

October 31, 2024

PROJECT NAME: SUNNYHILL MONOPOLE TOWER

PROJECT NUMBER: 2024020053

APPLICATION: DRC WAIVER REQUEST #32069

1 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED - tower/no flows

2 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan

STATUS OF REVIEW: INFO

REMARKS: no comment

3 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED

4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan

STATUS OF REVIEW: INFO

REMARKS: N/A

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: LDC 2.20.1.B(1) - Minor Site Plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED. The applicant owns a 25.67 -acre parcel (50744-000-00) and according to the MCPA, there is approximately 4,118 sf existing impervious area on-site. The applicant is proposing to add 11,430 sf for a wireless telecommunication tower site. The total existing and proposed impervious area is 15,548 sf. The site will be approximately 6,548 sf over the allowed 9,000 sf per the Marion County LDC. There is a Flood Prone Areas on the property which is located is a natural low area contained to the property. This natural low area contains more than enough runoff storage to contain the runoff from the impervious overage.



**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 32069**

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 9.24.2024 Parcel Number(s): 50744-000-00 Permit Number: AR #31654

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Sunnyhill Monopole Tower Commercial  Residential   
Subdivision Name (if applicable): N/A  
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): Bruce McMullen  
Signature: \_\_\_\_\_  
Mailing Address: 15733 SE 182nd Avenue Road City: Umatilla  
State: FL Zip Code: 32784 Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

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

Firm Name (if applicable): Vertex Development Contact Name: Kevin Wright  
Mailing Address: 3630 West Kennedy Boulevard City: Tampa  
State: FL Zip Code: 33609 Phone # 850.503.2425  
Email address: kw@vertexdevelopment.net

**D. WAIVER INFORMATION:**

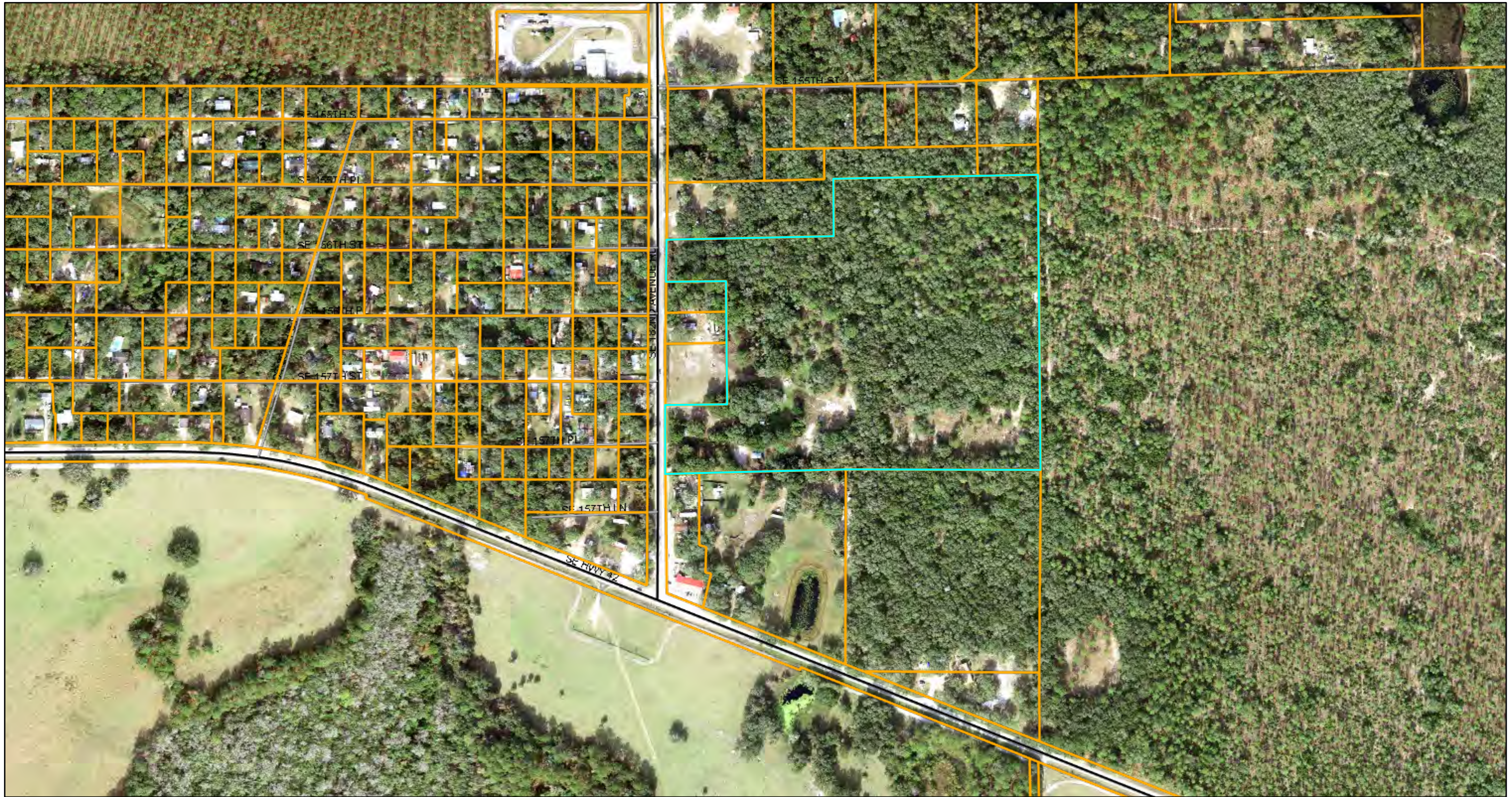
Section & Title of Code (be specific): Sec. 2.20.1.B.(1) - Purpose and Intent (This waiver is for exceeding Reason/Justification for Request (be specific): impervious ground coverage of 9,000 SF)  
Vertex irequests a waiver to exceed 9,000 SF of impervious ground coverage to stay within the Minor Site Plan Review process. The majority of the impervious area is due to Marion County requirements for Fire Department access to our site.

