.5 - EALS or Exemption provided? (Resolved) - 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.			
Corrections	2.12.4.L & Article 5 - Overlay zones (Resolved) - 2.12.4.L & 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.			
Corrections	2.12/4.2 - Building height (Resolved) - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			

SUBMITTAL SUMMARY REPORT (33059)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	12/17/2025	12/17/2025	Approved
Corrections	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 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)			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/17/2025	12/10/2025	Approved
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/17/2025	01/15/2026	Approved
Corrections	2.17.2.H Verification provided to each utility (Resolved) - 2.17.2.H Verification provided to each utility: Verification that a copy of the Preliminary Plat was provided to each utility servicing the project for the purpose of determining the location, size, and configuration of utility easements needed for installation and maintenance. All utility easement requirements shall be resolved before approval of Improvement Plans. (Letters/emails sent to utility providers)			
Corrections	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			
Corrections	2.1.3 - Order of plan approval (Resolved) - 2.1.3 - Order of plan approval: Plans listed may be reviewed concurrently, but must be approved in the order listed at the link below, when applicable and when the proper land use and zoning are in place			
Corrections	2.18.2.G Utility Easements (Resolved) - 2.18.2.G Utility Easements: 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.)			
Corrections	Additional Design Comments (Resolved) - Additional Comments:			
Corrections	2.12.4.I & 6.2.1.D - Index of sheets and numbering (Resolved) - 2.12.4.I & 6.2.1.D - Index of sheets and numbering: Index of sheets; All sheets shall indicate each sheet number and the total number of sheets. Cross references between sheets is required			
Corrections	2.14.1. - Applicability (Resolved) - 2.14.1. - Applicability: Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan			
Corrections	6.3.1.F(1) - Establishment of MSBU, CDD, etc. (Resolved) - 6.3.1.F(1) - Establishment of MSBU, CDD, etc.: Notice in advance of Final Plat submittal: F.The following supporting documentation shall also be provided as appropriate: (1)A copy of the documents demonstrating either: a.The establishment of a corresponding CDD or other State recognized, governmentally established special district responsible for the maintenance and operation of the dedicated improvements; or b.The commencement of the process to establish a Municipal Service Benefit Unit (MSBU) responsible for the maintenance and operation of the dedicated improvements as described in Sec. 2.19.4.C. If the MSBU option is selected by the developer, it shall be established to provide maintenance and upkeep for, at minimum, roads and drainage infrastructure. Other improvements, such as, but not limited to, street lighting or recreation, can be added to the MSBU if desired by the development. The purpose for the establishment of the MSBU is for the MSBU to act as a mechanism to fund and manage any needed maintenance and/or improvements to roads, drainage and other suitably identified infrastructure within the development in the event that a home owners' association/property owners' association (HOA/POA) is unable or unwilling to do so. Nothing herein shall be construed as a limitation of the authority of the County or any MSBU created.			
Corrections	2.12.4.E & 6.2.1.A - Licensed Professional (Resolved) - 2.12.4.E & 6.2.1.A - Licensed Professional: 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	2.17.2.G Verification provided to municipalities (Resolved) - 2.17.2.G Verification provided to municipalities: Verification that a copy of the Preliminary Plat was provided to each municipality within one mile of the project.			
Corrections	2.12.9/10-Proposed Drainage Right-of-Way/Easements (Resolved) - 2.12.9/10-Proposed Drainage Right-of-Way/Easements: Provide dimensions and label any proposed drainage ROW and/or easements on the site plan. Provide easement agreements, if necessary.			
Corrections	2.12.4 - Front page of the plan (Resolved) - 2.12.4 - Front page of the plan: Front page of the plan shall minimally include A through L of this section of the LDC.			
Corrections	6.2.1.B.-F. - Requirements (Resolved) - 6.2.1.B.-F. - Requirements: Technical standards and requirements as listed in Section 6.2.1.B. through F. of the LDC			
Corrections	2.12.32 - Stormwater Analysis Map (Resolved) - 2.12.32 - Stormwater Analysis Map : Provide site analysis map depicting existing and proposed drainage basins and drainage features.			

SUBMITTAL SUMMARY REPORT (33059)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		12/17/2025	12/22/2025	Informational
Comments IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	12/17/2025	12/15/2025	Approved
Recommendations 2.12.22 - Stormwater Tract/Right-of-Way - Improvement Plans and Final plat shall reflect the location of the proposed infrastructure with proper tracts/ROW.				
Recommendations 2.12.9/10 ☐ Proposed Drainage Right of Way/Easements - (1) The preliminary plat includes a lot typical detail that depicts typical drainage easements. Approval of the preliminary plat with this typical detail does not constitute approval of these easement widths in all locations for the development. Individual easement widths will be evaluated in conjunction with the proposed infrastructure at the improvement/site plan and/or final plat submittals. (2) The necessary 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. Per previously granted waiver, the minimum drainage easement is 14' for conveyance system and 10' for swales.				
Recommendations Additional Stormwater comments - If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.				
OCE Survey (Plans) (Office of the County Engineer)		12/17/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/17/2025	12/12/2025	Approved
OCE Utilities (Plans) (Utilities)	Heather Proctor	12/17/2025	12/22/2025	Approved
Comments The project is located within the Bay Laurel Center Community Development District and will be served by their water and wastewater systems. The utility availability letter for this project has been previously received.				



**Marion County
Board of County Commissioners**

33059

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 3/13/25

A. PROJECT INFORMATION:

Project Name: On Top of the World - Skye at Candler Hills West
Parcel Number(s): 35300-000-00
Section 15 Township 16 Range 20 Land Use DRI Zoning Classification PUD
Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: PRELIMINARY PLAT
Property Acreage 247 Number of Lots 566 Miles of Roads 6.7
Location of Property with Crossroads SW 104th Terrace Road & SW 82nd Place Road
Additional information regarding this submittal: _____

B. CONTACT INFORMATION (*Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.*)

☒ **Engineer:**
Firm Name: Tillman and Associates Engineering, LLC Contact Name: Cameron Hines, P.E.
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala State: FL Zip Code: 34471
Phone # 352-387-4540 Alternate Phone # _____
Email(s) for contact via ePlans: permits@tillmaneng.com

☐ **Surveyor:**
Firm Name: JCH Consulting Group Contact Name: Chris Howson
Mailing Address: 425 SW 15th Street City: Ocala State: FL Zip Code: 34471
Phone # 352-405-1482 Alternate Phone # _____
Email(s) for contact via ePlans: Admin@jchcg.com

Property Owner:

Owner: On Top of the World Communities, L.L.C. Contact Name: Kenneth D. Colen
Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481
Phone # 352-387-7480 Alternate Phone # _____
Email address: LD_permits@colenbuilt.net

Developer:

Developer: same as above Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org

6.12.12A - SIDEWALKS & SIDEWALK FEE - APPROVED TO WAIVE THE SIDEWALK - APPROVED SEPTEMBER 15, 2025.

6.12.12B - SHADE TREES & TREE REPLACEMENT - ALLOWS 2" SHADE TREES AND #7 (5-6 FEET) SIZE PINE SHADE TREES TO MEET REQUIREMENTS AND RECEIVE CREDIT, AS OUTLINED IN LANDSCAPE SUBMITTALS - APPROVED SEPTEMBER 15, 2025.

6.22.4(D)(A) - TREE REMOVAL - TREE SURVEY OF ONE ACRE MAY BE USED TO ASSESS LARGE AREAS THAT HAVE SIMILAR AND COMPARABLE TREE TYPES AND DISTRIBUTION - APPROVE SEPTEMBER 15, 2025.

6.8.2.B & 6.9.2.C - SUBMITTAL REQUIREMENTS - ALLOWS LANDSCAPE PLANS TO BE SUBMITTED 90 DAYS FOLLOWING IMPROVEMENT PLAN APPROVAL - APPROVED SEPTEMBER 15, 2025.

PREVIOUSLY APPROVED O.T.W. WAIVERS FOR ENTIRE DEVELOPMENT			DATE APPROVED
MINIMUM DRAINAGE EASEMENT	8.2.6(a)(6)	THE SWALE EASEMENT BETWEEN EACH LOT BEING 5 FEET ON EACH SIDE OF CENTER LINE FOR A TOTAL OF 10 FEET, 1 FEET TOTAL WIDTH FOR A CONVEYANCE SYSTEM UNLESS IT IS NEEDED TO BE LARGER.	12-21-2009
UTILITY LOCATION	8.2.5.a(4)(b)	LOCATION MAY VARY, BUT ALL UTILITIES MUST REMAIN WITHIN THE UTILITY EASEMENTS.	12-21-2009
BUFFERS/LANDSCAPE BUFFERS	8.2.10	TYPE "A" - 5 WIDE, 5 TREES/10' D.B.H. DOUBLE STAGGERED HEDGE ROWS 6" TALL W/IN 2 YRS. PROVIDING CONTINUOUS VISUAL SCREENING AFTER 2 YRS. GROWTH TYPE "B" - 10 WIDE, 10 TREES/20' D.B.H. DOUBLE STAGGERED HEDGE ROWS 6" TALL W/IN 2 YRS. PROVIDING CONTINUOUS VISUAL SCREENING AFTER 2 YRS. GROWTH TYPE "C" - 10 WIDE, DOUBLE STAGGERED HEDGE ROWS 6" TALL W/IN 2 YRS. PROVIDING CONTINUOUS VISUAL SCREENING AFTER 2 YRS. GROWTH	12-21-2009
CORNER RADI AT INTERSECTIONS	8.2.5.a(3)	PROVIDE 25 FT. FOR EDGE OF PAVEMENT RADI AND 25 FT. FOR R/W RADI AT INTERSECTIONS ON ALL RESIDENTIAL ROADWAYS. LARGER RADI ON COLLECTOR ROAD TO COMPLY WITH 12-21-2009	12-21-2009
PRIVATE ROAD - MINIMUM RIGHT-OF-WAY	8.2.5.a(4)(a)	PROVIDE A COMBINATION OF RIGHT-OF-WAY AND EASEMENTS TO TOTAL 60 FT FOR ALL RESIDENTIAL ROADWAYS WITH DEVELOPMENT. ROAD R/W NOT TO BE LESS THAN 50 FT WITH PLUS 10 FT ON EITHER SIDE.	12-21-2009
RIGHT-OF-WAY DEDICATION	8.2.5.a(2)(b)	NO R/W DEDICATION REQUIRED IN ACCORDANCE WITH PREVIOUSLY APPROVED MASTER CORRIDOR. MASTER CORRIDOR ROADWAYS WILL BE PROVIDED AS PUBLIC RIGHT-OF-WAYS AS APPROVED ON THE MASTER CORRIDOR PLAN SUBMITTED ON JUNE 1, 2006, WITH ANY ADJUSTMENTS THAT HAVE BEEN MADE TO THAT PLAN.	12-21-2009
SECTION/QUARTER SECTION LINE ROADS	8.2.5.a(3)(b)(6)	STATE ABOVE.	12-21-2009
DECORATIVE POSTS/POSTS FOR LIGHTING AND WARNING SIGNS	APPENDIX B LINE 7(a)(4) 29/ APPENDIX B.3.3(a)(4)	ALL DECORATIVE, REGULATORY AND WARNING SIGN POSTS WILL BE ALUMINUM ROLL POSTS IN LIEU OF STEEL "T" CHANNEL POSTS PROVIDING ALL SIGNAGE COMPLIES WITH MUTCD REQUIREMENTS FOR SHAPE, COLOR AND SIZE AND ALL SIGN SUPPORTS MEET MUTCD STANDARDS FOR BREAKAWAY.	
CENTERLINE RADI	8.2.5.a(1)	CHANCE/INDING - AS PREVIOUSLY PERMITTED - PROVIDE FOR 100 FT CENTERLINE RADI ON ALL RESIDENTIAL ROADWAYS CORRESPONDING TO A DESIGN SPEED OF 20 MPH WITH SPEED LIMIT POSTING THROUGHOUT SUBDIVISION AND ADVISORY SIGNS AT EACH CURVE AS NECESSARY.	
CUL-DE-SAC AND DEAD ENDS	8.2.5.a.(3a)	PROVIDING A MINIMUM OF 60 FT RADI FOR ALL CUL-DE-SACS ALLOWING 60 FEET OF THE PAVEMENT TO BE INSTALLED WITHIN THE EASEMENT ON RESIDENTIAL STRIPS. NO PARKING/ SIGNAGE TO BE INSTALLED IN CUL-DE-SAC.	01-04-2010
OFF-STREET PARKING	8.2.5.a(1)	WHEN GOLF CART SPACES ARE PROPOSED, 25% OF CALCULATED SPACES WILL BE DESIGNATED FOR GOLF CART PARKING ONLY AND WILL BE INCLUDED IN TOTAL CALCULATED SPACES. ALL SPACES WILL BE APPLICABLE TO RECREATION AND COMMUNITY FACILITIES WITHIN OTW DEVELOPMENTS ONLY. DOES NOT APPLY TO COMMERCIAL OFFICE OR RETAIL DEVELOPMENT.	12-21-2009
CROSS SECTIONS	8.2.4	PROVIDE "CROSS SECTION DETAIL AT DRAINAGE STRUCTURES, CROSSINGS AND CONFLICTS IN LIEU OF LIEU OF LIEU REQUIREMENT OF CROSS SECTIONS EVERY 100' NOT APPLICABLE TO SR 200 AND SR 301 AVENUE DEVELOPMENT.	12-21-2009
PRIVATE ROAD RIGHTS-OF-WAY	8.2.5.a.(4)(a)	PRIVATE ROAD STATUS FOR ALL ROADS NOT DESIGNATED AS PUBLIC RIGHTS OF WAY ON THE PREVIOUSLY APPROVED OTW MASTER CORRIDOR MAP SUBMITTED DATED 06-04-06. MAJOR CORRIDORS AS REFLECTED ON THE CORRIDOR MAP TO BE DEDICATED TO PUBLIC RIGHTS OF WAY AFTER AS RIGHT-OF-WAY DEDICATIONS OR IN MARION COUNTY PUBLIC ACCESS EASEMENT.	12-21-2009
RETENTION BASIN SIGNAGE	8.2.9(a)(7)	APPROVED RETENTION BASIN SIGNAGE TO BE IDENTICAL TO THE SIGN ON THE RIGHT-OF-WAY AS LONG AS IT IS NOT FAVORING A COUNTY MAINTAINED ROAD.	12-10-2012

