October 31, 2024 PROJECT NAME: SUNNYHILL MONOPOLE TOWER PROJECT NUMBER: 2024020053 APPLICATION: DRC WAIVER REQUEST #32069

- 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

AR 32069

Office of the County Engineer

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

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 N	ame: Sunnyhill M	onopole Towe	r	Commercial	Residential
Subdivisi	on Name (if appl	icable): 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:	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	5
Email address: kw@vertexdevelopement.net	

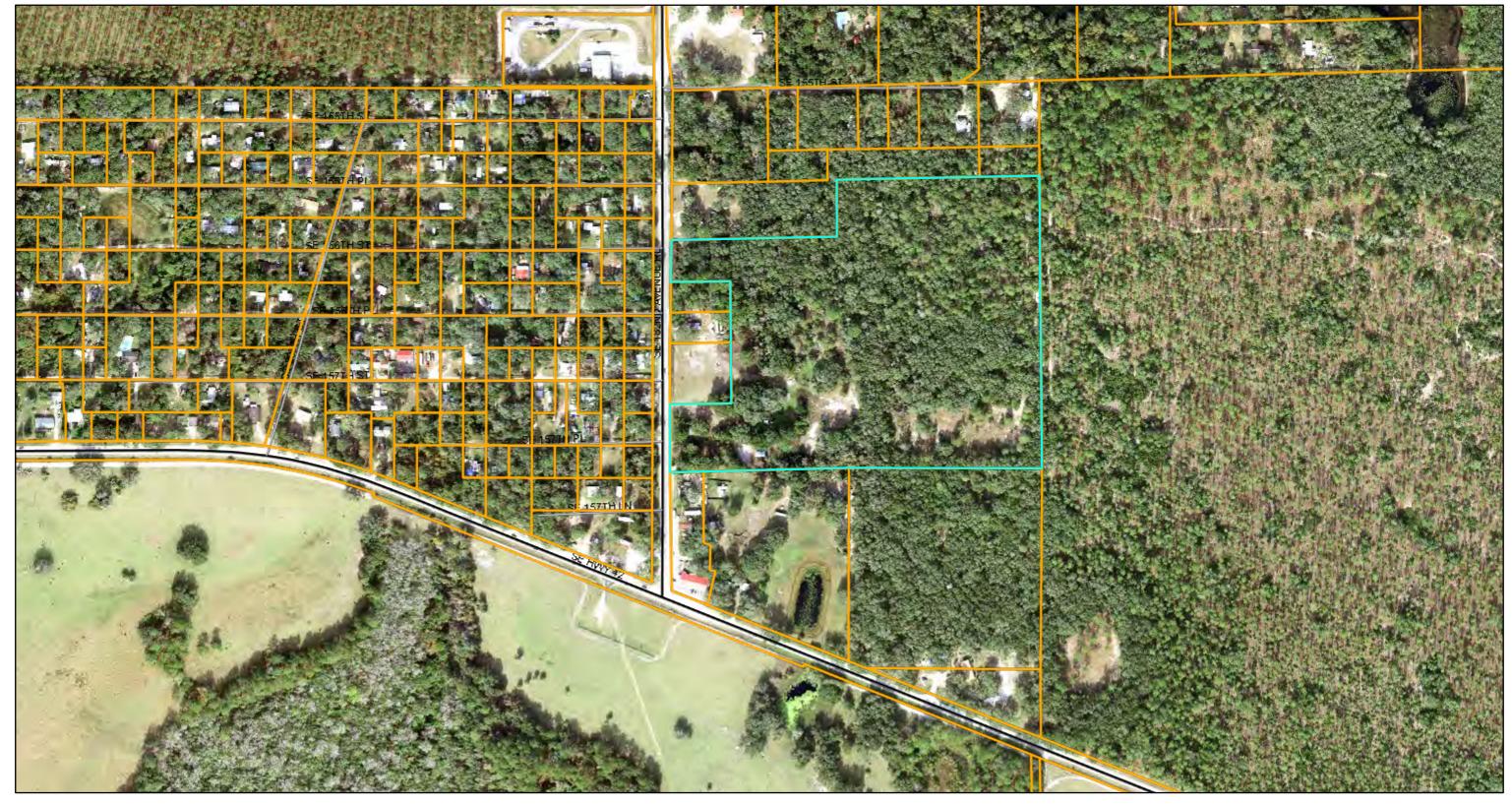
D. WAIVER INFORMATION:

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

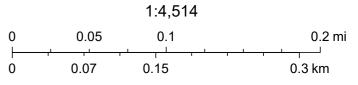
ZONING USE:	Parcel of reco	ord: Yes 🗆 No 🗆	Eligi	ble to apply for Family Division: Yes 🛛 No 🔾
Zoned:	ESOZ:	P.O.M.	Land Use:	Plat Vacation Required: Yes 🛛 No 🗖
Date Reviewed:		_Verified by (print	t & initial):	

Marion County Florida - Interactive Map



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





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 y information and assumes all risk for reliance on any information herein.