**DEVELOPMENT REVIEW USE:**

Received By: Email 9/25/24 Date Processed: 10/2/24 BM Project # 2024020053 AR # 32069

**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): \_\_\_\_\_

# Marion County Florida - Interactive Map

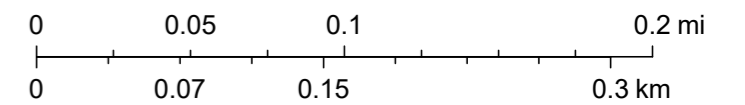


10/22/2024, 2:57:20 PM

- Marion County
- Parcels
- County Road Maintenance
- OCE Maintained Paved
- Not Maintained
- Streets
- Green: Band\_2
- Blue: Band\_3
- Red: Band\_1

Aerial 2023

1:4,514



Marion County Property Appraiser, Esri Community Maps Contributors, Marion County Property Appraiser, FDEP, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, OCE,

Marion County Board of County Commissioners

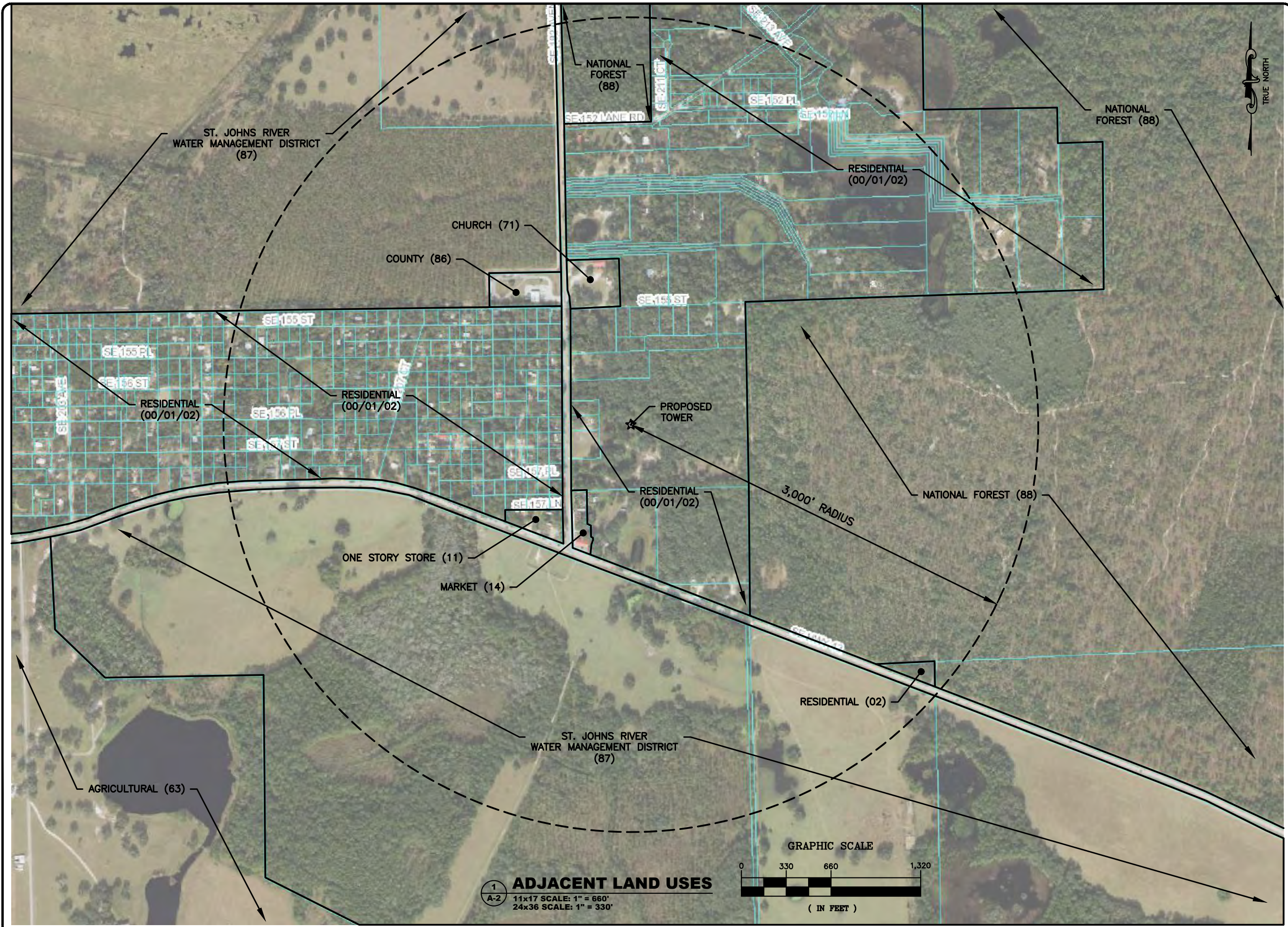
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C:\Users\mmpm17\Desktop\GEN3 Eng\000 Docs\Sunnyhill Restoration\US-FL-5351\_Sunnyhill Restoration\_ZD\_REV 1.dwg October 3, 2024 10:13:07 AM mpm17



REV	DATE	DESCRIPTION
A	12/11/23	PRELIMINARY ZDs REV "A"
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1	09/18/24	REVISED PER SURVEY

GEN3 PROJECT NO.: 102304008  
 DRAWN BY: YMK  
 CHECKED BY: MPM

**VERTEX**  
 DEVELOPMENT, LLC  
 3630 WEST KENNEDY BOULEVARD  
 TAMPA, FLORIDA 33609  
 PH: (813) 335-4768

**EXPERT**  
 CONSTRUCTION MANAGEMENT, INC.  
 815 SOUTH KINGS AVENUE  
 BRANDON, FLORIDA 33511  
 PH: (813) 657-7810

PREPARED BY:  
**GEN3**  
 ENGINEERING  
 27139 SEA BREEZE WAY  
 WESLEY CHAPEL, FLORIDA 33544  
 PH: (813) 917-2671  
 COA # 35409

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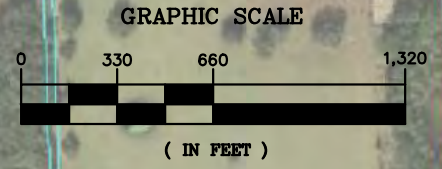
MARC P. MAIER  
 LICENSE  
 No 72513  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 OCTOBER 3, 2024  
 MARC P. MAIER, PE  
 FL PROFESSIONAL ENGINEER LIC. # 72513