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0681E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AND AREA OF MINIMAL FLOOD HAZARD, ZONE "X-1%" ANNUAL CHANCE FLOOD HAZARD AN AREA OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT.
2. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
3. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION B.2.6A OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
5. VERTICAL DATUM IS BASED ON FOUND ¾" IRON ROD WITH A PLASTIC CAP STAMPED "WOOLPERT TRAVERSE" APPROXIMATELY 0.35 MILES NORTH STATE ROAD 200 ON THE WEST SIDE OF S.W. 80TH AVENUE. BENCHMARK IS LOCATED IN THE NORTHWEST CORNER OF THE INTERSECTION OF S.W. 80TH AVENUE AND THE CONSTRUCTION ENTRANCE FOR "ON TOP OF THE WORLD, COMMUNITIES, INC.", ELEVATION = 69.272 (DATUM NGVD 1929), TO CONVERT TO NAVD 1988, SUBTRACT 0.96 FEET.
6. DESIGN SPEED = 25 M.P.H. TO BE POSTED AT 20 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
7. 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 CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR REMOVAL 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 ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT PURSUANT TO CHAPTER 30.06, F.S. AND ITS CORRESPONDING DEVELOPMENT ORDER. AS THEY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES AND ELIGIBLE LAND USES; REFERENCE MARION COUNTY OFFICIAL RECORD BOOK/PAGES 6445/1390-1429, AND 6950/487-497.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

- TEMPORARY BENCHMARK (#6), ELEVATION = 76.09', NORTHING = 1735195.6860', EASTING = 559722.9610'
- TEMPORARY BENCHMARK (#808), FOUND $\frac{5}{8}$ " IRON ROD & CAP (LB 1221), ELEVATION = 104.70', NORTHING = 1731257.7640', EASTING = 562327.3730'

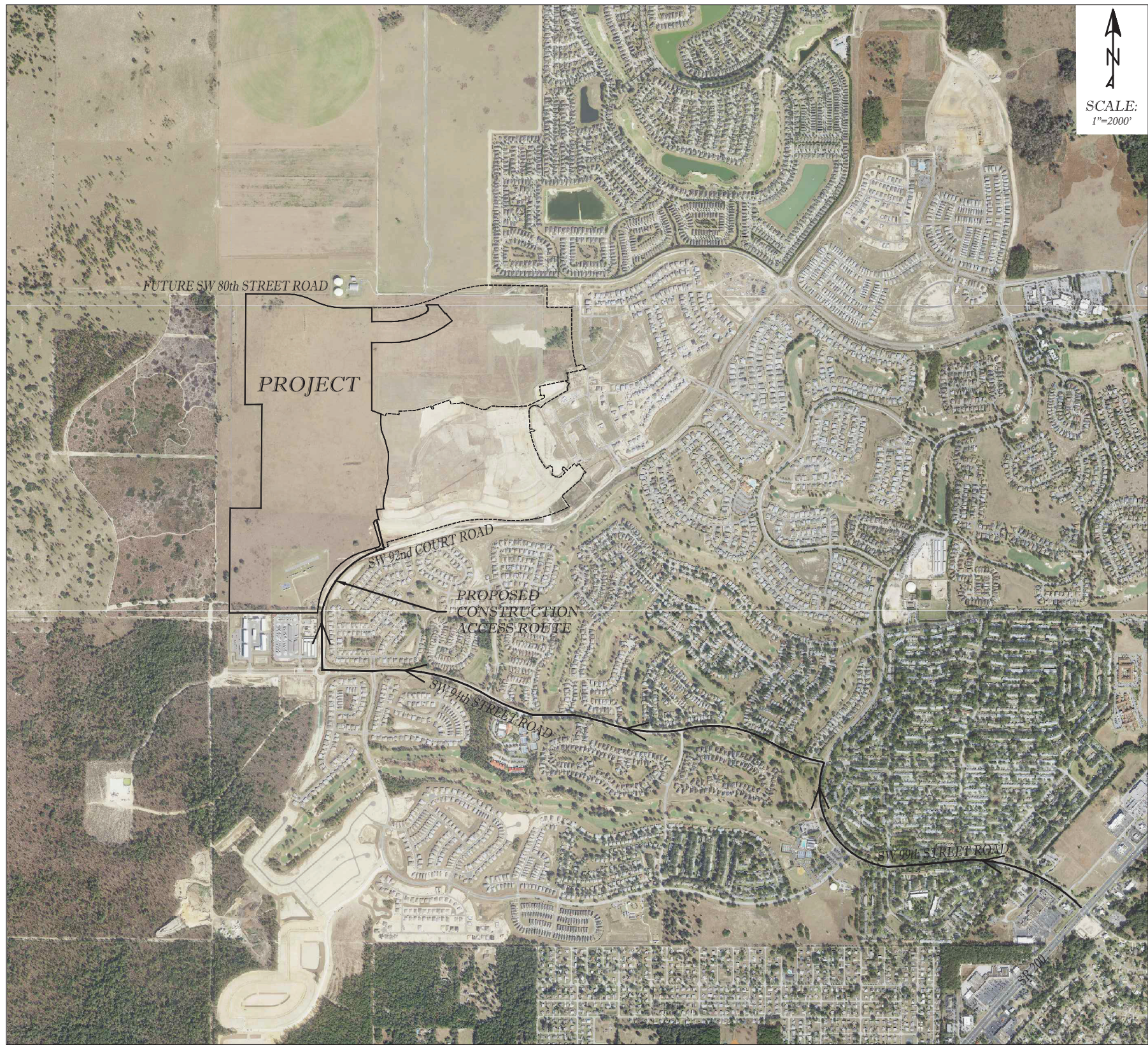
THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "AR1852" AND "V086", PURSUANT TO SECTION 177.151, FLORIDA STATUTES.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA -
 FOUND 4" X 4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 12.
 NORTHING: 1740427.4009 FEET EASTING: 570381.5670 FEET
 LATITUDE: 29°07'16.02210" N LONGITUDE: 82°16'07.23060" W
 CONVERGENCE: - 0°00'50.7"

FOUND STAINLESS STEEL ROD STAMPED V086 1990
NORTHING: 1745775.8082 FEET EASTING: 543817.8667 FEET
LATITUDE: 29°08'08.27974" N LONGITUDE: 82°21'06.91361" W
CONVERGENCE: - 00°10'16.8" SCALE: 0.99995564

THIS SITE CONTAINS:
RESIDENTIAL LOTS = 566
TOTAL MILES OF ROADWAY = 6.67 MILES
PROJECT AREA = 246.78 ± ACRES
PARCEL #35300-000-00
FLU = OTOW-DR1
ZONING = PUD
EXISTING IMPERVIOUS = 1.19 AC. (51880.00 S.F.) 0.48%
PROPOSED IMPERVIOUS = 97.09 AC. (4229390.40 S.F.) 39.34%

1 - 15 BOUNDARY & TOPOGRAPHIC SURVEY
(PREPARED BY JCH CONSULTING GROUP, INC.)



WATER/SEWER	BLCCDD
ELECTRIC	DUKE ENERGY
CABLE TV/FIBER/TELEPHONE	DIGITAL COMMUNICATION MEDIA
NATURAL GAS	TECO

BRYAN SCHMALZ (352) 414-5454 EXT. 4105
TIMOTHY GAYSON (727) 372-5109
JORGE SANTIAGO (352) 873-4817
BRUCE STOUT (352) 401-3417

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

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

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.

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.

CAMERON HINES, P.E.
REGISTERED ENGINEER NO. 97475
STATE OF FLORIDA

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

ON TOP OF THE WORLD COMMUNITIES, L.L.C.
KENNETH D. COLEN, PRESIDENT
8445 SW 80th STREET
OCALA, FLORIDA 34481-9607
PHONE (352) 854-0805

TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
CAMERON HINES, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
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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) 387-4545
 CERTIFICATE OF AUTHORIZATION #26756

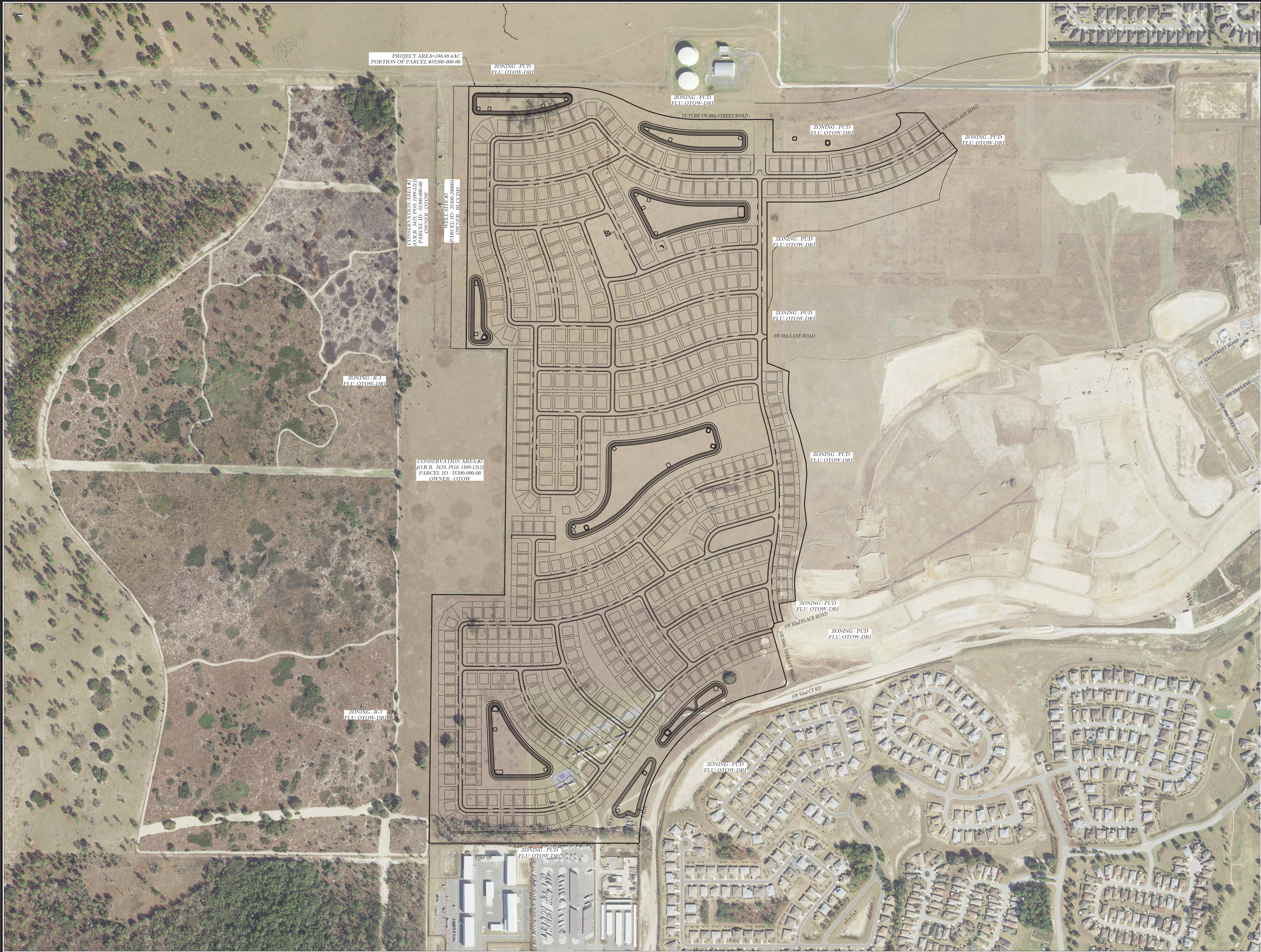
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PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

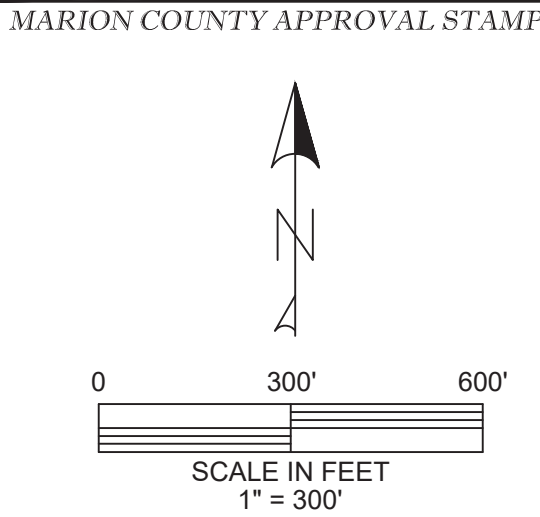
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DATE 10/6/2025
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JOB NO. 24-9127

SHT. 01.01



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MARION COUNTY APPROVAL STAMP

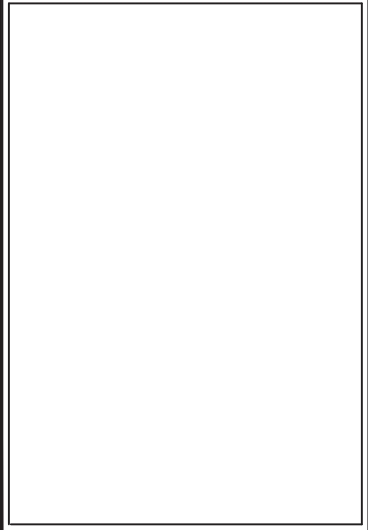
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— ENGINEERING, LLC. —
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

DATE	REVISIONS

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH (2023)

DATE 10/6/2025
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JOB NO. 24-9127