3630 W. KENNEDY BOULEVARD

MARION COUNTY MINOR SITE PLAN #31651

SUNNYHILL RESTORATION FL-5351

TBD SE 182ND AVENUE RD

UMATILLA, FL 32784

NEW VERTEX WIRELESS TELECOMMUNICATIONS TOWER **190' MONOPOLE TOWER**

TAMPA.	FLORIDA	33609
.,	1 201 (12) (00000

LOCATION MAP	A	PPROVALS	DESIGN	CRITERIA		INDE
E total owned	PROPERTY OWNER	DATE	ASCÉ 7–22) PER EXEMPTION $\#5$ OF 1609.1.1)	SHT. NO. T-1	TITLE SHEET
* MARION	RF ENGINEER	DATE	Vult = 131 MPH (ULTIMAT Vasd = 102 MPH (NOMINAL		GN-1	GENERAL NOTES
Con the second s	CONSTRUCTION	DATE	RISK CATEGORY= II		ARCH	HITECTURAL / CIVIL
Ocala National Forest	SITE ACQUISITION	DATE	EXPOSURE= C IMPORTANCE FACTOR= 1.0		A-2	ADJACENT LAND
Exclose FLORIDA	ZONING	DATE	- NATIONAL ELECTRICAL CODE,	, 2020 EDITION	C-1	EXISTING CONDI
Sur Ca	NETWORK	DATE	 FLORIDA FIRE PREVENTION (– CONTRACTOR TO CONFIRM T 		C-2	PROPERTY DESC
	OPERATIONS	DATE	WITH RF WARNING SIGNAGE	& EMERGENCY SIGNAGE AS	C-3	TOWER ELEVATIO
			REQUIRED BY THE FEDERAL OET 65 BULLETIN & AS PE	GUIDELINES CONTAINED WITH	C-4 C-5	OVERALL PLAN
	CONTRACTOR	DATE			C-5 C-6	GRADING AND D
	PROJE	CT SUMMARY		CTION NOTES	C-7	SITE DETAILS
These and the second se	1. VERTEX SITE NAME:	SUNNYHILL RESTORATION		LL PLANS AND EXISTING DIMENSIONS 3 SITE AND SHALL IMMEDIATELY		
	2. VERTEX SITE NUMBER:	FL-5351	NOTIFY THE ENGINEER IN WRI PROCEEDING WITH THE WORK	TING OF ANY DISCREPANCIES BEFORE OR BE RESPONSIBLE FOR SAME.		
Enargin Enargin	3. TYPE OF STRUCTURE:	UNMANNED WIRELESS TELECOMMUNICATIONS	2. CONTRACTOR SHALL NOTIFY O			
KY NO LINE DOTA ALLON 42	J. TIPE OF STRUCTURE.	TOWER 190' MONOPOLE	3. THIS PROJECT CONSISTS OF T			
and the second sec	4. TYPE OF DEVELOPMENT:	UTILITY				
VICINITY MAP	5. TOWER GROUND ELEVATION:	± 65.0' (NAVD 88)		500 SF FENCED COMPOUND WITHIN		
A R SE 4995 LA	6. SITE ADDRESS:	TBD SE 182ND AVENUE RD	A 4,900 SF LEASE AREA FOR DATA TELECOMMUNICATIONS FA	AN UNMANNED WIRELESS		
SE 160h St	7. LATITUDE:	UMATILLA, FL 32784 28° 59' 40.28" N / 28.994523° N				
		·				<u> </u>
13 ⁴⁰	8. LONGITUDE:	81°48′22.25″W / -81.806181°W	CON	ITACTS		
	9. PROPERTY OWNER:	MCMULLEN BRUCE MCMULLEN RODNEY E ET AL	APPLICANT /	CONTRACTOR:		
	10. COUNTY:	MARION COUNTY, FLORIDA	TOWER OWNER / LEASE HOLDER:	EXPERT CONSTRUCTION MANAGERS 815 SOUTH KINGS AVENUE		
	11. PARCEL NUMBER:	50744-000-00	VERTEX DEVELOPMENT 3630 W. KENNEDY BLVD.	BRANDON, FL 33511 (813) 657–8710		