**SUNNYHILL RESTORATION**  
**FL-5351**  
 MINOR SITE PLAN #31651  
 TBD SE 182ND AVENUE RD  
 UMATILLA, FL 32784

SHEET DESCRIPTION  
**ADJACENT LAND USES**

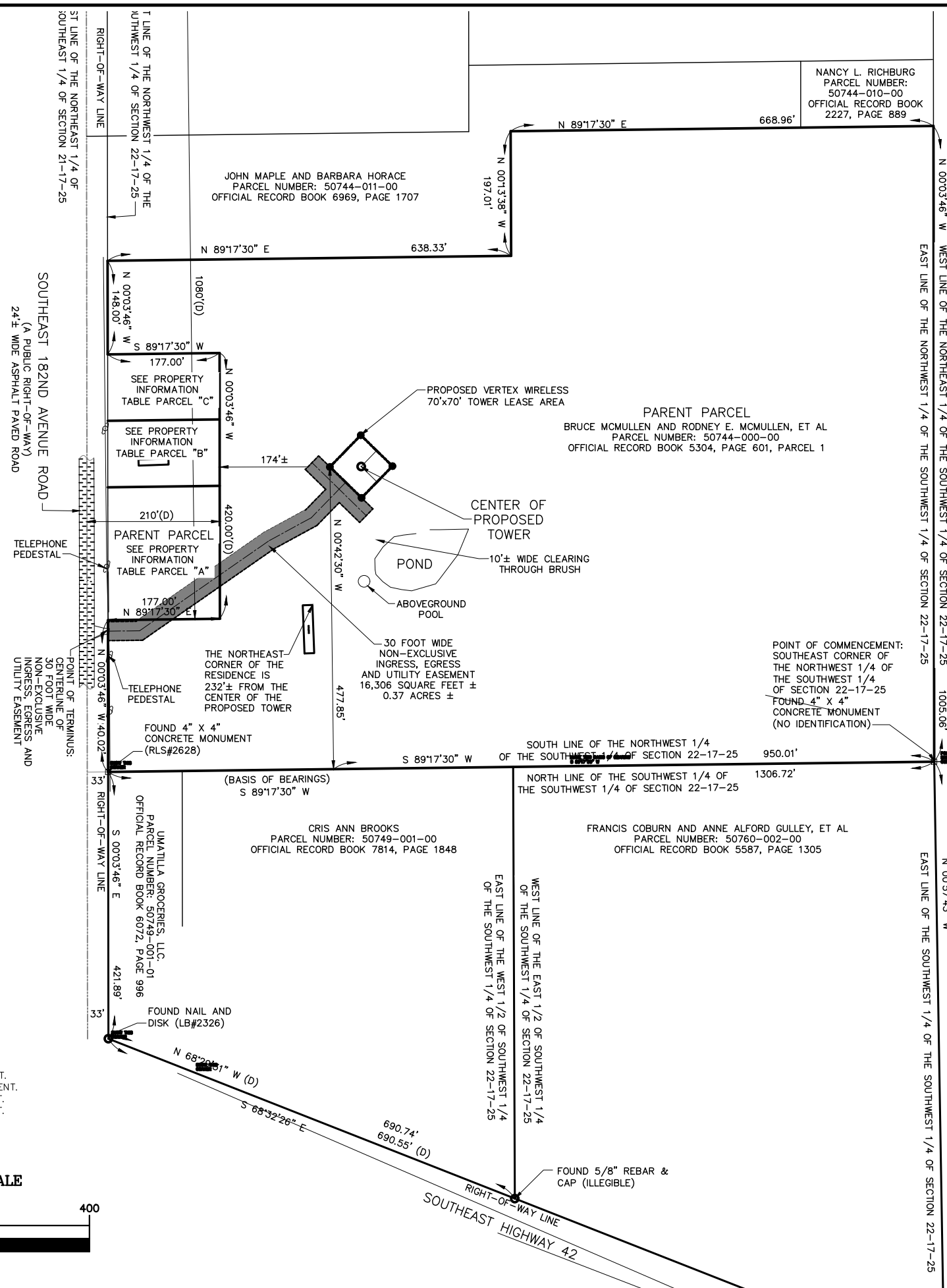
SHEET NUMBER  
**A-2**

**1**  
**A-2**  
 11x17 SCALE: 1" = 660'  
 24x36 SCALE: 1" = 330'





CALL FLORIDA 811  
ONE CALL - DIAL 811  
CALL 3 WORKING DAYS  
BEFORE YOU DIG  
1-800-638-4097



DISTANCES ARE FROM THE CENTER OF PROPOSED TOWER TO THE PARENT PARCEL LINES:  
NORTH LINE = 330'±  
EAST LINE = 906'±  
SOUTH LINE = 478'±  
WEST LINE = 224'±

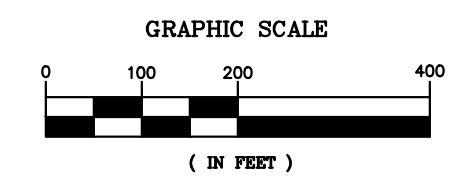
U S GOVT FOREST SERVICE  
PARCEL NUMBER: 50760-003-00  
NO OFFICIAL RECORD BOOK FOUND

**FLOOD NOTE**  
ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120160 0935 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR MARION COUNTY, FLORIDA, DATED 8/28/2008, THE SUBJECT PROPERTY IS IN FLOOD ZONE "X", IE, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN".

- SURVEYOR'S NOTES**
- BEARINGS HEREON ARE REFERENCED TO THE ASSUMED BEARING OF SOUTH 89°17'30" WEST ALONG THE SOUTH LINE OF THE PARENT PARCEL, ALSO BEING THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA.
  - UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.
  - THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED SEPTEMBER 26, 2023.
  - REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  - THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENTS. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.
  - LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TKO GPS RECEIVER.
  - ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMMITMENT FOR TITLE INSURANCE. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.

- LEGEND**
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
  - INDICATES FOUND IRON PIN AS NOTED
  - INDICATES CONCRETE MONUMENT AS NOTED
  - ⊕ INDICATES WOOD UTILITY POLE
  - (D) INDICATES RECORD DESCRIPTION DATA
  - INDICATES OVERHEAD UTILITY LINE
  - INDICATES 4' TALL BARBED WIRE FENCE
  - ▨ INDICATES ASPHALT

NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.  
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMENT.  
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.  
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.