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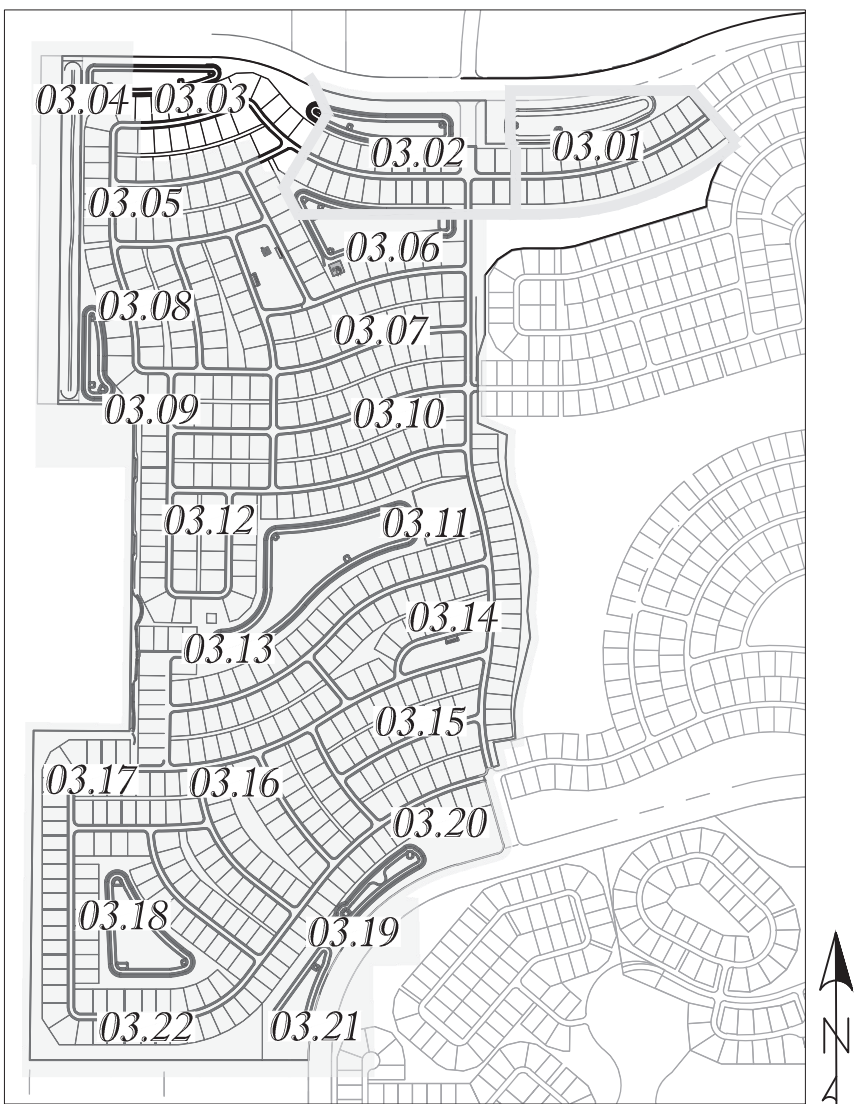
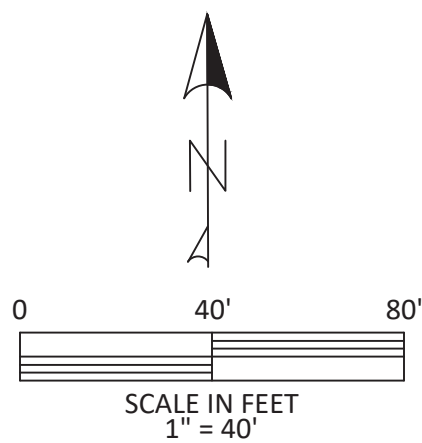
C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C48	10.64	1540.00	285.97	143.40	285.56	N64°45'24.24"E
C49	18.71	850.00	277.54	140.02	276.31	N44°02'23.05"W
C50	80.76	50.00	70.47	42.52	64.78	N75°03'48.44"W
C51	29.44	1230.00	632.02	323.15	625.09	S79°16'44.37"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C47	27.42	1060.00	507.30	258.61	502.47	N76°17'22.17"W
C52	2.75	1215.00	58.39	29.20	58.38	S87°22'38.26"E
C53	4.25	1215.00	90.17	45.11	90.15	N89°07'11.73"E
C54	4.25	1215.00	90.17	45.11	90.15	N84°52'03.58"E
C55	4.72	1215.00	100.07	50.06	100.04	N80°22'55.44"E
C56	4.72	1215.00	100.07	50.06	100.04	N75°39'47.29"E
C57	4.25	1215.00	90.17	45.11	90.15	N71°10'39.14"E
C58	4.25	1215.00	90.17	45.11	90.15	N66°55'30.99"E
C59	0.24	1215.00	5.10	2.55	5.10	N64°40'43.99"E
C60	49.13	65.00	55.74	29.71	54.05	N89°07'32.08"E
C61	31.62	65.00	35.87	18.41	35.42	S50°29'47.41"E
C62	2.65	835.00	38.63	19.32	38.63	S36°00'39.20"E
C63	6.77	835.00	98.61	49.36	98.55	S40°43'10.25"E
C64	7.19	835.00	104.83	52.48	104.76	S47°41'57.29"E
C65	6.48	835.00	94.46	47.28	94.41	S54°32'11.57"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C66	4.69	865.00	70.84	35.44	70.82	N57°26'44.48"W
C67	64.51	25.00	28.15	15.78	26.69	N87°21'20.75"W
C68	3.39	1555.00	91.90	45.97	91.89	S62°04'52.31"W
C69	0.87	1555.00	23.69	11.84	23.69	S64°12'38.82"W
C70	4.15	1525.00	110.54	55.29	110.51	N63°44'51.96"E
C71	111.16	25.00	48.50	36.48	41.25	N6°05'27.84"E
C72	6.67	865.00	100.65	50.38	100.59	N46°09'20.45"W
C73	1.16	865.00	17.50	8.75	17.50	N42°14'33.28"W
C74	6.98	865.00	105.34	52.73	105.27	N38°10'27.27"W
C75	80.76	35.00	49.33	29.76	45.35	N75°03'48.44"W
C76	3.43	1245.00	74.47	37.24	74.45	S66°16'19.56"W
C77	3.76	1245.00	81.67	40.85	81.65	S69°51'53.00"W
C78	3.76	1245.00	81.67	40.85	81.65	S73°37'22.86"W
C79	3.76	1245.00	81.67	40.85	81.65	S77°22'52.73"W
C80	3.76	1245.00	81.67	40.85	81.65	S81°08'22.60"W

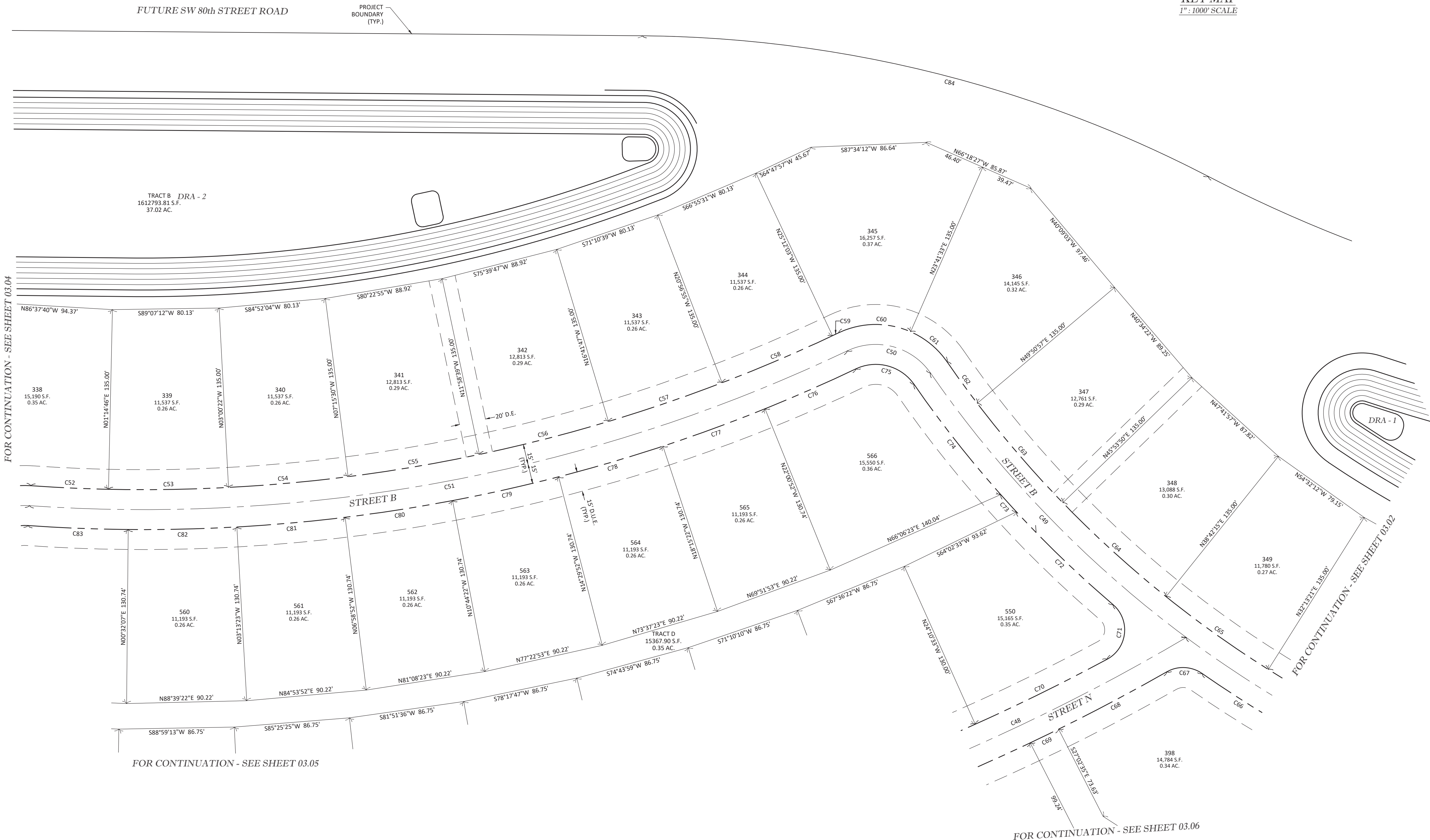
PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C81	3.76	1245.00	81.67	40.85	81.65	S84°53'52.47"W
C82	3.76	1245.00	81.67	40.85	81.65	S88°39'22.33"W
C83	3.46	1245.00	75.27	37.65	75.26	N87°43'57.53"W
C84	26.94	940.00	442.06	225.20	438.00	N76°03'05.04"W

LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL = CENTERLINE



KEY MAP
1" = 1000' SCALE

MARION COUNTY APPROVAL STAMP



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CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