Ocala Hational Forest	12. PARCEL PORTION OF:	S22, T17 SOUTH, R25 E	TAMPA, FL 33609 (813) 335-4768	ENGINEER:		
	13. JURISDICTION:	MARION COUNTY, FLORIDA		GEN3 ENGINEERING, INC. 27139 SEA BREEZE WAY		
t Here	14. EXISTING LAND USE:	IMPROVED RESIDENTIAL	TITLE HOLDER / PROPERTY OWNER:	WESLEY CHAPEL, FL 33544 (813) 917-2671		
	15. FUTURE LAND USE:	IMPROVED RESIDENTIAL	MCMULLEN BRUCE MCMULLEN RODNEY E ET AL	ATTN: DARRYL J. KROEZE, PE		
SITE LOCATION	16. ADJACENT PARCEL ZONING:	NORTH: A1	30322 REDTREE DR LEESBURG FL 34748	ELECTRIC_COMPANY:		
ST Comp Abro 42 42		SOUTH: A1 EAST: A1	SURVEYOR:	SECO ENERGY FIBER_COMPANY:		
42		WEST: A1	GEOLINE SURVEYING 13430 NW 104TH TERRACE	TBD		
	17. ACTUAL TOWER SETBACKS:	NORTH: 326'± SOUTH: 474'±	SUITE A ALACHUA, FL 32615			<u> </u>
		EAST: 902'±	(386) 418-0500			
DRIVING DIRECTIONS		WEST: 220'±		PROJECT IN		
FROM TAMPA INTERNATIONAL AIRPORT:	18. PARENT TRACT AREA:	25.67 ACRES				
TAKE GEORGE J BEAN PKWY AIRPORT EXIT ROAD AND HEAD SOUTH TO SR-60 E (MEMORIAL HWY) RAMP. TAKE RAMP ONTO SR-60 E (MEMORIAL HWY) TOWARD	19. TOTAL PROJECT AREA:	13,930 SF (\pm) / 0.32 ACRES (\pm)	1. THIS IS AN UNMANNED FACILI CELLULAR SERVICE.	ITY AND WILL BE USED FOR THE TRANS	MISSION (UF RADIO SIGNAL
TAMPA/I-275 N. GO FOR 1.6 MI. AKE THE EXIT TOWARD TAMPA/I-4 ONTO I-275 N	20. TOTAL LEASE AREA:	4,900 SF		IES THAT THIS EQUIPMENT FACILITY WILL		
(SR-400). GO FOR 20.5 MI. TAKE THE LEFT EXIT TOWARD OCALA ONTO I-75 N (SR-93). GO FOR 54.2 MI. TAKE EXIT 329 TOWARD WILDWOOD ONTO SR-44 E (E STATE ROAD 44).	21. TOTAL COMPOUND AREA:	2,500 SF		ACTORS AND THE WORK ASSOCIATED WIT JENTED ONLY BY SERVICE PERSONNEL F		
GO FOR 2.2 MI. TURN LEFT ONTO COUNTY ROAD 44A (CR-44A W). GO FOR 0.8 MI. TURN LEFT ONTO COUNTY ROAD 221 (CR-221). GO FOR 1.5 MI. TURN RIGHT ONTO E COUNTY	22. TOTAL IMPERVIOUS PROJECT AREA:	11,430 SF	3. NO POTABLE WATER SUPPLY	IS TO BE PROVIDED AT THIS LOCATION.		
ROAD 462 (CR-462). GO FOR 1.8 MI. TURN LEFT ONTO N US HIGHWAY 301 (US-301 N).	23. PROPOSED TOWER PARKING:	(1) ONE	4. NO WASTEWATER WILL BE GEN	NERATED AT THIS LOCATION.		
GO FOR 6.6 MI. TURN RIGHT ONTO SE HIGHWAY 42 (CR-42 E). GO FOR 3.2 MI. CONTINUE ON SE HIGHWAY 42 (CR-42). GO FOR 3.8 MI. CONTINUE ON SE HIGHWAY 42			5. NO SOLID WASTE WILL BE GE	NERATED AT THIS LOCATION.		
(CR-42). GO FOR 7.4 MI. TURN LEFT ONTO SE 182ND AV RD. GO FOR 0.2 MI.			6. HANDICAP REQUIREMENTS: FA	CILITY WILL BE UNMANNED AND NOT FO	R HUMAN	I HABITATION. HAN