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1	09/18/24	REVISED PER SURVEY

GEN3 PROJECT NO.: 102304008  
DRAWN BY: YMK  
CHECKED BY: MPM

**VERTEX**  
DEVELOPMENT, LLC  
3630 WEST KENNEDY BOULEVARD  
TAMPA, FLORIDA 33609  
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MARC P. MAIER  
LICENSE  
No 72513  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER  
OCTOBER 3, 2024  
MARC P. MAIER, PE  
FL PROFESSIONAL ENGINEER LIC. # 72513

**SUNNYHILL RESTORATION**  
FL-5351  
MINOR SITE PLAN #31651  
TBD SE 182ND AVENUE RD  
UMATILLA, FL 32784  
SHEET DESCRIPTION  
**EXISTING CONDITIONS**  
SHEET NUMBER  
**C-1**



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PROPERTY DESCRIPTIONS

PARENT PARCEL  
(OFFICIAL RECORD BOOK 5304, PAGE 601)

PARCEL 1:  
THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; LESS AND EXCEPT THE NORTH 210 FEET OF THE EAST 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 420 FEET OF THE NORTH 1080 FEET OF THE WEST 210 FEET THEREOF; AND LESS AND EXCEPT THE WEST 867 FEET OF THE EAST 1287 FEET OF THE NORTH 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE WEST 375 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE EAST 105 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4; AND LESS AND EXCEPT THE WEST 210 OF THE EAST 420 OF THE NORTH 210 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE EAST 105 FEET OF THE NORTH 315 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE NW 1/4 OF THE SW 1/4 EXCEPT THE EAST 105 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 25 FEET OF THE WEST 25 FEET OF THE NORTH 340 FEET OF THE NE 1/4 OF THE NW 1/4 OF THE SW 1/4; AND LESS AND EXCEPT THE SOUTH 197 FEET OF THE NORTH 512 FEET OF THE NW 1/4 OF THE NW 1/4 OF THE SW 1/4 AND LESS AND EXCEPT; ANY PORTION THEREOF LYING WITHIN THE RIGHT OF WAY OF COUNTY ROAD NO. 230 ALSO KNOWN AS C.S. FOREST SERVICE ROAD NO. 8;

PARCEL 2:  
THE SOUTH 210 OF THE NORTH 1080 OF THE WEST 210 FEET OF THE NW 1/4 OF THE SW 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST.

TOWER PARCEL  
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°17'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 950.01 FEET; THENCE NORTH 00°42'30" WEST FOR 477.85 FEET TO THE POINT OF BEGINNING; THENCE NORTH 44°17'31" EAST FOR 70.00 FEET; THENCE SOUTH 45°42'29" EAST FOR 70.00 FEET; THENCE SOUTH 44°17'31" WEST FOR 70.00 FEET; THENCE NORTH 45°42'29" WEST FOR 70.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 4,900 SQUARE FEET (0.11 ACRES), MORE OR LESS.

30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT  
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°17'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FOR 950.01 FEET; THENCE NORTH 00°42'30" WEST FOR 477.85 FEET TO THE MOST WESTERLY CORNER OF A 70 FOOT BY 70 FOOT TOWER PARCEL; THENCE SOUTH 45°42'29" EAST ALONG THE SOUTHWESTERLY LINE OF SAID TOWER PARCEL FOR 35.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE SOUTH 44°17'31" WEST FOR 15.00 FEET TO AN INTERSECTION WITH A LINE THAT IS PARALLEL WITH AND OFFSET 15 FEET SOUTH OF SAID SOUTHWESTERLY LINE AND TO POINT "A"; THENCE NORTH 45°42'29" WEST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURN TO SAID POINT "A"; THENCE SOUTH 45°42'29" EAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE; THENCE RETURN TO SAID POINT "A"; THENCE SOUTH 44°17'31" WEST FOR 63.14 FEET; THENCE SOUTH 61°24'53" WEST FOR 76.44 FEET; THENCE SOUTH 55°11'00" WEST FOR 248.96 FEET; THENCE SOUTH 89°17'30" WEST FOR 50.00 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SOUTHEAST 182ND AVENUE ROAD (A PUBLIC RIGHT-OF-WAY) AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 16,306 SQUARE FEET (0.37 ACRES), MORE OR LESS.

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GEN3 PROJECT NO.:		102304008
DRAWN BY:		CHECKED BY:
YMK		MPM

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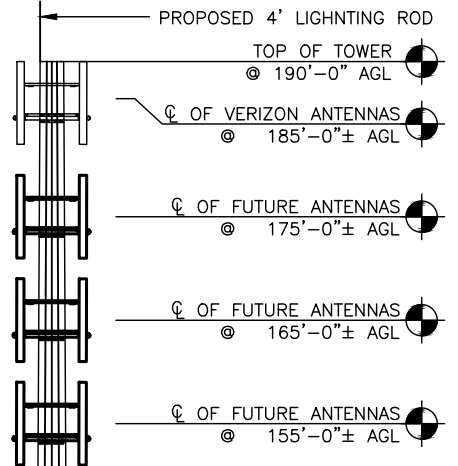
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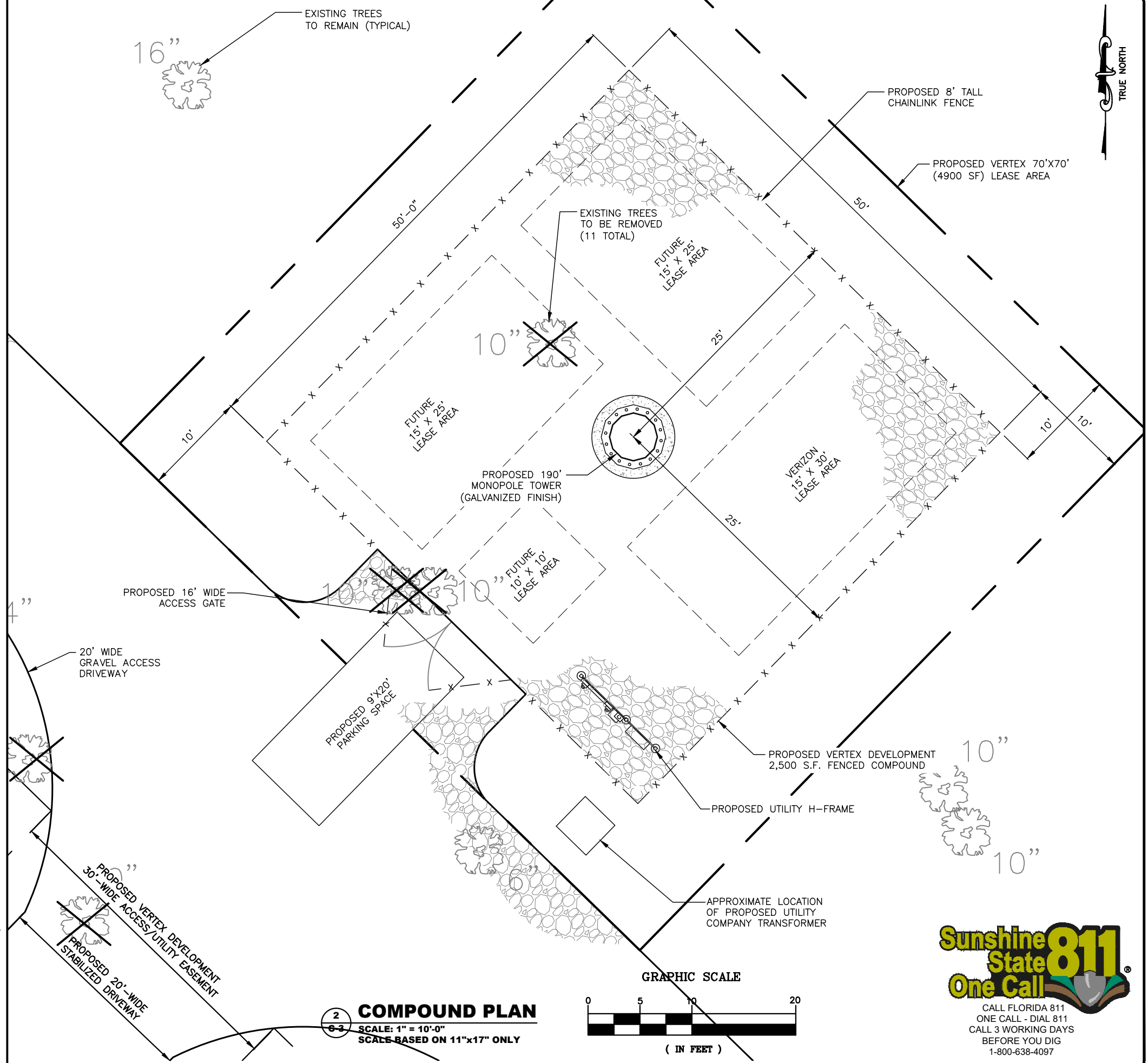
SHEET DESCRIPTION  
**PROPERTY DESCRIPTIONS**