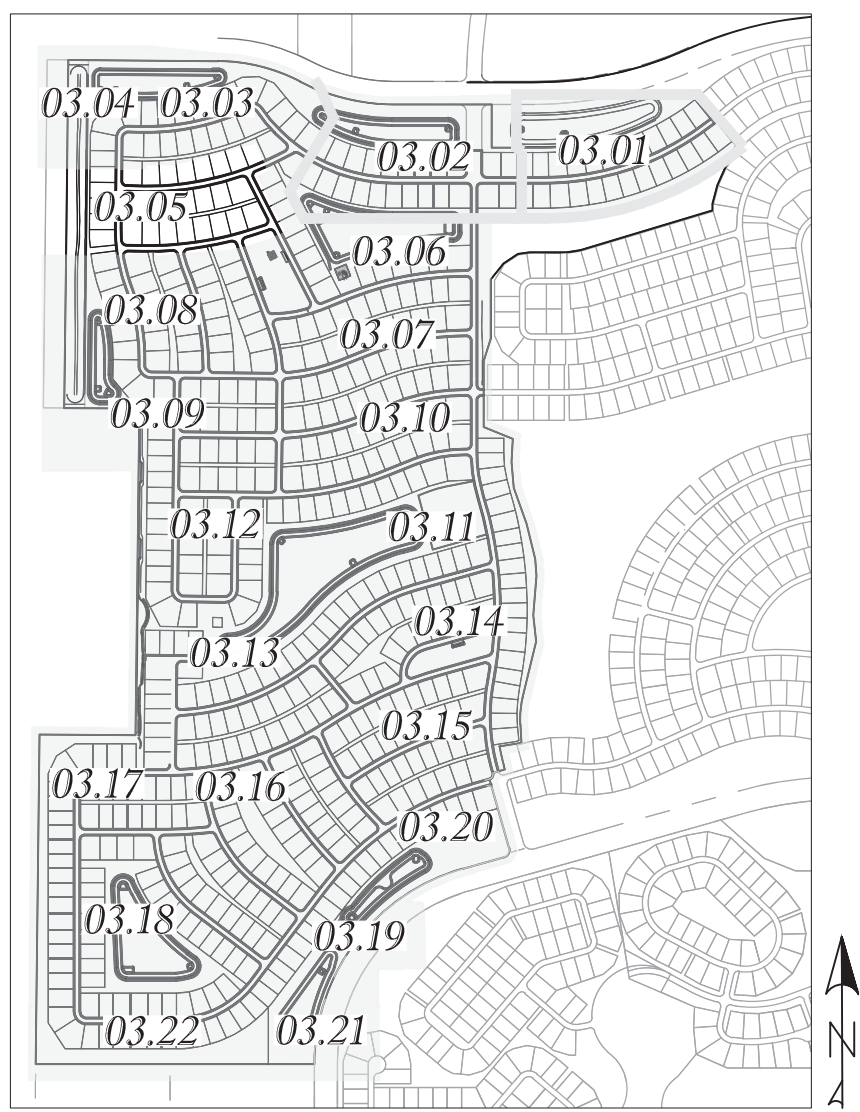
DATE

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

SHT. 03.03



KEY MAP
1" = 1000' SCALE

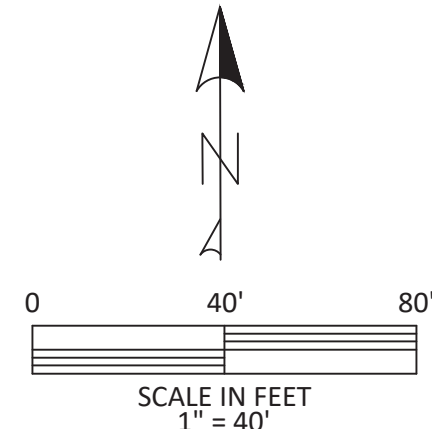
C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C90	25.22	1540.00	677.75	344.45	672.30	N82° 41' 03.76"E
C91	6.93	855.00	103.34	51.73	103.28	S2° 50' 40.41"E
C92	9.69	1850.00	312.87	156.81	312.50	N89° 28' 09.28"E
C93	9.57	1850.00	309.08	154.90	308.72	N79° 50' 17.55"E
C94	6.17	1850.00	199.33	99.76	199.23	N71° 57' 55.45"E
C95	5.59	235.00	22.94	11.48	22.93	N17° 44' 41.89"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C96	82.98	25.00	36.21	22.11	33.13	N68° 32' 05.54"W
C97	3.85	1865.00	125.30	62.67	125.27	S71° 53' 52.49"W
C98	93.09	25.00	40.62	26.38	36.29	S27° 16' 45.60"W
C99	1.28	220.00	4.91	2.45	4.91	S19° 54' 10.60"E
C100	2.53	250.00	11.04	5.52	11.04	N19° 16' 35.56"W
C101	85.74	25.00	37.41	23.21	34.02	N60° 52' 44.90"W
C102	3.36	1865.00	109.44	54.73	109.42	S77° 56' 01.91"W
C103	0.59	1865.00	19.06	9.53	19.06	S79° 54' 27.44"W
C104	3.06	1865.00	99.75	49.88	99.73	S81° 43' 57.07"W
C105	97.73	25.00	42.64	28.62	37.66	S34° 24' 02.67"W
C106	81.05	25.00	35.37	21.37	32.49	N53° 45' 26.77"W
C107	3.12	1865.00	101.55	50.79	101.54	S87° 16' 32.73"W
C108	0.90	1865.00	29.44	14.72	29.44	S89° 17' 16.47"W
C109	3.07	1865.00	100.03	50.03	100.02	N88° 43' 23.94"W
C110	102.48	25.00	44.72	31.14	38.99	S41° 34' 18.30"W
C111	1.98	870.00	30.00	15.00	30.00	N6° 17' 07.80"W
C112	5.28	870.00	80.11	40.08	80.08	N2° 39' 34.48"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C113	0.64	870.00	9.71	4.86	9.71	N0° 17' 53.77"E
C114	4.58	840.00	67.11	33.57	67.09	S1° 40' 14.03"E
C115	82.80	25.00	36.13	22.04	33.06	S45° 21' 29.11"E
C116	2.60	1835.00	83.27	41.64	83.26	S88° 03' 25.07"E
C117	2.92	1835.00	93.62	46.82	93.61	N89° 10' 53.36"E
C118	2.92	1835.00	93.62	46.82	93.61	N86° 15' 30.38"E
C119	2.92	1835.00	93.62	46.82	93.61	N83° 20' 07.41"E
C120	2.92	1835.00	93.62	46.82	93.61	N80° 24' 44.44"E
C121	2.92	1835.00	93.62	46.82	93.61	N77° 29' 21.47"E
C122	2.92	1835.00	93.62	46.82	93.61	N74° 33' 58.50"E
C123	2.82	1835.00	90.31	45.16	90.30	N71° 41' 41.56"E
C124	97.33	25.00	42.47	28.42	37.54	N21° 37' 15.66"E
C125	81.60	25.00	35.60	21.58	32.67	N67° 50' 31.23"W
C126	3.08	1555.00	83.59	41.80	83.58	S72° 53' 56.10"W
C127	3.26	1555.00	88.41	44.22	88.40	S76° 04' 03.50"W
C128	3.26	1555.00	88.41	44.22	88.40	S79° 19' 30.74"W
C129	3.26	1555.00	88.41	44.22	88.40	S82° 34' 57.99"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C130	3.26	1555.00	88.41	44.22	88.40	S85° 50' 25.24"W
C131	3.26	1555.00	88.41	44.22	88.40	S89° 05' 52.49"W
C132	2.99	1555.00	81.24	40.63	81.23	N87° 46' 36.12"W
C133	93.10	25.00	40.62	26.39	36.30	S47° 10' 08.41"W
C134	86.73	25.00	37.84	23.61	34.33	S42° 44' 53.50"E
C135	3.12	1525.00	82.96	41.49	82.95	S87° 40' 22.36"E
C136	3.56	1525.00	94.85	47.44	94.83	N88° 59' 13.17"E
C137	3.56	1525.00	94.85	47.44	94.83	N85° 25' 24.57"E
C138	3.56	1525.00	94.85	47.44	94.83	N81° 51' 35.97"E
C139	3.56	1525.00	94.85	47.44	94.83	N78° 17' 47.37"E
C140	3.56	1525.00	94.85	47.44	94.83	N74° 43' 58.77"E
C141	3.56	1525.00	94.85	47.44	94.83	N71° 10' 10.17"E
C142	3.56	1525.00	94.85	47.44	94.83	N67° 36' 21.57"E
C143	3.79	1555.00	102.83	51.44	102.81	S66° 32' 30.11"W
C144	95.48	25.00	41.66	27.51	37.00	S20° 41' 47.76"W

LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
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MARION COUNTY APPROVAL STAMP

FOR CONTINUATION - SEE SHEET 03.04

FOR CONTINUATION - SEE SHEET 03.03

FOR CONTINUATION - SEE SHEET 03.08

FOR CONTINUATION - SEE SHEET 03.06



REVISIONS

DATE

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

SHT. 03.05



SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C188	100.87	25.00	44.01	30.26	38.54	N23° 23' 26.56"E
C189	84.76	25.00	36.99	22.81	30.70	S69° 25' 30.30"W
C190	4.01	705.00	49.32	24.67	49.31	S70° 11' 48.79"W
C191	7.11	705.00	87.44	43.78	87.09	S75° 45' 15.12"W
C192	7.89	705.00	97.12	48.64	97.04	S83° 15' 14.13"W
C193	107.74	25.00	47.01	34.25	40.38	S33° 19' 45.15"W
C194	7.55	745.00	98.21	49.17	98.14	S16° 45' 56.00"E
C195	1.58	745.00	20.48	10.24	20.48	S12° 12' 05.50"E
C196	7.88	745.00	102.48	51.32	102.40	S7° 28' 23.45"E
C197	91.53	25.00	39.94	25.68	35.83	S49° 17' 59.38"E
C198	5.63	985.00	96.71	48.39	96.67	N82° 07' 12.41"E
C199	7.11	985.00	122.17	61.16	122.09	N75° 45' 15.12"E
C200	4.01	985.00	68.91	34.47	68.89	N70° 11' 48.79"E
C201	3.19	1325.00	73.71	36.87	73.70	N69° 47' 11.76"E
C202	3.66	1325.00	84.70	42.36	84.69	N73° 12' 42.06"E
C203	3.66	1325.00	84.70	42.36	84.69	N80° 52' 27.50"E
C204	3.66	1325.00	84.70	42.36	84.69	N80° 32' 12.94"E
C205	3.66	1325.00	84.70	42.36	84.69	N84° 11' 58.38"E
C206	3.97	1325.00	91.79	45.91	91.67	N88° 00' 55.55"E
C207	90.00	25.00	39.27	25.00	35.36	N45° 00' 00.00"E

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CERTIFICATE OF AUTHORIZATION #267536

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PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
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SHT. 03.07

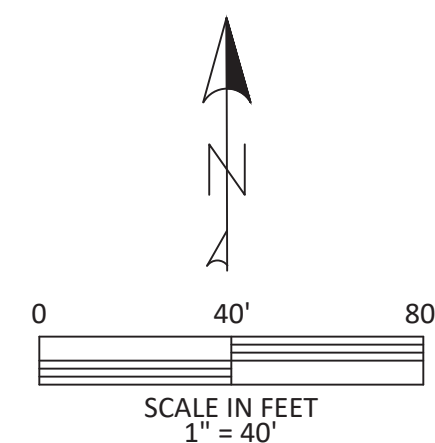


C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C208	14.23	855.00	212.42	106.76	211.87	S13° 25' 28.57"E
C209	21.20	1000.00	369.92	187.10	367.82	S9° 56' 39.96"E
C210	21.20	1310.00	484.60	245.10	481.84	S9° 56' 39.96"E
C211	10.93	545.00	103.93	52.12	103.77	S15° 04' 43.64"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C212	6.08	530.00	56.23	28.14	56.20	S17° 30' 09.36"E
C213	1.99	1325.00	64.20	23.01	46.02	S19° 32' 49.20"E
C214	3.71	1325.00	85.69	42.86	85.67	S16° 41' 57.88"E
C215	3.71	1325.00	85.69	42.86	85.67	S12° 59' 39.13"E
C216	3.71	1325.00	85.69	42.86	85.67	S9° 17' 20.38"E
C217	3.71	1325.00	85.69	42.86	85.67	S5° 35' 01.64"E
C218	3.34	1325.00	77.31	38.67	77.30	S2° 03' 34.41"E
C219	3.94	1295.00	88.95	44.49	88.93	N2° 25' 16.53"W
C220	4.01	1295.00	90.71	45.38	90.69	N6° 23' 44.63"W
C221	4.01	1295.00	90.71	45.38	90.69	N10° 24' 33.20"W
C222	4.01	1295.00	90.71	45.38	90.69	N14° 25' 21.78"W
C223	4.01	1295.00	90.71	45.38	90.69	N18° 26' 10.36"W
C224	0.10	2995.00	2.24	1.12	2.24	N20° 29' 32.89"W
C225	7.31	560.00	71.46	35.78	71.41	N16° 53' 50.89"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C226	7.87	840.00	115.35	57.77	115.26	S13° 36' 13.59"E
C227	3.00	840.00	44.24	22.03	44.24	S19° 02' 23.70"E
C228	2.58	1015.00	45.65	22.83	45.65	S19° 15' 12.75"E
C229	5.40	1015.00	95.67	47.87	95.64	S15° 15' 53.17"E
C230	5.40	1015.00	95.67	47.87	95.64	S9° 51' 50.79"E
C231	5.40	1015.00	95.67	47.87	95.64	S4° 27' 48.41"E
C232	2.42	1015.00	42.80	21.41	42.80	S0° 33' 18.01"E
C233	5.88	985.00	99.72	49.90	99.68	N12° 40' 50.21"W
C234	5.97	985.00	102.68	51.39	102.63	N8° 08' 02.42"W
C235	5.97	985.00	102.68	51.39	102.63	N14° 06' 24.03"W
C236	3.45	985.00	59.29	29.66	59.28	N18° 49' 02.98"W
C237	1.53	870.00	23.28	11.64	23.27	N19° 46' 32.01"W
C238	5.87	870.00	89.10	44.59	89.06	N16° 04' 30.73"W
C239	5.87	870.00	89.10	44.59	89.06	N10° 12' 26.42"W

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MARION COUNTY APPROVAL STAMP



FOR CONTINUATION - SEE SHEET 03.09

REVISIONS

DATE _____

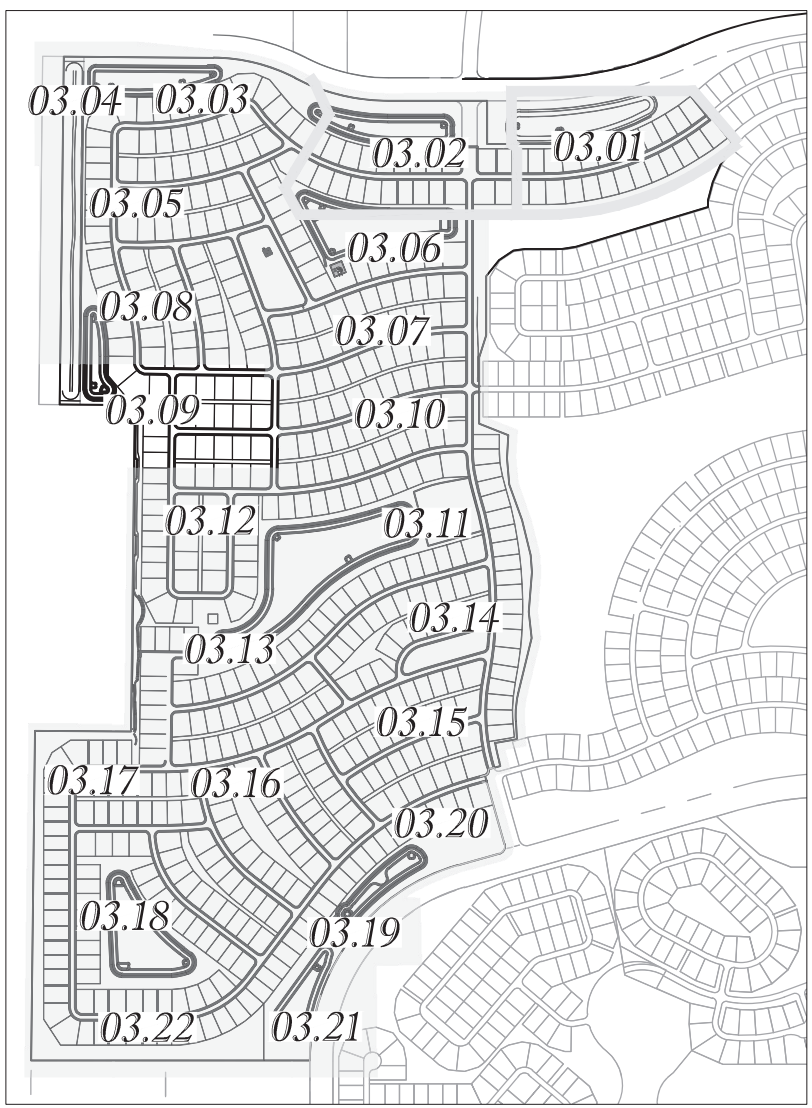
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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