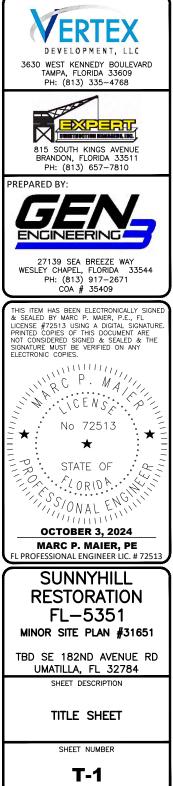
EX OF DRAWINGS

DESCRIPTION	REV. NO.
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NOTES	
CIVIL PLANS	
AERIAL AND SETBACK PLAN	
LAND USES	
CONDITIONS	
Y DESCRIPTIONS	
LEVATION AND COMPOUND DETAIL	
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VALS FOR THE PURPOSE OF PROVIDING PUBLIC

BY VERTEX DEVELOPMENT OR WIRELESS CARRIER NNOT BE PERFORMED BY HANDICAPPED PERSONS. ONLY.

1				
REV	DATE	DESCRIPTION		
Α	12/11/23	PRELIMINARY ZDs REV "A"		
в	12/18/23	PRELIMINARY ZDs REV "B"		
С	01/30/24	PRELIMINARY ZDs REV "C"		
0	01/31/24	ISSUED FOR ZONING		
1	09/18/24	REVISED PER SURVEY		
GEN3	GEN3 PROJECT NO.: 102304008			
	DRAWN BY:	: CHECKED BY:		
	YMK	МРМ		
\geq				



General Conditions:

- 1. These Specifications and Construction Drawings are intended to be fully explanatory and complementary. However, should anything be shown, indicated or specified on one and not the other, it shall be the same as if shown, indicated or specified on both.
- 2. The intention of the documents is to include all labor and materials reasonably necessary for the proper execution and completion of the work as indicated in the documents.
- Minor deviations from the design layout are anticipated and shall be considered as part of the work; however, no changes that alter the character intent of the design shall be 3. made or permitted by the Subcontractors, without express written Consent from the Construction Manager
- 4. The Contractor is solely responsible for all site safety including but not limited to protection of all site personnel and the general public during the entire site construction period. The Contractor shall take all reasonable precautions to place and maintain barricades, lamps, signs, and the like in accordance with OSHA Safety Act and ANSI occupational guidelines.

Conflicts:

- 1. The Contractor and each Subcontractor shall be responsible for verification of all measurements at the site before ordering any materials or performing any work. No Change Order, extra charge or compensation shall be allowed due to difference between actual dimensions and dimensions indicated on the neither Construction Drawings nor Specifications. Any such discrepancy in dimension which may inadvertently occur shall be submitted to the Construction Manager for consideration before the Contractor proceeds with the work in the affected area.
- 2. The Contractor shall contact a subsurface utility locator for location of existing utilities prior to commencement of any construction activities. For assistance in locating existing utilities call "SUNSHINE STATE ONE CALL" at 1-800-638-4097.
- 3. Damage by the Contractor to utilities or property of others, including existing pavement and other surfaces disturbed by the Contractor during construction shall be repaired to pre-construction conditions by the Contractor. For grassed areas seed and mulch shall be acceptable.

Inspections:

1. The Contractor shall be solely responsible for ensuring that all relevant authority inspections are carried out in a timely manner.

As-Builts Drawings:

1. The Contractor shall prepare a red-lined set of As-Built Drawings

Environmental Protection

- 1. Noise Level: The Contractor shall ensure that state and local regulations are complied with in regard to noise levels produced by his or his sub-Contractor's equipment or methods of construction
- 2. Dust Control: The Contractor shall take all necessary steps to limit the creation of any dust nuisance that might arise during construction to the satisfaction of the local authorities
- ALL TRIMMING UNDERTAKEN ON A TREE PROTECTED BY THE LAND DEVELOPMENT CODE SHALL BE IN ACCORDANCE WITH THE AMERICAN 3. NATIONAL STANDARDS INSTITUTE (ANSI) A-300 PRUNING STANDARDS.

Clean Up:

1. The Subcontractors shall at all times keep the site free from accumulation of waste materials or rubbish caused by their employees at work, and at the completion of the work, they shall remove all rubbish from and about the building, including all tools, scaffolding and surplus materials, and shall leave the work clean and ready for use.

Code Compliance:

1. All materials, design, and workmanship shall be in accordance with all applicable codes (some of which are listed below), ordinances, and authorities having jurisdiction over the work. Where no codes exist, the work shall conform to the Florida Building Code 7th Edition (2020), and/or the specifications herein, whichever is more stringent

City/County Building Codes Florida Building Code 8th Edition (2023) EIA/TIA-222 Rev. H Florida Fire Prevention Code 8th Edition (2023) Life Safety Code 101 National Electric Code 2020 American Institute of Steel Construction Specifications American Welding Society American Concrete Institute Federal Aviation Authority Regulations Federal Communications Commission Regulations American National Standards Institute American Society for Testing and Materials National Underwriter's Laboratories

2. It is the Subcontractor's responsibility to verify compliance with the governing codes and to notify the Construction Manager of any discrepancies prior to performing work. Reference to any standard or code of practice in this specification shall be deemed to mean the edition current at the time of award of the contract.

Site Work:

The Contractor is required to maintain all ditches, pipes, and other drainage structures free from obstruction until work is accepted. The Contractor is responsible for any 1 damages caused by failure to maintain drainage structure in operable condition.