SHEET NUMBER  
**C-2**

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**CENTER OF PROPOSED TOWER INFORMATION:**  
 NAD'83  
 LATITUDE = 28°59'40.28" N ±20'  
 LONGITUDE = 81°48'22.25" W ±20'  
 NAD'27  
 LATITUDE = 28°59'39.34" N ±20'  
 LONGITUDE = 81°48'22.96" W ±20'  
 GROUND ELEVATION = 65.0'±3'  
 NAVD'88  
 GROUND ELEVATION = 66.0'±3'  
 NGVD'29



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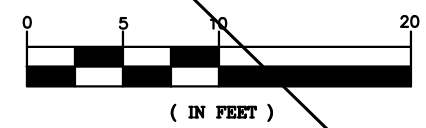
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**SUNNYHILL RESTORATION**  
**FL-5351**  
 MINOR SITE PLAN #31651  
 TBD SE 182ND AVENUE RD  
 UMATILLA, FL 32784

SHEET DESCRIPTION  
**TOWER ELEVATION & COMPOUND PLAN**  
 SHEET NUMBER  
**C-3**

**Sunshine State 811**  
**One Call**  
 CALL FLORIDA 811  
 ONE CALL - DIAL 811  
 CALL 3 WORKING DAYS  
 BEFORE YOU DIG  
 1-800-638-4097



**2**  
**COMPOUND PLAN**  
 SCALE: 1" = 10'-0"  
 SCALE BASED ON 11"x17" ONLY

**1**  
**TOWER ELEVATION**  
 NOT TO SCALE



GEN3 - C:\Users\mmpm17\Desktop\GEN3 Eng\000 Docs\Sunnyhill Restoration\US-FL-5351\_Sunnyhill Restoration\_ZD\_REV 1.dwg October 3, 2024 10:13:11 AM mpm17

PARCEL "C"  
 JAMES B. MCMULLEN  
 AND BRUCE MCMULLEN, ET AL  
 PARCEL NUMBER:  
 50746-000-00  
 OFFICIAL RECORD BOOK  
 5304, PAGE 601, PARCEL 3