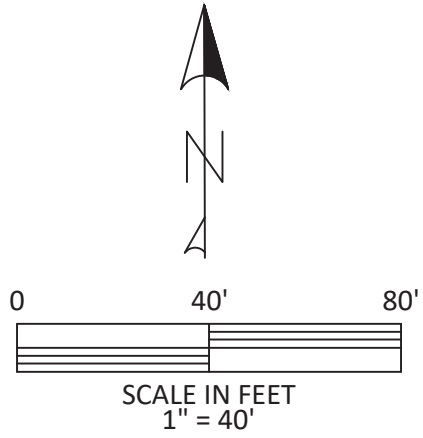


KEY MAP
1" = 1000' SCALE

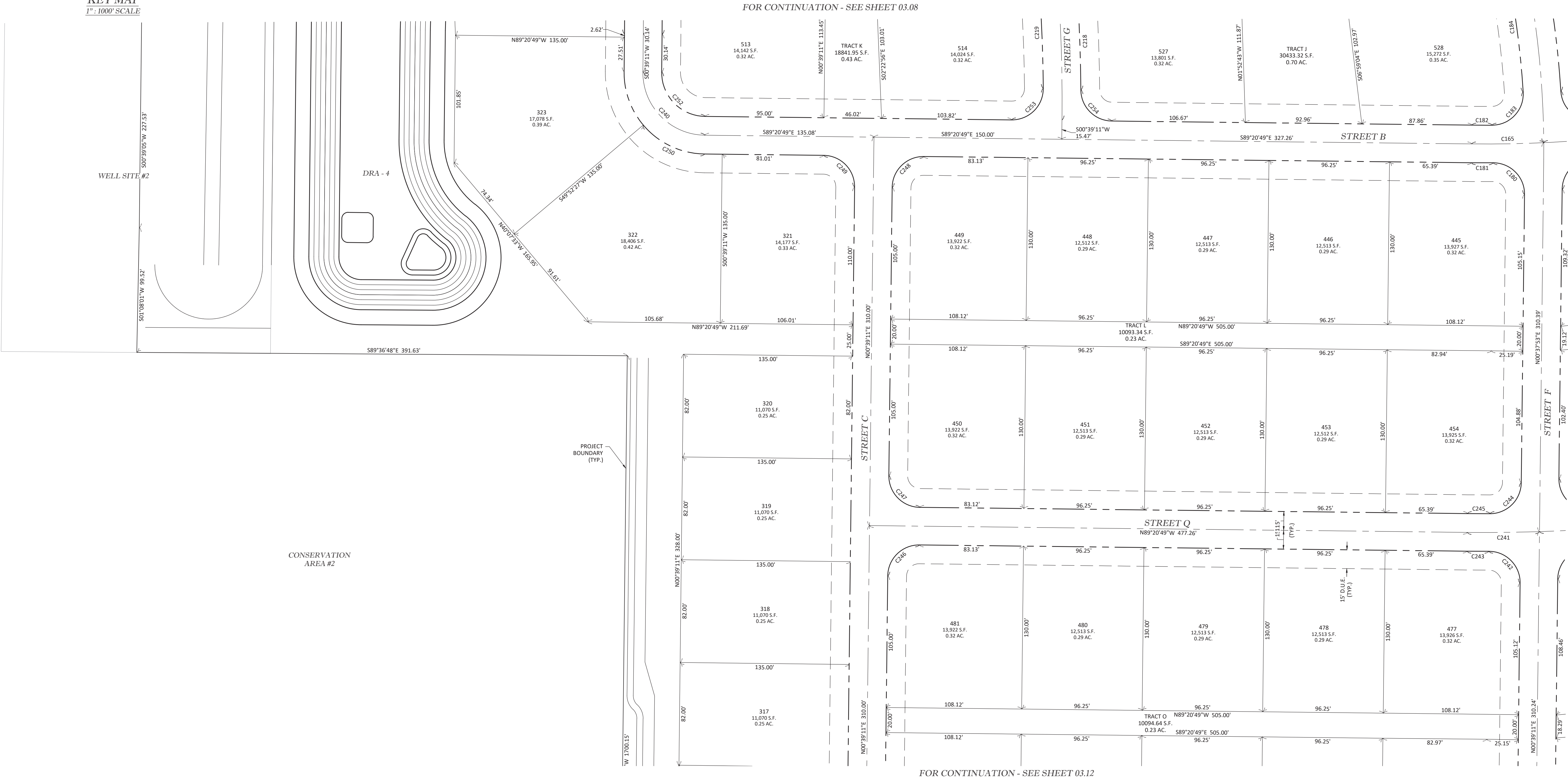
C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C240	90.00	50.00	78.54	50.00	70.71
C241	2.53	1310.00	57.76	28.88	57.75

LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL= CENTERLINE

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C242	90.75	25.00	39.60	25.33	35.59
C243	0.75	1325.00	17.41	8.71	17.41
C244	89.20	25.00	38.92	24.65	35.11
C245	0.80	1295.00	18.09	9.04	18.09
C246	90.00	25.00	39.27	25.00	35.36
C247	90.00	25.00	39.27	25.00	35.36
C248	90.00	25.00	39.27	25.00	35.36
C249	90.00	25.00	39.27	25.00	35.36
C250	49.22	65.00	55.84	29.77	54.14
C252	90.00	35.00	54.98	35.00	49.50
C253	91.11	25.00	39.75	25.49	35.70
C254	88.96	25.00	38.82	24.55	35.03



MARION COUNTY APPROVAL STAMP



REVISIONS

DATE

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

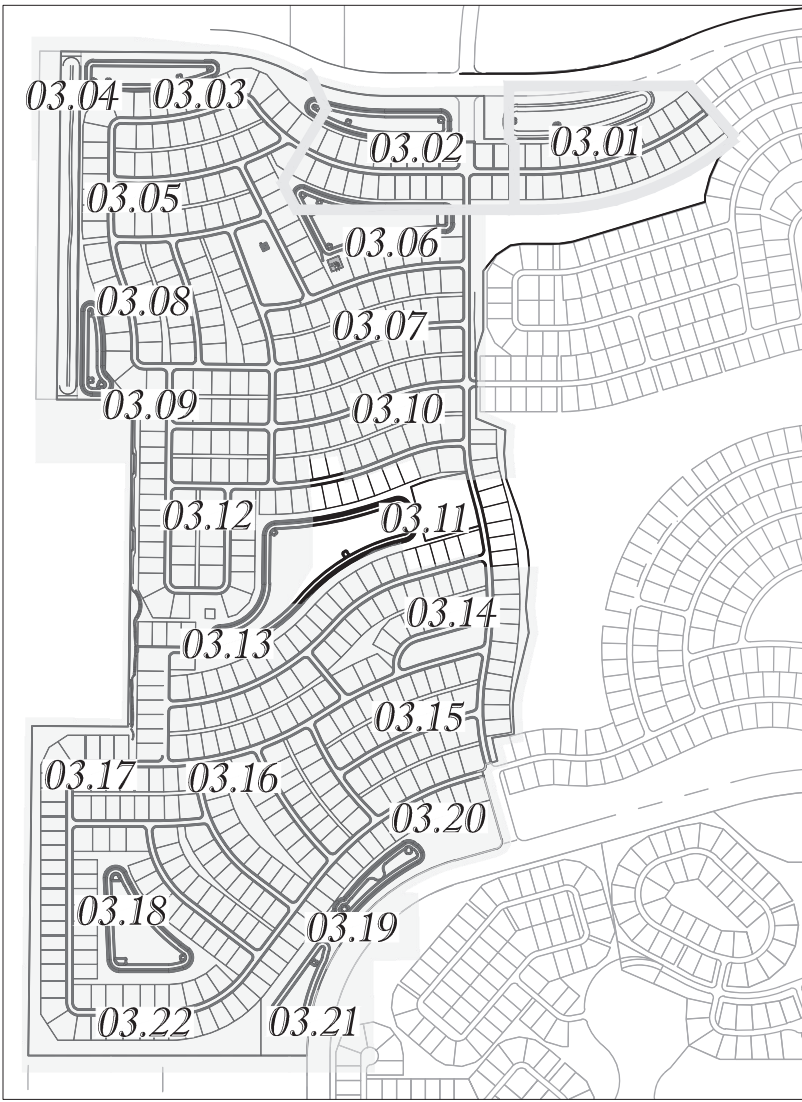
SHT. 03.09



C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C304	10.37	2000.00	362.07	181.53	361.57	N11° 45' 53.46"W
C305	20.42	1620.00	577.30	291.74	574.25	S78° 24' 06.09"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C306	3.14	1605.00	88.04	44.03	88.03	N82° 20' 08.22"E
C307	3.14	1605.00	88.04	44.03	88.03	N79° 11' 33.98"E
C308	3.14	1605.00	88.04	44.03	88.03	N76° 02' 59.75"E
C311	6.24	815.00	88.76	44.42	88.72	S13° 49' 51.83"E
C312	5.64	1985.00	195.54	97.85	195.46	N14° 07' 44.45"W
C313	0.58	1985.00	20.07	10.03	20.07	N11° 01' 02.40"W
C314	3.16	1985.00	109.31	54.67	109.29	N9° 09' 00.48"W
C315	81.80	25.00	35.69	21.66	32.74	N33° 19' 39.74"E
C316	100.57	25.00	43.88	30.10	38.46	N55° 29' 13.37"W
C317	2.96	1985.00	102.69	51.36	102.68	N3° 43' 12.19"W
C318	2.10	2015.00	73.89	36.95	73.89	S3° 58' 59.25"E
C319	2.10	2015.00	73.89	36.95	73.89	S6° 05' 03.07"E
C320	2.10	2015.00	73.89	36.95	73.89	S8° 11' 06.89"E
C321	2.10	2015.00	73.89	36.95	73.89	S10° 17' 10.71"E
C322	2.45	2015.00	86.21	43.11	86.20	S12° 33' 44.96"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C323	2.45	2015.00	86.21	43.11	86.20	S15° 00' 49.63"E
C324	0.71	2015.00	25.03	12.51	25.03	S16° 35' 42.87"E
C325	4.10	785.00	56.20	28.11	56.18	S14° 54' 00.90"E
C326	11.10	520.00	100.71	50.51	100.55	S73° 44' 27.15"W



KEY MAP
1" = 1000' SCALE

MARION COUNTY APPROVAL STAMP

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) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

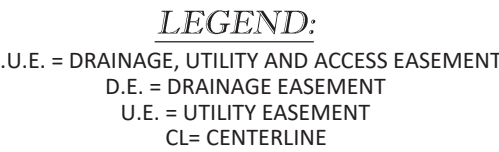
DATE

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

SHT. 03.11



PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C330	20.27	65.00	23.00	11.62	22.88	S10° 47' 21.85"W
C331	52.25	65.00	59.27	31.87	57.24	S47° 02' 53.74"W
C332	19.48	65.00	19.83	9.99	19.76	S81° 54' 43.10"W
C333	17.67	65.00	11.31	5.67	11.30	N84° 21' 38.10"W
C334	52.25	65.00	59.27	31.87	57.24	N53° 15' 06.14"W
C335	27.78	65.00	31.52	16.08	31.21	N13° 14' 16.84"W
C336	90.00	35.00	54.98	35.00	49.50	S44° 20' 48.79"E
C337	90.00	35.00	54.98	35.00	49.50	N45° 39' 11.21"E
C338	90.00	25.00	39.27	25.00	35.36	S44° 20' 48.79"E
C339	90.00	25.00	39.27	25.00	35.36	N45° 39' 11.21"W
C340	90.00	25.00	39.27	25.00	35.36	N44° 20' 48.79"W
C341	90.00	25.00	39.27	25.00	35.36	S44° 39' 11.21"W
C345	3.20	1605.00	89.63	44.82	89.61	N85° 30' 24.37"E
C346	93.55	25.00	40.82	26.60	36.43	S46° 07' 12.69"E
C347	89.36	25.00	38.99	24.72	35.16	N49° 19' 53.25"E
C348	0.64	1605.00	18.02	9.01	18.02	S89° 40' 06.75"E



MARION COUNTY APPROVAL STAMP

REVISIONS

DATE _____

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

SHT. 03.12

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) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

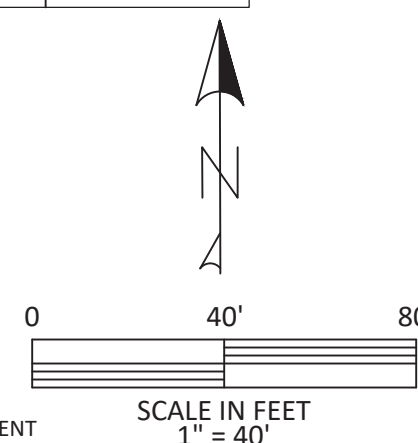


C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C385	80.58	150.00	210.96	127.17	139.00
C386	7.83	2120.00	289.74	145.10	285.52
C387	5.58	2120.00	26.55	103.36	206.47
C388	3.58	2000.00	124.97	62.50	124.95
C389	4.59	2000.00	160.33	80.21	160.29
C390	9.15	2000.00	319.51	160.10	319.17
C391	33.17	800.00	463.15	238.27	456.71

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C392	6.29	815.00	89.43	44.76	89.39	S56° 05' 29.91" W
C393	5.66	815.00	80.49	40.28	80.45	S62° 03' 51.54" W
C394	5.14	815.00	73.17	36.61	73.34	S67° 27' 55.44" W
C395	4.19	815.00	59.61	29.82	59.20	N72° 07' 57.60" E
C396	1.67	785.00	22.94	11.47	22.94	S73° 23' 26.56" E
C397	6.23	785.00	85.24	42.71	85.30	S69° 26' 20.47" W
C398	6.94	785.00	95.11	47.61	95.05	S62° 51' 13.04" W
C400	6.94	785.00	95.11	47.61	95.05	S55° 54' 42.09" W
N640	1.99	2135.00	74.30	37.15	74.25	N41° 41' 13.35" E
N641	2.15	2135.00	79.96	39.98	79.95	N66° 45' 25.95" E
C402	74.18	25.00	32.37	18.90	30.15	N30° 44' 14.75" E
C403	23.00	165.00	66.23	33.57	65.79	N5° 08' 48.33" E
C404	24.64	165.00	70.96	36.04	70.42	N28° 57' 54.46" E
C405	23.01	165.00	66.26	33.58	65.82	N52° 47' 24.56" E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C406	9.93	165.00	28.61	14.34	28.57	N69° 15' 40.70"E
C407	72.50	25.00	31.63	18.33	29.56	N37° 58' 49.04"E
C408	3.38	1985.00	116.96	58.50	116.95	N0° 40' 40.37"E
C409	0.59	1985.00	20.60	10.30	20.60	N1° 56' 26.76"W
C410	2.10	2015.00	73.89	36.95	73.89	S1° 52' 55.43"E
C411	2.10	2015.00	73.89	36.95	73.89	S0° 13' 08.39"W
C412	2.10	2015.00	73.89	36.95	73.89	S2° 19' 12.21"W
C413	2.67	2015.00	93.89	46.95	93.88	S4° 42' 19.70"W
C414	2.61	2015.00	91.67	45.84	91.66	S7° 20' 37.22"W
C415	2.10	2015.00	73.89	36.95	73.89	S9° 41' 51.09"W
C416	1.80	1985.00	62.48	31.24	62.48	N9° 50' 46.65"E
C417	114.72	25.00	50.05	39.03	42.10	N48° 24' 49.47"E
C418	1.66	2105.00	60.94	30.47	60.94	S73° 23' 55.09"W
C419	2.14	2105.00	75.58	39.28	78.54	S71° 30' 01.12"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C420	2.14	2105.00	78.55	39.28	78.54	S69°21' 44.47"W
C421	2.14	2105.00	78.55	39.28	78.54	S67°13' 27.82"W
C422	2.14	2105.00	78.55	39.28	78.54	S65°05' 11.17"W
C423	112.33	25.00	49.01	37.29	41.53	S53°46' 35.11"E
C424	71.84	135.00	169.27	97.80	158.40	S38°18' 29.21"W
C425	109.97	25.00	47.99	35.69	49.50	N50°47' 05.94"W
C426	2.19	1985.00	75.98	39.99	75.97	N5°17' 55.75"E
C427	67.83	25.00	29.60	16.81	27.90	N40°18' 41.98"E
C428	4.17	2135.00	155.35	77.71	155.32	N72°08' 36.42"E
C628	16.71	500.00	154.84	74.34	143.33	N5°08' 13.44"E