Structural:

- 1. All cast in place concrete shall be mixed and placed in accordance with the requirements of ACI 318 and ACI 301, and shall have a 28 day minimum compressive strength of 4000 PSI. Concrete shall be placed against undisturbed soil unless otherwise noted. Minimum concrete cover shall be 3 inches
- 2. Each new communication tower must be designed and constructed so that in the event a tower falls it will collapse only within the property lines of the lot on which the tower is located. All applications for development approval shall provide verification of compliance with this design requirement from an engineer registered by the State of Florida. In addition, the construction of new communication towers shall comply with all county construction codes.
- 3. All reinforcing steel shall conform to ASTM 615 grade 60, deformed billet steel bars. Welded wire fabric reinforcing shall conform to ASTM A185.

Florida Building Code 8th Edition (2023) FBC Specifications: Risk Category II TIA Specifications: Structure Class = 2; Exposure = C; Topographic Category 1 Wind Loads (ASCE 7-22) 131 mph ultimate design wind speed per FBC 8th Edition (2023) 102 mph nominal design wind speed per FBC 8th Edition (2023)

Site Notes

- ALL TELECOMMUNICATIONS TOWERS (TOWERS), ANTENNAS, AND EQUIPMENT SHALL COMPLY WITH THE MARION COUNTY COMPREHENSIVE PLAN AND LAND DEVELOPMENT REGULATIONS; ALL APPLICABLE SIRE SAFETY CODES, BUILDING CODES, AND TECHNICAL CODES ADOPTED BY MARION COUNTY; ALL APPLICABLE FEDERAL AND STATE REGULATIONS; AND FAA AND FCC.
- 2. THE TOWER WILL BE DESIGNED AT A MAXIMUM HEIGHT OF 190 FEET ABOVE GROUND LEVEL
- ALL NEW TOWER BASES, GUY ANCHORS, OUTDOOR EQUIPMENT, ACCESSORY BUILDINGS, AND ACCESSORY STRUCTURES SHALL BE FENCED.
- TOWER LIGHTING. TOWERS SHALL NOT BE ARTIFICIALLY LIGHTED EXCEPT AS REQUIRED BY THE FAA OR OTHER APPLICABLE AUTHORITY. 4.
- THE TOWER AND ANTENNAS MUST MEET THE RADIATION EMISSION STANDARDS SET BY THE ECC. 5
- COLLOCATION. THE MONOPOLE TOWER WILL BE DESIGNED TO ACCOMMODATE THE FUTURE ANTENNAS OF FOUR (4) WIRELESS TELECOMMUNICATIONS 6. CARRIERS AT VARYING ELEVATIONS
- 7. PARKING AND TRAFFIC. TRAFFIC TO THE TOWER SITE IS APPROXIMATELY ONE TRIP PER CARRIER PER MONTH. AREAS SUFFICIENT FOR THE TEMPORARY OFF-STREET PARKING FOR ONE (1) VEHICLE HAS BEEN PROVIDED.
- TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE
- 9. UTILITIES. TOWER DOES NOT REQUIRE ANY WATER, WASTEWATER, OR SOLID WASTE DISPOSAL.
- 10. ALL OWNERS OF APPROVED TOWERS ARE JOINTLY AND SEVERALLY LIABLE AND RESPONSIBLE FOR ANY DAMAGE CAUSED TO OFF-SITE PROPERTY AS A RESULT OF A COLLAPSE OF ANY TOWER OWNED BY THEM
- AT THE TOWER SITE, THE DESIGN OF ANY BUILDINGS AND RELATED STRUCTURES SHALL, TO THE EXTENT POSSIBLE, USE MATERIALS, COLORS, 11. TEXTURES, SCREENING, AND LANDSCAPING THAT WILL BLEND THE TOWER FACILITIES TO THE NATURAL SETTING AND BUILT ENVIRONMENT. OUTDOOR STORAGE IS NOT PERMITTED AT A TOWER SITE.
- 12. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT OF THE EASEMENT OF RECORD.
- 13. THE CONSTRUCTION OF THIS FACILITY WILL NOT IMPACT TO THE 100 YEAR FLOOD PLAIN.
- 14. COLOR. TOWERS SHALL EITHER MAINTAIN A GALVANIZED STEEL FINISH, OR CONCRETE, OR BE PAINTED A COLOR SO AS TO REDUCE VISUAL OBTRUSIVENESS. SUBJECT TO ANY APPLICABLE STANDARDS OF THE FAA. EXCEPT FOR CAMOUFLAGE TOWERS