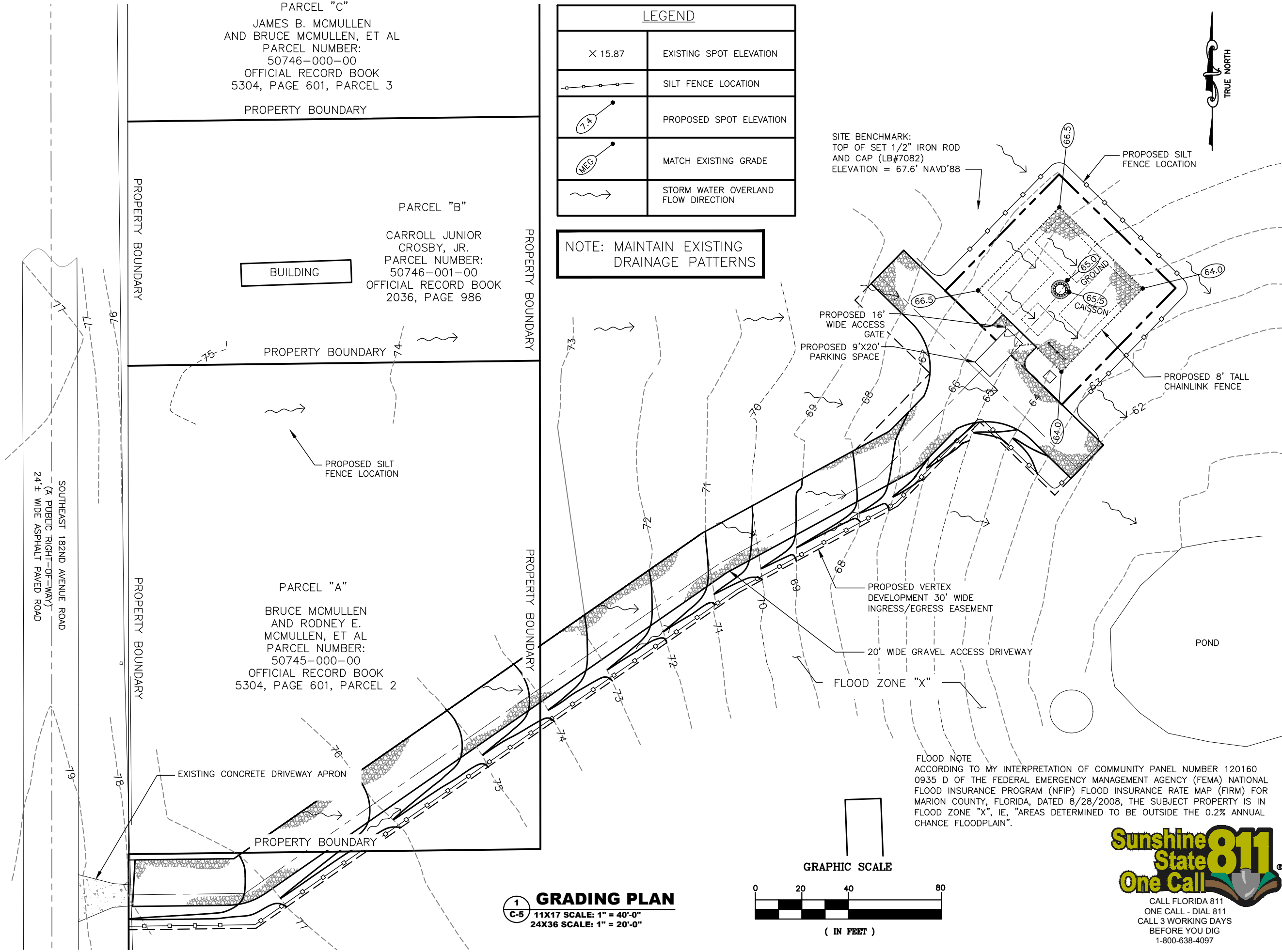
PARCEL "B"  
 CARROLL JUNIOR  
 CROSBY, JR.  
 PARCEL NUMBER:  
 50746-001-00  
 OFFICIAL RECORD BOOK  
 2036, PAGE 986

PARCEL "A"  
 BRUCE MCMULLEN  
 AND RODNEY E.  
 MCMULLEN, ET AL  
 PARCEL NUMBER:  
 50745-000-00  
 OFFICIAL RECORD BOOK  
 5304, PAGE 601, PARCEL 2

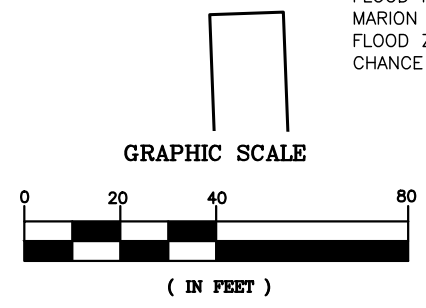
LEGEND	
× 15.87	EXISTING SPOT ELEVATION
	SILT FENCE LOCATION
	PROPOSED SPOT ELEVATION
	MATCH EXISTING GRADE
	STORM WATER OVERLAND FLOW DIRECTION

NOTE: MAINTAIN EXISTING DRAINAGE PATTERNS

SITE BENCHMARK:  
 TOP OF SET 1/2" IRON ROD  
 AND CAP (LB#7082)  
 ELEVATION = 67.6' NAVD'88



**1 GRADING PLAN**  
 C-5 11X17 SCALE: 1" = 40'-0"  
 24X36 SCALE: 1" = 20'-0"



FLOOD NOTE  
 ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120160  
 0935 D OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL  
 FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM)  
 FOR MARION COUNTY, FLORIDA, DATED 8/28/2008, THE SUBJECT PROPERTY IS IN  
 FLOOD ZONE "X", IE, "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
 CHANCE FLOODPLAIN".

**Sunshine State 811**  
 One Call  
 CALL FLORIDA 811  
 ONE CALL - DIAL 811  
 CALL 3 WORKING DAYS  
 BEFORE YOU DIG  
 1-800-638-4097

REV	DATE	DESCRIPTION
A	12/11/23	PRELIMINARY ZDs REV "A"
B	12/18/23	PRELIMINARY ZDs REV "B"
C	01/30/24	PRELIMINARY ZDs REV "C"
0	01/31/24	ISSUED FOR ZONING
1	09/18/24	REVISED PER SURVEY

GEN3 PROJECT NO.: 102304008  
 DRAWN BY: YMK  
 CHECKED BY: MPM

**VERTEX**  
 DEVELOPMENT, LLC  
 3630 WEST KENNEDY BOULEVARD  
 TAMPA, FLORIDA 33609  
 PH: (813) 335-4768

**EXPERT**  
 CONSTRUCTION MANAGEMENT, INC.  
 815 SOUTH KINGS AVENUE  
 BRANDON, FLORIDA 33511  
 PH: (813) 657-7810

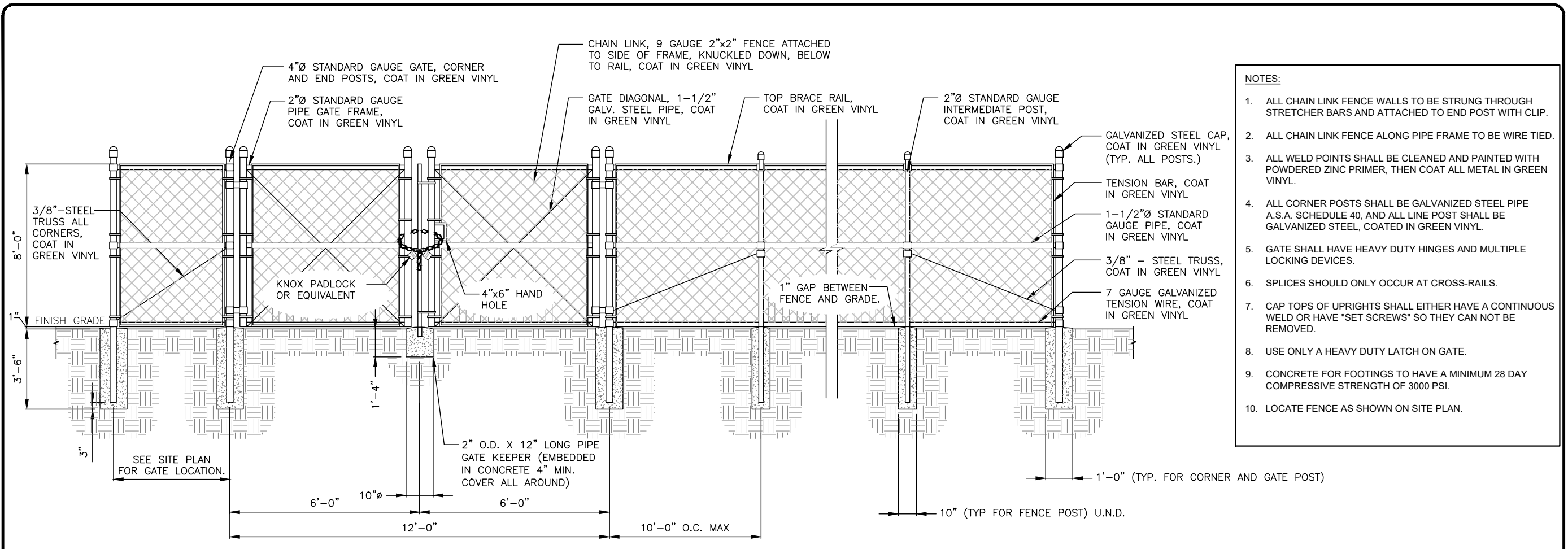
PREPARED BY:  
**GEN3**  
 ENGINEERING  
 27139 SEA BREEZE WAY  
 WESLEY CHAPEL, FLORIDA 33544  
 PH: (813) 917-2671  
 COA # 35409