MARION COUNTY APPROVAL STAMP

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PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

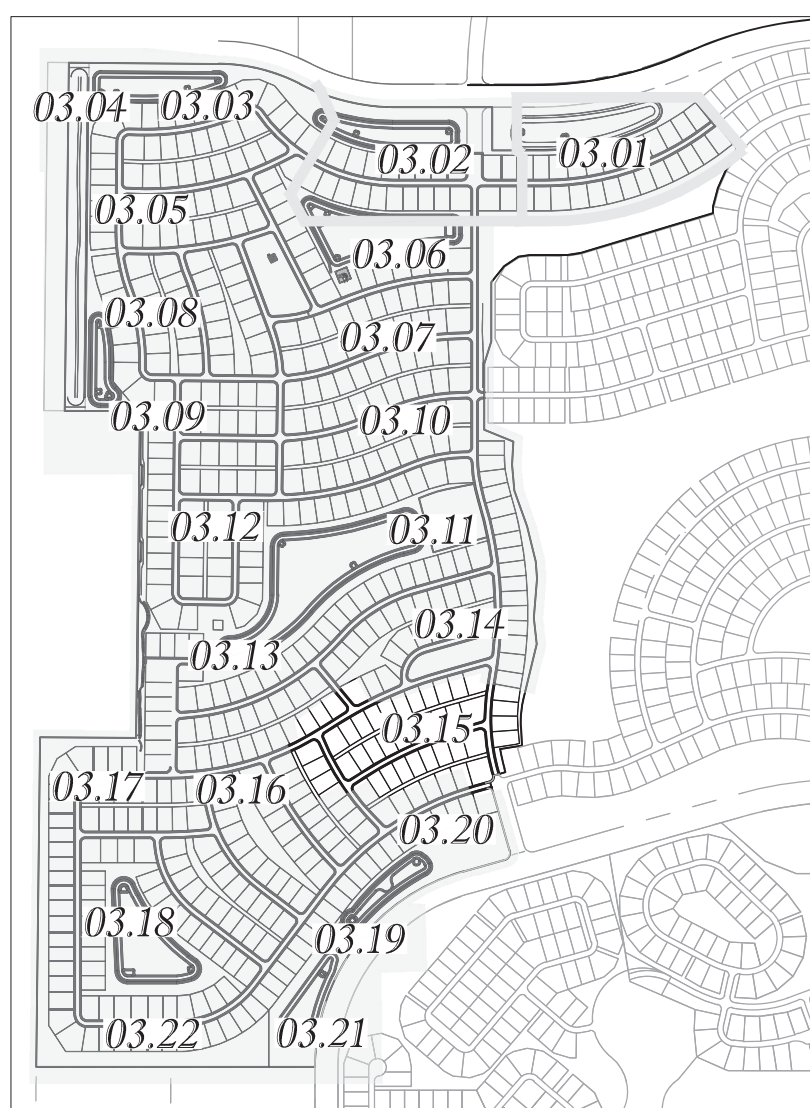
PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

SHT. 03.14

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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) 387-4545
CERTIFICATE OF AUTHORIZATION #26756



KEY MAP
1" = 1000' SCALE

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C437	6.99	985.00	120.09	60.12	120.01	S12°16'45.84"E
C438	4.88	985.00	83.96	42.00	83.93	S6°20'41.74"E
C439	4.88	985.00	83.96	42.00	83.93	S1°27'40.38"E
C440	4.88	985.00	83.96	42.00	83.93	S3°25'20.97"W
C441	4.88	985.00	83.96	42.00	83.93	S8°18'22.32"W
C442	2.39	1015.00	42.28	21.14	42.27	N9°33'17.49"E
C443	1.23	1015.00	21.81	10.91	21.81	N7°44'45.68"E
C444	6.71	1015.00	118.89	59.51	118.82	N3°46'29.49"E
C445	73.81	25.00	32.21	18.77	30.02	N37°19'25.17"E
C446	1.00	1825.00	31.77	15.88	31.76	N7°3'43'45.65"E
C447	2.33	1825.00	74.18	37.10	74.17	N72°03'58.58"E
C448	2.33	1825.00	74.18	37.10	74.17	N69°44'14.64"E
C449	2.33	1825.00	74.18	37.10	74.17	N67°24'30.70"E
C450	2.33	1825.00	74.18	37.10	74.17	N65°04'46.76"E
C451	2.33	1825.00	74.18	37.10	74.17	N62°45'02.82"E
C452	2.33	1825.00	74.18	37.10	74.17	N60°25'18.88"E
C453	2.33	1825.00	74.18	37.10	74.17	N58°05'34.94"E

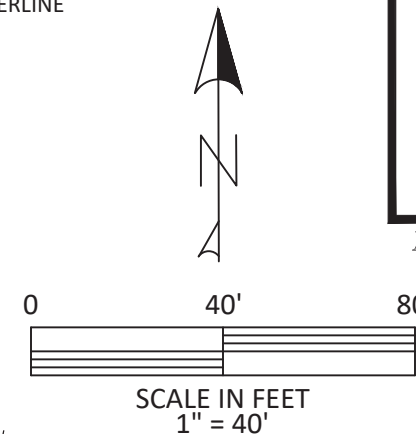
PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C454	0.55	1825.00	17.57	8.78	17.57	N56°39'10.23"E
C455	1.64	1795.00	51.49	25.74	51.48	N57°11'55.57"E
C456	89.20	25.00	38.92	24.65	35.11	S77°22'45.17"E
C457	4.40	1375.00	105.56	52.80	105.53	S30°34'46.66"E
C458	0.83	1375.00	20.03	10.02	20.03	S27°57'46.74"E
C459	4.57	1375.00	109.65	54.85	109.62	S25°15'39.99"E
C460	80.38	25.00	35.07	21.12	32.27	S17°12'53.92"W
C461	1.03	1515.00	27.22	13.61	27.22	S56°53'30.55"W
C462	1.23	2105.00	45.06	22.53	45.06	S56°59'25.19"W
C463	2.14	2105.00	78.55	39.28	78.54	S58°40'21.23"W
C464	2.14	2105.00	78.55	39.28	78.54	S60°48'37.88"W
C465	2.14	2105.00	78.55	39.28	78.54	S62°56'54.53"W
C466	1.99	2135.00	74.30	37.15	74.29	N62°41'35.45"E
C467	78.47	25.00	34.24	20.41	31.62	S79°04'15.14"E
C468	99.38	25.00	43.36	29.47	38.13	N9°51'00.77"E
C469	1.99	2135.00	74.30	37.15	74.29	N58°32'28.50"E
C470	1.17	2135.00	43.49	21.75	43.49	N56°57'38.47"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C471	1.29	1485.00	33.56	16.78	33.56	N57°01'28.27"E
C472	3.31	1485.00	85.90	42.96	85.89	N59°19'44.80"E
C473	3.71	1485.00	96.16	48.09	96.14	N62°50'28.50"E
C474	0.72	1515.00	19.07	9.53	19.07	S64°41'07.52"W
C475	3.91	1515.00	103.47	51.76	103.45	S62°22'05.81"W
C476	96.15	25.00	41.96	27.84	37.20	N71°30'38.98"W
C477	2.98	1405.00	73.06	36.54	73.05	N24°55'22.72"W
C478	3.22	1405.00	78.86	39.44	78.85	N28°01'14.00"W
C479	3.22	1405.00	78.86	39.44	78.85	N31°14'11.30"W
C480	3.22	1405.00	78.86	39.44	78.85	N34°27'08.61"W
C481	94.09	25.00	41.05	26.85	36.59	S10°52'02.20"W
C482	1.54	1825.00	48.90	24.45	48.90	S57°08'40.96"W
C483	0.72	1795.00	22.61	11.31	22.61	S56°44'16.78"W
C484	2.42	1795.00	75.85	37.93	75.84	S58°18'33.96"W
C485	2.42	1795.00	75.85	37.93	75.84	S60°43'49.71"W
C486	2.42	1795.00	75.85	37.93	75.84	S63°09'05.46"W
C487	2.42	1795.00	75.85	37.93	75.84	S65°34'21.22"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C488	2.42	1795.00	75.85	37.93	75.84	S67°59'36.97"W
C489	2.69	1795.00	84.17	42.09	84.16	S70°32'50.92"W
C490	2.34	1795.00	73.22	36.61	73.21	S73°03'33.86"W
C491	101.65	25.00	44.35	30.68	38.76	N54°56'50.28"W
C492	5.71	1015.00	101.18	50.63	101.14	N6°58'42.29"W
C493	1.10	1015.00	19.50	9.75	19.50	N10°23'04.40"W
C494	4.84	1015.00	85.69	42.87	85.67	N13°21'12.39"W
C496	0.22	1515.00	5.87	2.94	5.87	N74°07'01.03"E
C497	0.68	1485.00	17.61	8.81	17.61	S73°53'17.69"W

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C429	11.88	1500.00	311.12	156.12	310.56	S64°37'14.39"W
C430	2.30	1500.00	60.26	30.13	60.25	S57°31'40.43"W
C431	4.44	2120.00	164.20	82.14	164.16	S58°35'45.47"W
C432	12.82	1390.00	311.09	156.20	310.44	S27°58'35.89"E
C433	2.87	1810.00	90.82	45.42	90.81	S57°48'52.43"W
C434	17.85	1810.00	563.92	284.26	561.64	S65°18'09.11"W
C435	12.04	1000.00	210.18	105.48	209.80	N4°43'36.39"E
C436	14.48	1000.00	252.68	127.02	252.01	N8°31'59.74"W

LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL = CENTERLINE



MARION COUNTY APPROVAL STAMP



REVISIONS

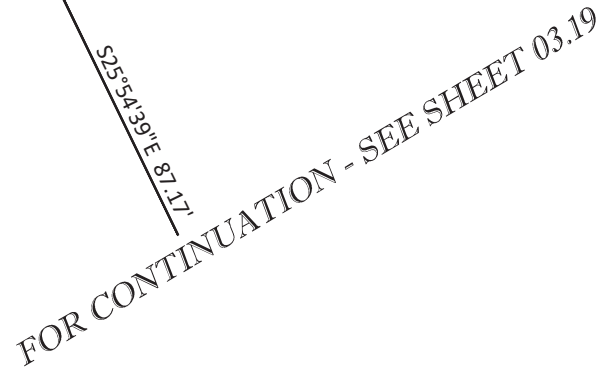
DATE

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

SHT. 03.15



KEY MAP
1" : 1000' SCALE

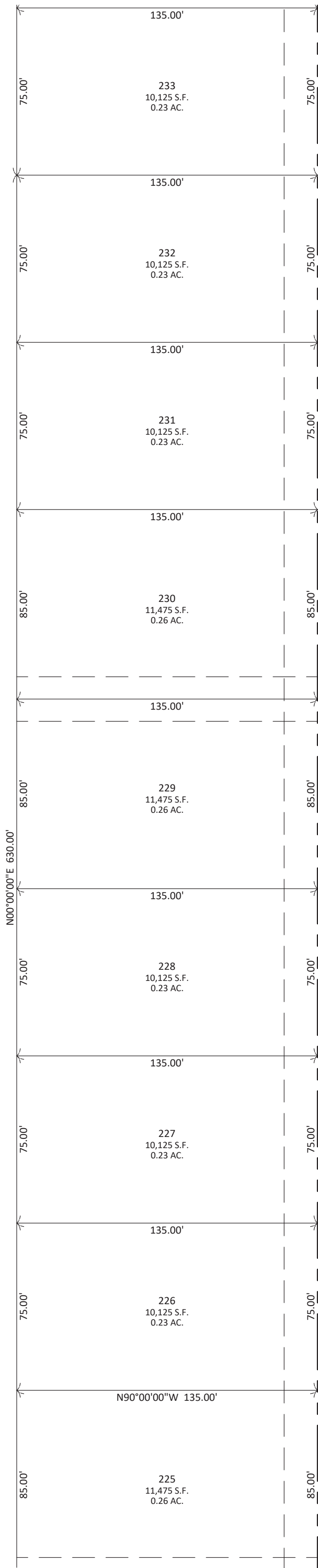
SHT. 03.17

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

CONSERVATION
AREA #2

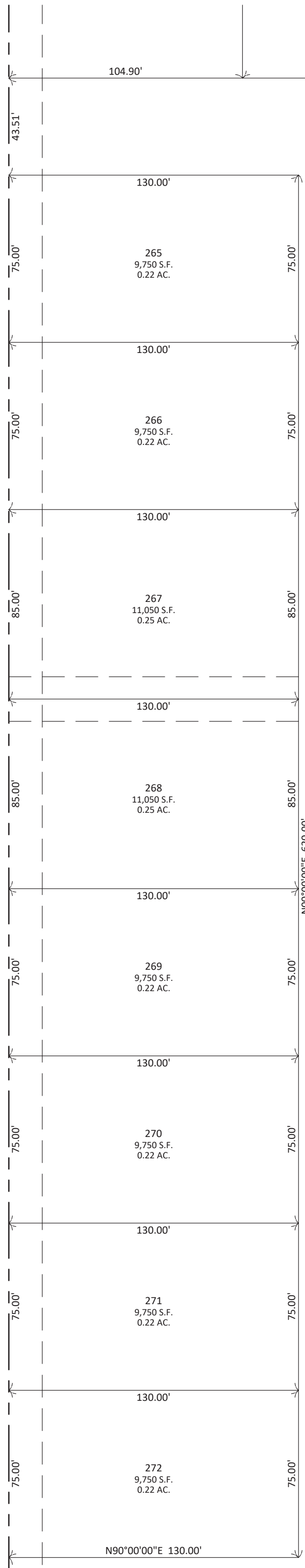
PROJECT
BOUNDARY
(TYP.)