REV	DATE	DECODIDITION		
	DATE	DESCRIPTION		
A	12/11/23	PRELIMINARY ZDs REV "A"		
B	12/18/23	PRELIMINARY ZDs REV "B"		
С 0	01/30/24	PRELIMINARY ZDs REV "C"		
1	01/31/24	ISSUED FOR ZONING		
	03/10/24	REVISED PER SURVEY		
GEN3	PROJECT	NO.: 102304008		
	DRAWN BY	: CHECKED BY:		
	YMK	MPM		
	TIMIX	MIN		
3	5630 WEST TAMPA	ERTEX ELOPMENT, LLC KENNEDY BOULEVARD A, FLORIDA 33609		
	BRANDO	DUTH KINGS AVENUE DN, FLORIDA 33511 (813) 657–7810		
PRE	PARED B	<i>/</i> :		
	27139 SEA BREEZE WAY WESLEY CHAPEL, FLORIDA 33544 PH: (813) 917–2671 COA # 35409			
THIS & S LICE PRIN NOT SIGN ELEC	FITEM HAS EALED BY M NSE #7251. ITED COPIES CONSIDERE IATURE MUS CTRONIC CO	BEEN ELECTRONICALLY SIGNED MARC P. MAIER, P.E., FL 3 USING A DIGITAL SIGNATURE. 6 OF THIS DOCUMENT ARE D SIGNED & SEALED & THE T BE VERIFIED ON ANY PIES.		
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Ĩ	SU	NNYHILL		
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	Fl	5351		
		SITE PLAN #31651		
TF	BD SF '	182ND AVENUE RD		