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED & SEALED BY MARC P. MAIER, P.E., FL LICENSE #72513 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED & THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

MARC P. MAIER  
 LICENSE  
 No 72513  
 STATE OF  
 FLORIDA  
 PROFESSIONAL ENGINEER  
 OCTOBER 3, 2024  
 MARC P. MAIER, PE  
 FL PROFESSIONAL ENGINEER LIC. # 72513

**SUNNYHILL RESTORATION**  
 FL-5351  
 MINOR SITE PLAN #31651  
 TBD SE 182ND AVENUE RD  
 UMATILLA, FL 32784  
 SHEET DESCRIPTION  
**GRADING PLAN**  
 SHEET NUMBER  
**C-5**

GEN3 - C:\Users\mpm17\Desktop\GEN3\_Eng\000 Docs\Sunnyhill Restoration\US-FL-5351\_Sunnyhill Restoration\_ZD\_REV 1.dwg October 3, 2024 10:13:12 AM mpm17



- NOTES:**
1. ALL CHAIN LINK FENCE WALLS TO BE STRUNG THROUGH STRETCHER BARS AND ATTACHED TO END POST WITH CLIP.
  2. ALL CHAIN LINK FENCE ALONG PIPE FRAME TO BE WIRE TIED.
  3. ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER, THEN COAT ALL METAL IN GREEN VINYL.
  4. ALL CORNER POSTS SHALL BE GALVANIZED STEEL PIPE A.S.A. SCHEDULE 40, AND ALL LINE POST SHALL BE GALVANIZED STEEL, COATED IN GREEN VINYL.
  5. GATE SHALL HAVE HEAVY DUTY HINGES AND MULTIPLE LOCKING DEVICES.
  6. SPLICES SHOULD ONLY OCCUR AT CROSS-RAILS.
  7. CAP TOPS OF UPRIGHTS SHALL EITHER HAVE A CONTINUOUS WELD OR HAVE "SET SCREWS" SO THEY CAN NOT BE REMOVED.
  8. USE ONLY A HEAVY DUTY LATCH ON GATE.
  9. CONCRETE FOR FOOTINGS TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 PSI.
  10. LOCATE FENCE AS SHOWN ON SITE PLAN.

**1 COMPOUND GATE & FENCE DETAIL**  
SCALE: N.T.S.

**VERTEX**  
DEVELOPMENT, LLC

**SUNNYHILL RESTORATION**  
FL-5351  
15733 SE 182ND AVENUE RD  
UMATILLA, FL 32784

FCC ASR #: XXXXXX  
LAT = 28°59'40.28" N LONG = 81°48'22.25" W  
EMERGENCY CONTACT: 813-335-4768

**NO TRESPASSING AREA**

- SIGNAGE NOTES:**
1. "NO TRESPASSING" SIGNAGE SHALL BE INSTALLED ON EVERY SIDE, NO MORE THAN 40' APART.
  2. THE HEIGHT OF THE LETTERING OF THE WARNING SIGNS SHALL BE AT LEAST 12 INCHES. THE WARNING SIGNS SHALL BE INSTALLED AT LEAST FIVE FEET ABOVE FINISHED GRADE.

**2 SIGNAGE DETAIL**  
SCALE: N.T.S.

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GEN3 PROJECT NO.: 102304008

DRAWN BY: YMK CHECKED BY: MPM

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DEVELOPMENT, LLC

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TAMPA, FLORIDA 33609  
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**EXPERT**  
CONSTRUCTION MANAGEMENT, INC.

815 SOUTH KINGS AVENUE  
BRANDON, FLORIDA 33511  
PH: (813) 657-7810

PREPARED BY:

**GEN**  
ENGINEERING

27139 SEA BREEZE WAY  
WESLEY CHAPEL, FLORIDA 33544  
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**OCTOBER 3, 2024**  
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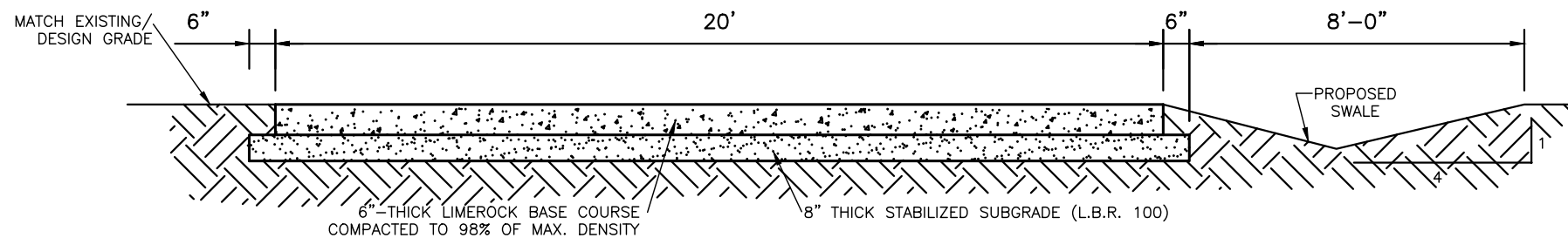
**SUNNYHILL RESTORATION**  
FL-5351  
MINOR SITE PLAN #31651