S00°41'18"W 1117.00'



STREET D
(TYP.)

S00°00'00\"/>



FOR CONTINUATION - SEE SHEET 03.17

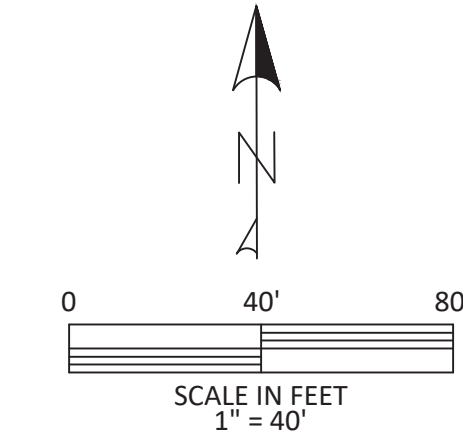
FOR CONTINUATION - SEE SHEET 03.22



DRA - 6

TRACT AC
273339.66 S.F.
6.28 AC.

FOR CONTINUATION - SEE SHEET 03.19

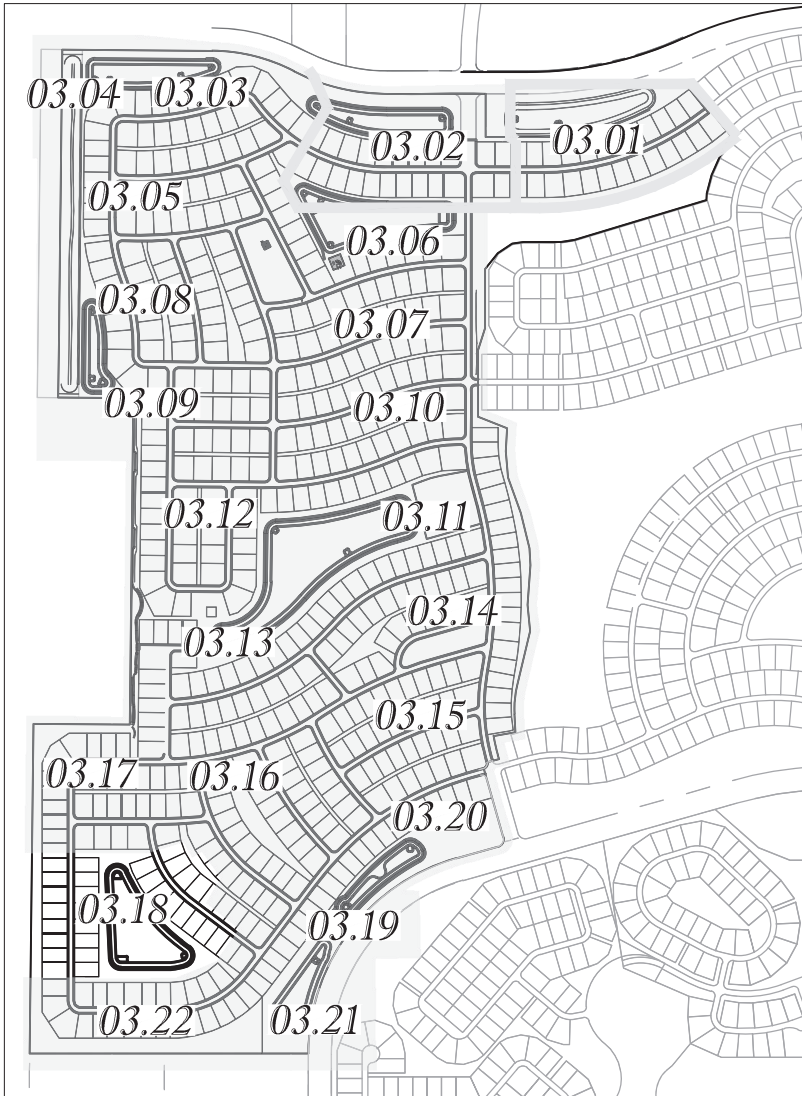


LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL = CENTERLINE

MARION COUNTY APPROVAL STAMP

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING
C563	52.89	500.00	461.52	248.67	445.31 S26°26'34.82\"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C564	11.02	485.00	93.30	46.79	93.16	S20°08'11.87\"E
C565	11.02	485.00	93.30	46.79	93.16	S31°09'31.07\"E
C566	11.02	485.00	93.30	46.79	93.16	S42°10'50.27\"E
C567	5.19	485.00	43.97	22.00	43.95	S50°17'19.75\"E
C568	1.50	515.00	13.50	6.75	13.50	N52°08'06.15\"W
C569	8.02	515.00	72.11	36.12	72.05	N47°22'21.40\"W
C570	8.02	515.00	72.11	36.12	72.05	N39°20'58.86\"W
C571	8.02	515.00	72.11	36.12	72.05	N31°19'36.31\"W
C572	8.02	515.00	72.11	36.12	72.05	N23°18'13.77\"W
C573	3.78	515.00	33.95	16.98	33.94	N17°24'14.44\"W



KEY MAP
1\"/>

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

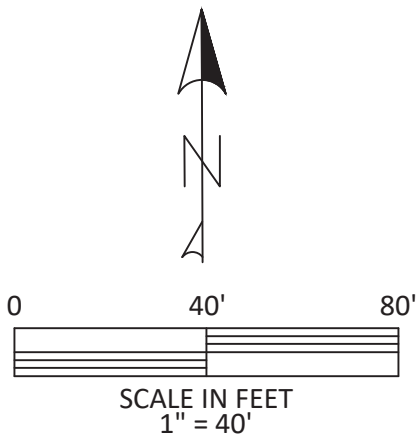
SHT. 03.18

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DATE



MARION COUNTY APPROVAL STAMP



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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) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

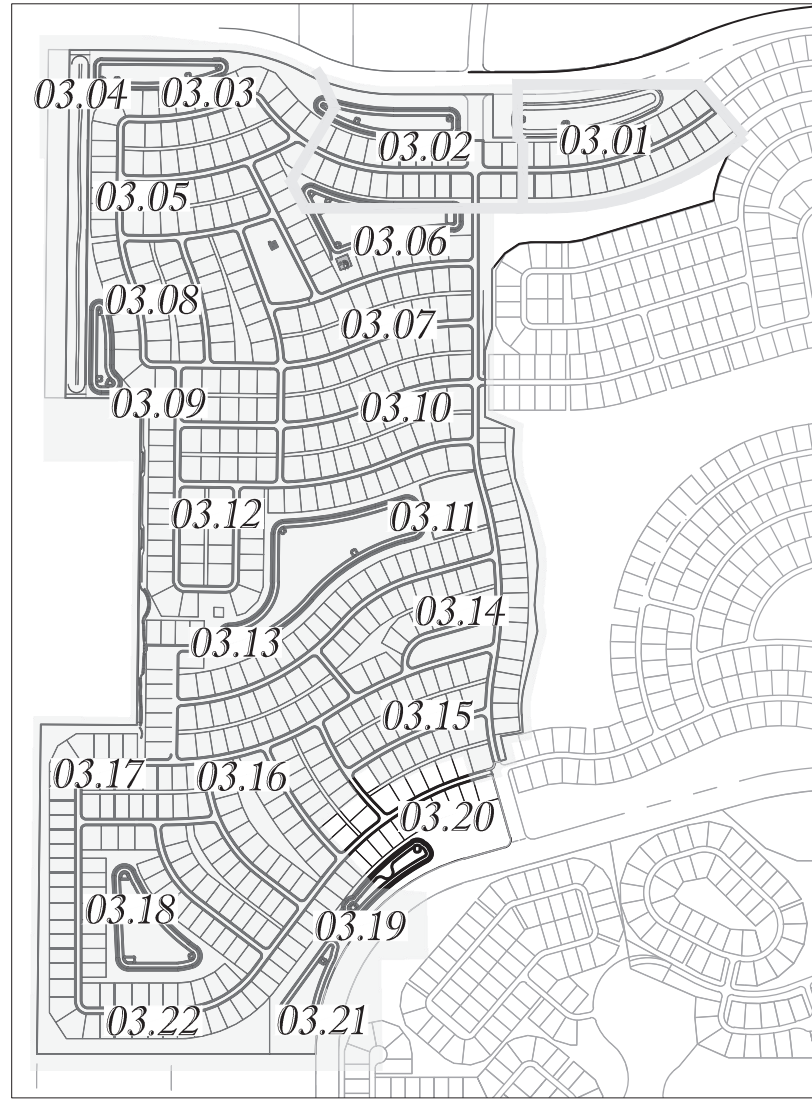
DATE

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ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
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SHT. 03.19

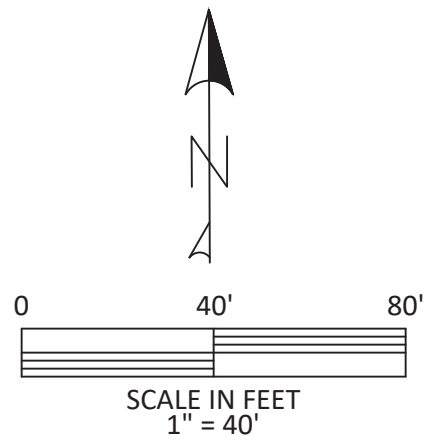


KEY MAP
1" = 1000' SCALE

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C598	11.91	1500.00	311.91	156.52	311.35	N48° 28' 51.89"E
C599	19.79	1500.00	518.10	261.65	515.52	N64° 19' 59.13"E
C600	13.04	1390.00	316.37	158.87	315.69	S40° 54' 30.53"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C601	4.33	1375.00	103.81	51.93	103.79	S38° 20' 26.45"E
C602	0.86	1375.00	20.54	10.27	20.54	S40° 55' 53.33"E
C603	4.71	1375.00	113.03	56.55	113.00	S43° 34' 51.73"E
C604	78.27	25.00	34.15	20.34	31.56	S85° 12' 10.58"E
C605	2.85	1515.00	75.49	37.75	75.48	N57° 05' 27.42"E
C606	3.10	1515.00	81.90	40.96	81.89	N60° 04' 01.82"E
C607	3.10	1515.00	81.90	40.96	81.89	N63° 09' 52.82"E
C608	3.10	1515.00	81.90	40.96	81.89	N66° 15' 43.82"E
C609	3.10	1515.00	81.90	40.96	81.89	N69° 21' 34.83"E
C610	3.10	1515.00	81.90	40.96	81.89	N72° 27' 25.83"E
C621	3.96	1515.00	104.84	52.44	104.82	N46° 02' 31.77"E
C622	0.73	1515.00	19.21	9.61	19.21	N48° 23' 16.40"E
C623	3.89	1515.00	102.87	51.45	102.85	N50° 41' 46.70"E
C624	98.13	25.00	42.82	28.83	37.77	N3° 34' 29.26"E

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C625	3.00	1405.00	73.56	36.79	73.55	N43° 59' 31.32"W
C626	3.22	1405.00	78.86	39.44	78.85	N40° 53' 03.23"W
C627	3.22	1405.00	78.86	39.44	78.85	N37° 40' 05.92"W
C650	90.00	40.00	62.83	40.00	56.57	N29° 13' 40.74"E



FOR CONTINUATION - SEE SHEET 03.16

FOR CONTINUATION - SEE SHEET 03.15

FOR CONTINUATION - SEE SHEET 03.19

MARION COUNTY APPROVAL STAMP

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OTOW-BALFOUR SOUTH

SW 104th TERRACE ROAD

PROJECT BOUNDARY (TYP.)