UMATILLA, FL 32784 SHEET DESCRIPTION

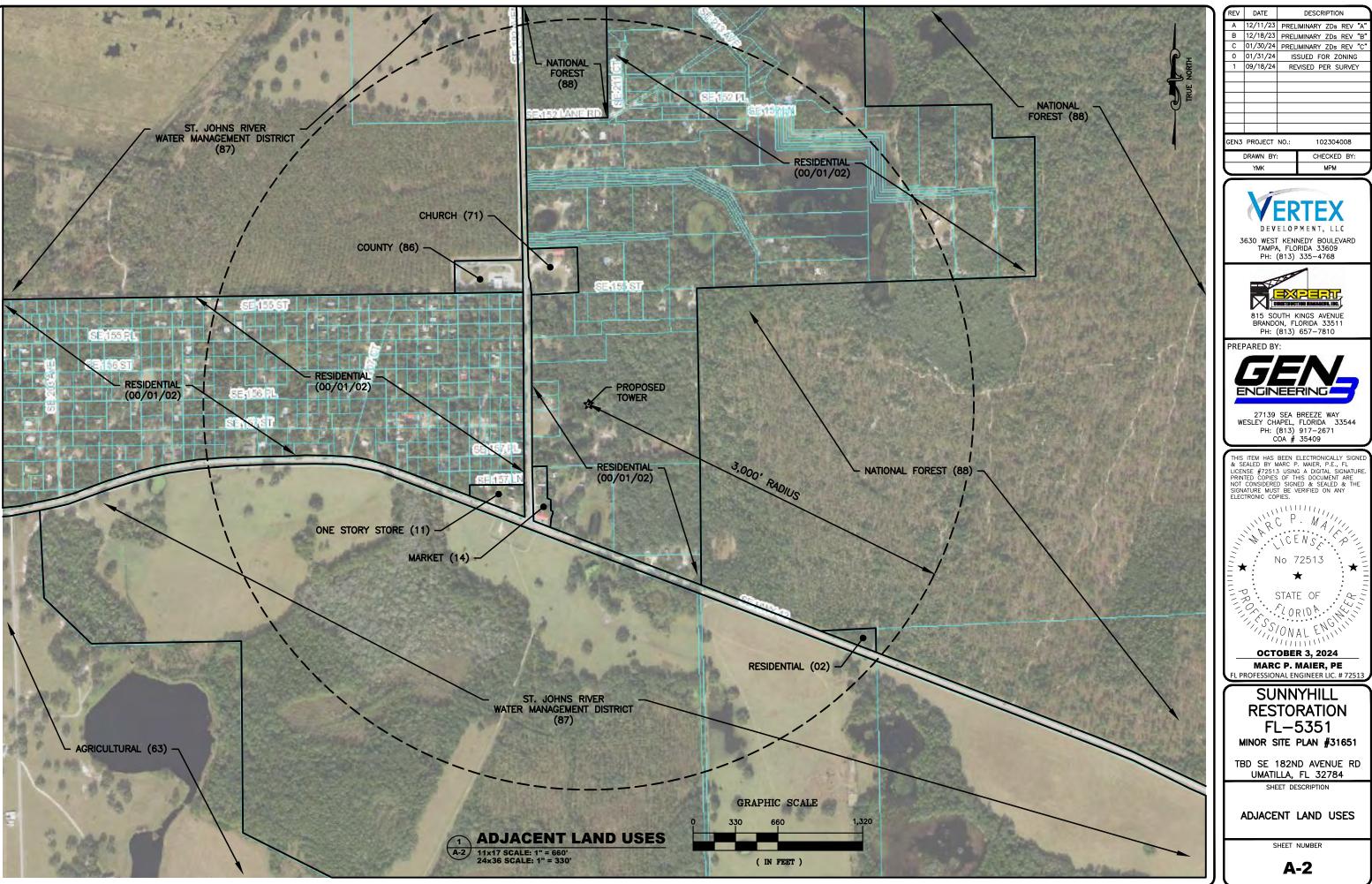
GENERAL NOTES

SHEET NUMBER

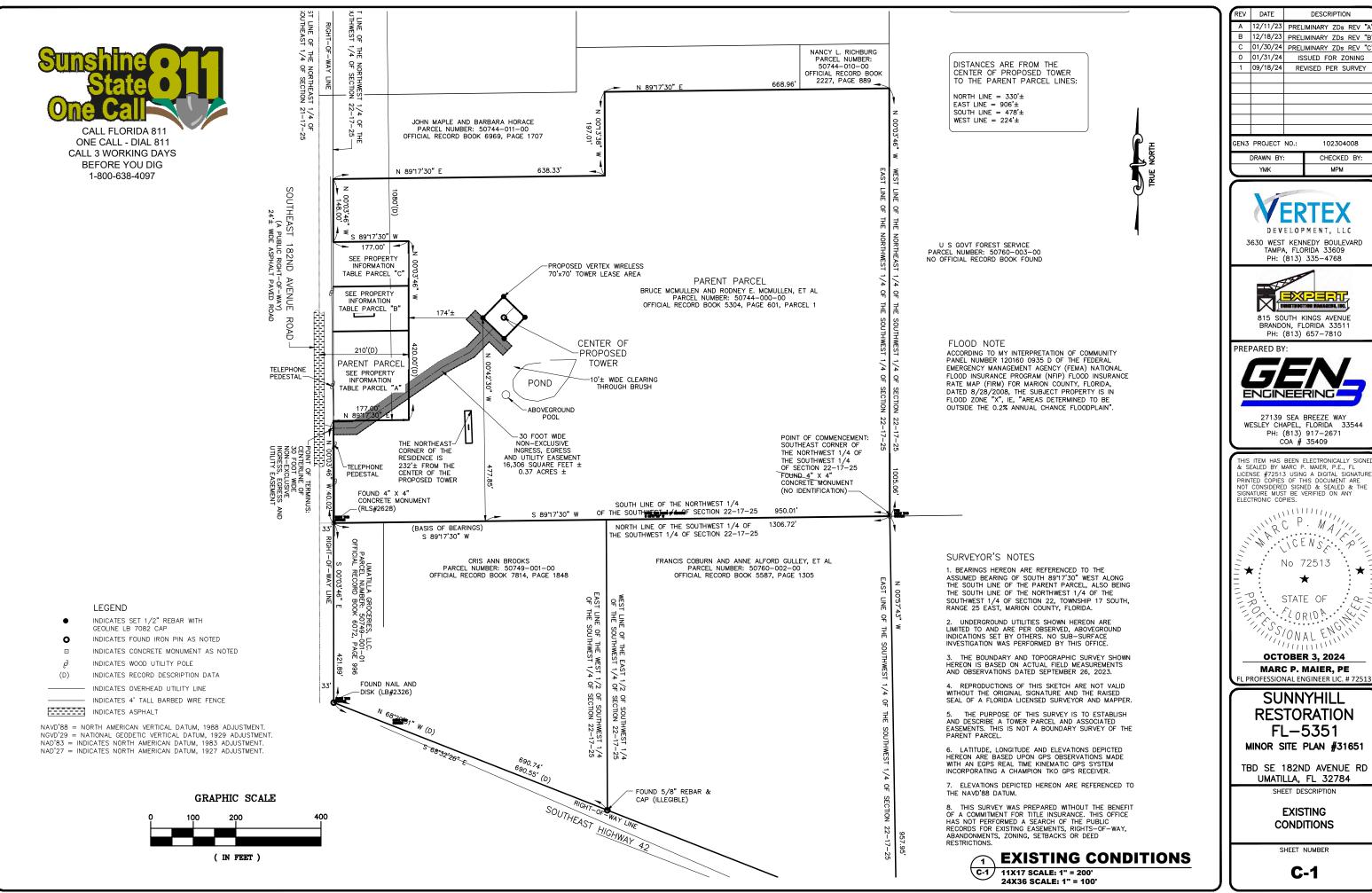
GN-1

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PARCEL	190' TO PROPERTY L	INE 902'± TO PROPERTY LIN	NE (EAST)		and the second	
PROPERTY LINE	190' TO PROPERTY L					
FALL ZONE ANY ADJACENT	190' TO PROPERTY L	INE 190'-0" TO EDGE OF FA	ALL ZONE	JOHN MAPLE AND	the state of the state of the state of the	The second second second
OR SURROUNDING RESIDENTIAL DWELLING	285' TO STRUCTUR	E 301' TO STRUCTU	P/	BARBARA HORACE ARCEL NUMBER: 50744-011-00 OFFICIAL RECORD BOOK 6969, PAGE 1707	PARENT PARCE BRUCE MCMULLEN ANI E. MCMULLEN, ET PARCEL NUMBE 50744-000-0	D RODNEY AL R:
			SEE PROPERTY		OFFICIAL RECORD BOO PAGE 601, PARCE	DK 5304,
			INFORMATION TABLE PARCEL "C"	326'±	FALL ZONE RADIUS	-
			SEE PROPERTY INFORMATION TABLE PARCEL	220'±	902'±	
			"B"		PROPOSED 50' X 50' (2,500 SF) VE DEVELOPMENT FENCED COMPOUND W (4,900 SF) LEASE AREA, REFER TO S COMPOUND DETAIL (OR BOOK 5304,	ITHIN 70' X 70' SHEET C-5 FOR
			INFORMATION ABLE PARCEL "A"	474'±	30 FOOT WDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT 16,306 SQUARE FEET ±	
		PARCEL NUME OFFICIAL RE	GROCERIES, LLC. BER: 50749-001-01 CORD BOOK 6072, AGE 996	CRIS ANN BROOKS PARCEL NUMBER: 50749-001- OFFICIAL RECORD BOOK 7814 PAGE 1848	-00 4, -00 4, -00 6, -00 6, -00 6, -00 7, -00 6, -00 7, -00 7, -00 0, -00 9, -00 0, -00 9, -00 -00 -00 -00 -00 -00 -00 -00 -00 -0	ET AL ER: DO
		PROPERTY INFORMATION TABLE				A Start of the
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AND MCMU PARC 5074 OFFICIAL	E MCMULLEN RODNEY E. ILLEN, ET AL EL NUMBER: 45-000-00 RECORD BOOK E 601, PARCEL 2	CARROLL JUNIOR CROSBY, JR. PARCEL NUMBER: 50746-001-00 OFFICIAL RECORD BOOK 2036, PAGE 986	JAMES B. MCMULLE AND BRUCE MCMULLEN, PARCEL NUMBER: 50746-000-00 OFFICIAL RECORD BO 5304, PAGE 601, PARC	et al	GRAPHIC SCALE 125 250 500	