TBD SE 182ND AVENUE RD  
UMATILLA, FL 32784

SHEET DESCRIPTION  
**FENCE & GATE DETAILS**

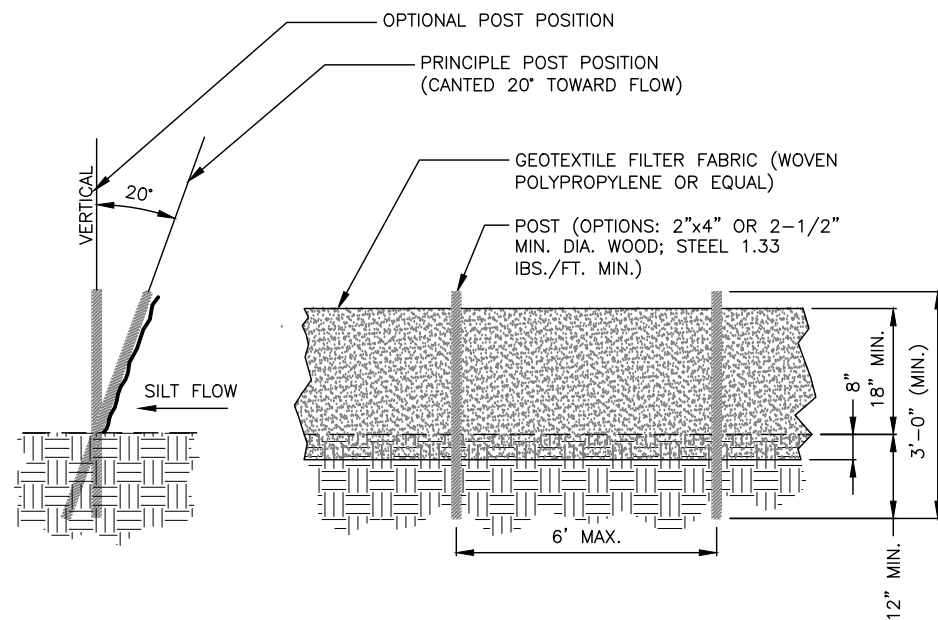
SHEET NUMBER  
**C-6**

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**NOTE:**  
1.) THIS DRIVEWAY, AS DESIGNED AND IF PROPERLY CONSTRUCTED, WILL SUPPORT A GROSS VEHICLE WEIGHT OF 32 TONS.

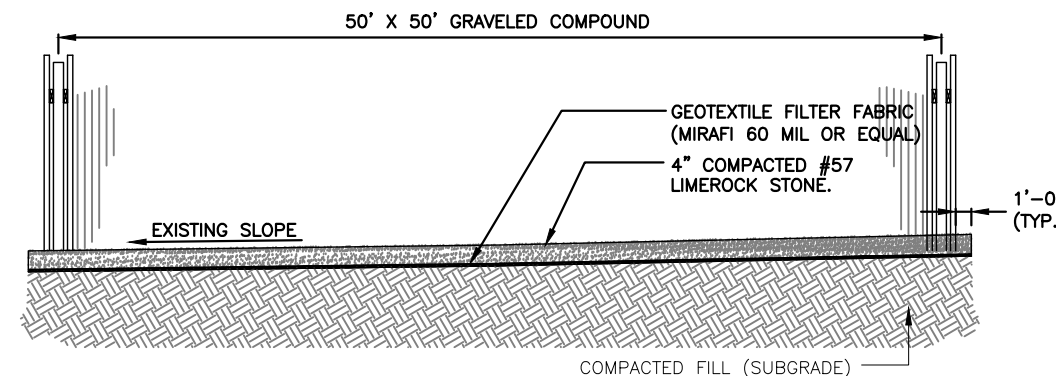
**1 GRAVEL DRIVEWAY DETAIL**  
SCALE: N.T.S.



**NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS DURING CONSTRUCTION. INSTALL SILT FENCE AS SHOWN WHERE ADDITIONALLY REQUIRED FOR PROTECTION OF ADJACENT PROPERTIES, ROADWAYS, AND WATERWAYS.
- CONTRACTOR SHALL INSPECT INSTALLED EROSION CONTROL DEVICE WEEKLY DURING CONSTRUCTION AND AFTER HEAVY RAINS FOR DAMAGE. MAINTENANCE SHALL INCLUDE CLEANING BUILT-UP SEDIMENT BEHIND THE BARRIERS AND/OR REPLACING DAMAGED SECTIONS.
- THE EROSION CONTROL DEVICES SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
- HAY BALES BE SHALL NOT BE USED AS EROSION CONTROL.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING SITE FREE OF DRAINAGE PROBLEMS.
- CONTRACTOR SHALL USE BEST MANAGEMENT PRACTICES FOR CONSTRUCTION TO PREVENT THE DIVERSION OF SEDIMENT LADEN STORM WATER RUNOFF OR ERODED MATERIALS FROM LEAVING THE CONSTRUCTION SITE.

**2 SILT FENCE DETAIL**  
SCALE: N.T.S.



**NOTES:**

- SITE WILL BE GRADED TO ALLOW DRAINAGE PER SHEET C-4.
- PRIOR TO LAYING THE STONE, THE COMPOUND SHOULD BE CLEARED OF ALL ORGANIC MATTER, STERILIZED WITH WEED KILLER, AND THEN TREATED WITH HERBICIDE.
- AFTER PROJECT COMPLETION ALL DISTURBED AREAS MUST BE SEEDED WITH LOW MAINTENANCE GRASS.

**3 TYPICAL COMPOUND SECTION DETAIL**  
SCALE: N.T.S.

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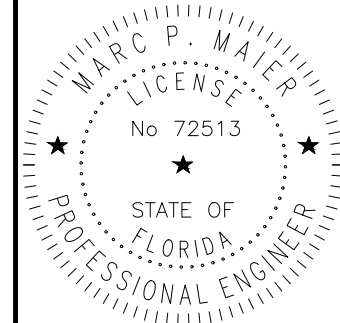
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**SUNNYHILL RESTORATION**  
FL-5351

MINOR SITE PLAN #31651

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SHEET DESCRIPTION

SITE DETAILS

SHEET NUMBER

**C-7**