SW 92nd COURT ROAD
(UNDER CONSTRUCTION)

OTOW-AVALON
PHASE 7

DRA - 8

REVISIONS

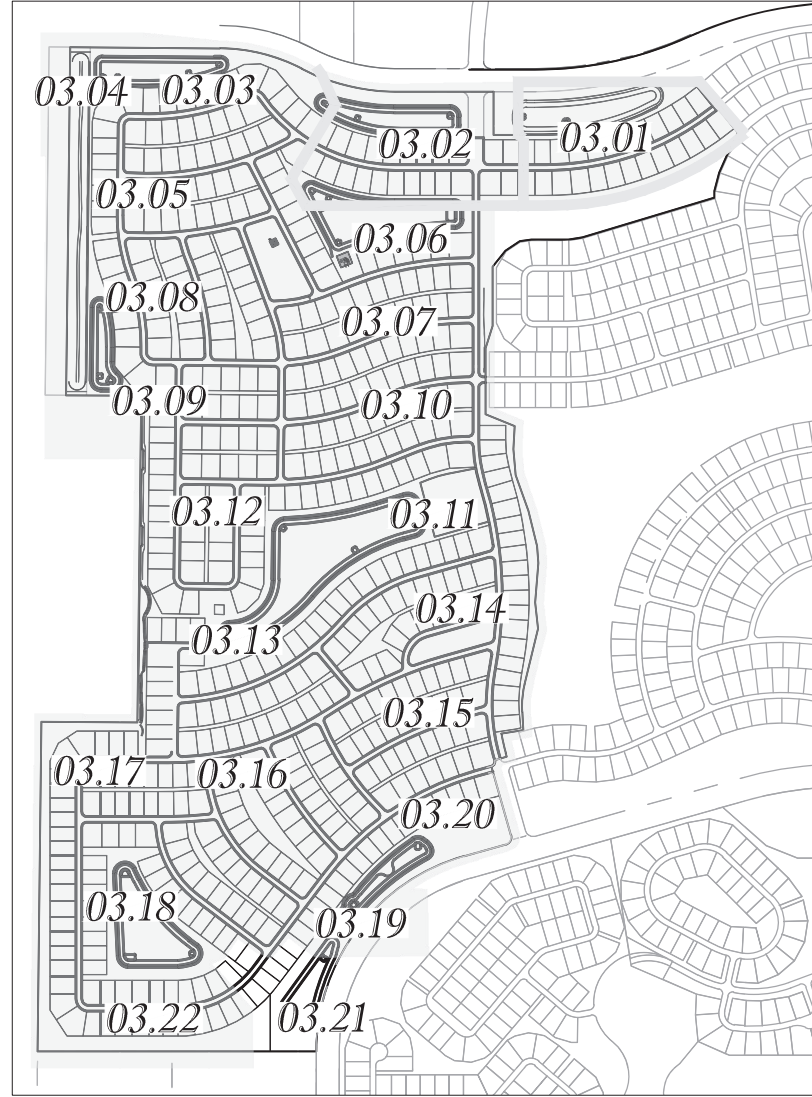
DATE

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ON TOP OF THE WORLD
MARION COUNTY, FLORIDA

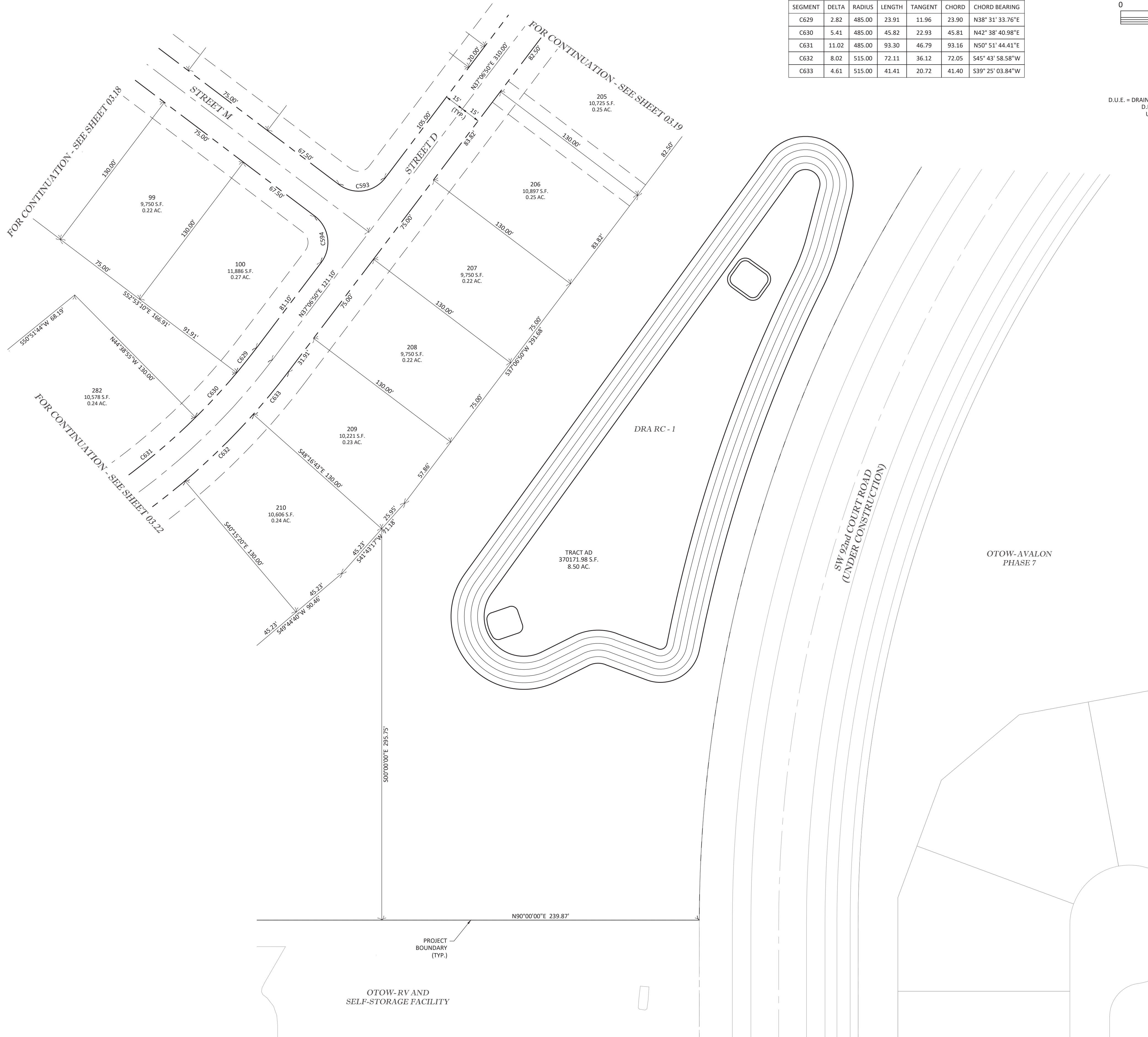
PRELIMINARY PLAT

DATE 10/6/2025
DRAWN BY AS
CHKD. BY CMH
JOB NO. 24-9127

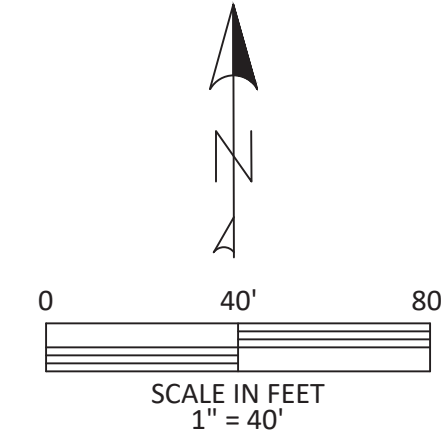
SHT. 03.20



KEY MAP
1" = 1000' SCALE



PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C629	2.82	485.00	23.91	11.96	23.90
C630	5.41	485.00	45.82	22.93	45.81
C631	11.02	485.00	93.30	46.79	93.16
C632	8.02	515.00	72.11	36.12	72.05
C633	4.61	515.00	41.41	20.72	41.40



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MARION COUNTY APPROVAL STAMP

REVISIONS

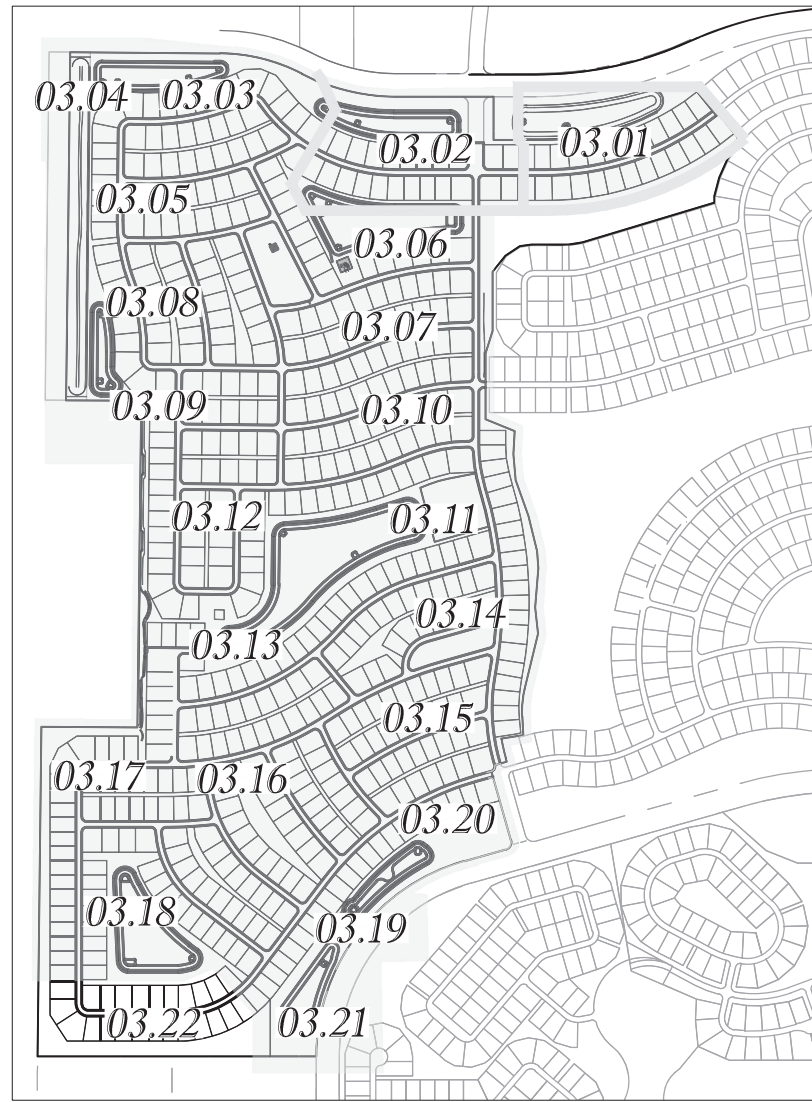
DATE

PRELIMINARY PLAT - SKYE AT CANDLER HILLS WEST
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MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 10/6/2025
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JOB NO. 24-9127

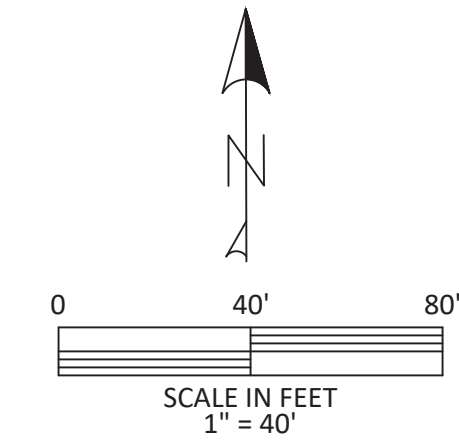
SHT. 03.21



KEY MAP
1" = 1000' SCALE

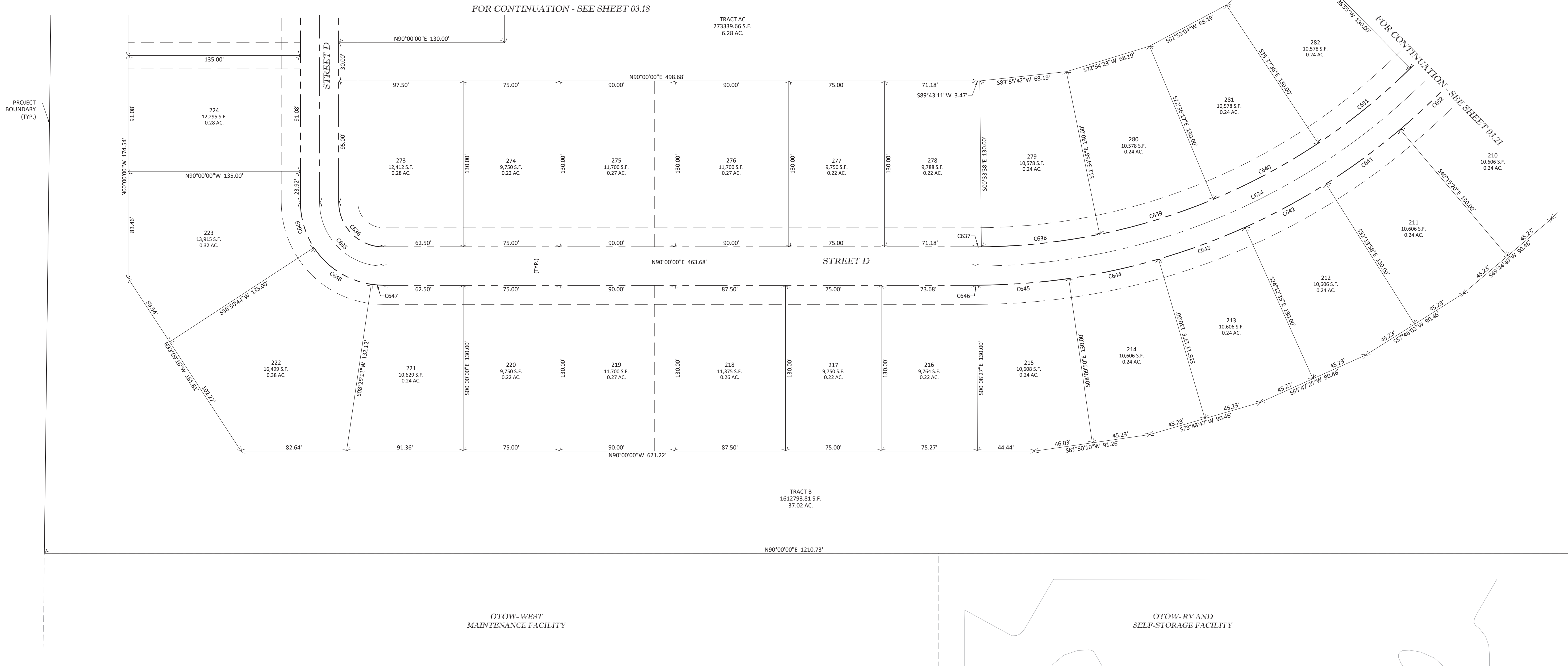
C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C634	52.89	500.00	461.52	248.67	445.31
C635	90.00	50.00	78.54	50.00	70.71

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C636	90.00	35.00	54.98	35.00	49.50
C637	0.56	485.00	4.75	2.37	4.75
C638	11.02	485.00	93.30	46.79	93.16
C639	11.02	485.00	93.30	46.79	93.16
C640	11.02	485.00	93.30	46.79	93.16
C641	8.02	515.00	72.11	36.12	72.05
C642	8.02	515.00	72.11	36.12	72.05
C643	8.02	515.00	72.11	36.12	72.05
C644	8.02	515.00	72.11	36.12	72.05
C645	8.02	515.00	72.11	36.12	72.05
C646	0.14	515.00	1.27	0.63	1.27
C647	8.42	65.00	9.55	4.78	9.54
C648	48.43	65.00	54.94	29.23	53.32
C649	33.15	65.00	37.61	19.35	37.09



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