			1 A-1 11x17 SCALE: 1" = 2 24x36 SCALE: 1" =	AERIAL	125 250 500	





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Α	12/11/23	PRELIMINARY ZDs REV "A"			
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	DRAWN BY	: CHECKED BY:			
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VEPTEY					



C 01/30/24 PRELIMINARY ZDs REV "C ISSUED FOR ZONING REVISED PER SURVEY 102304008 CHECKED BY: MPM **ERTEX** DEVELOPMENT, LLC 3630 WEST KENNEDY BOULEVARD TAMPA, FLORIDA 33609 PH: (813) 335-4768 815 SOUTH KINGS AVENUE BRANDON, FLORIDA 33511 PH: (813) 657-7810 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. CENST P CENS, No 72513 \star STATE OF Q-: CORIDA SSIONAL ENGLIS **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**

PROPERTY DESCRIPTIONS

PARENT PARCEL

(OFFICIAL RECORD BOOK 5304, PAGE 601)

PARCEL 1:

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 FUET OF THE NORTH 315 FEET OF THE WEST 375 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FUET OF THE NORTH 315 FEET OF THE WEST 375 FEET THEREOF; AND LESS AND EXCEPT THE SOUTH 105 FUET 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 NORTH 315 FEET OF THE SW 1/4 AND LESS AND EXCEPT THE SOUTH 105 FEET OF THE NORTH 315 FEET OF THE SW 1/4 OF THE SW 1/4 EXCEPT THE AST 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 SU 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 South west allower the south line of said Northwest 174 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.

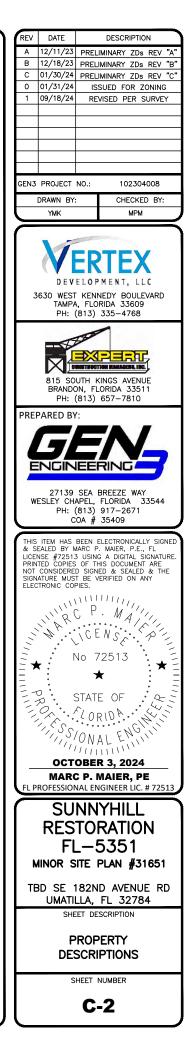
CONTAINING 4.900 SQUARE FEET (0.11 ACRES), MORE OR LESS.

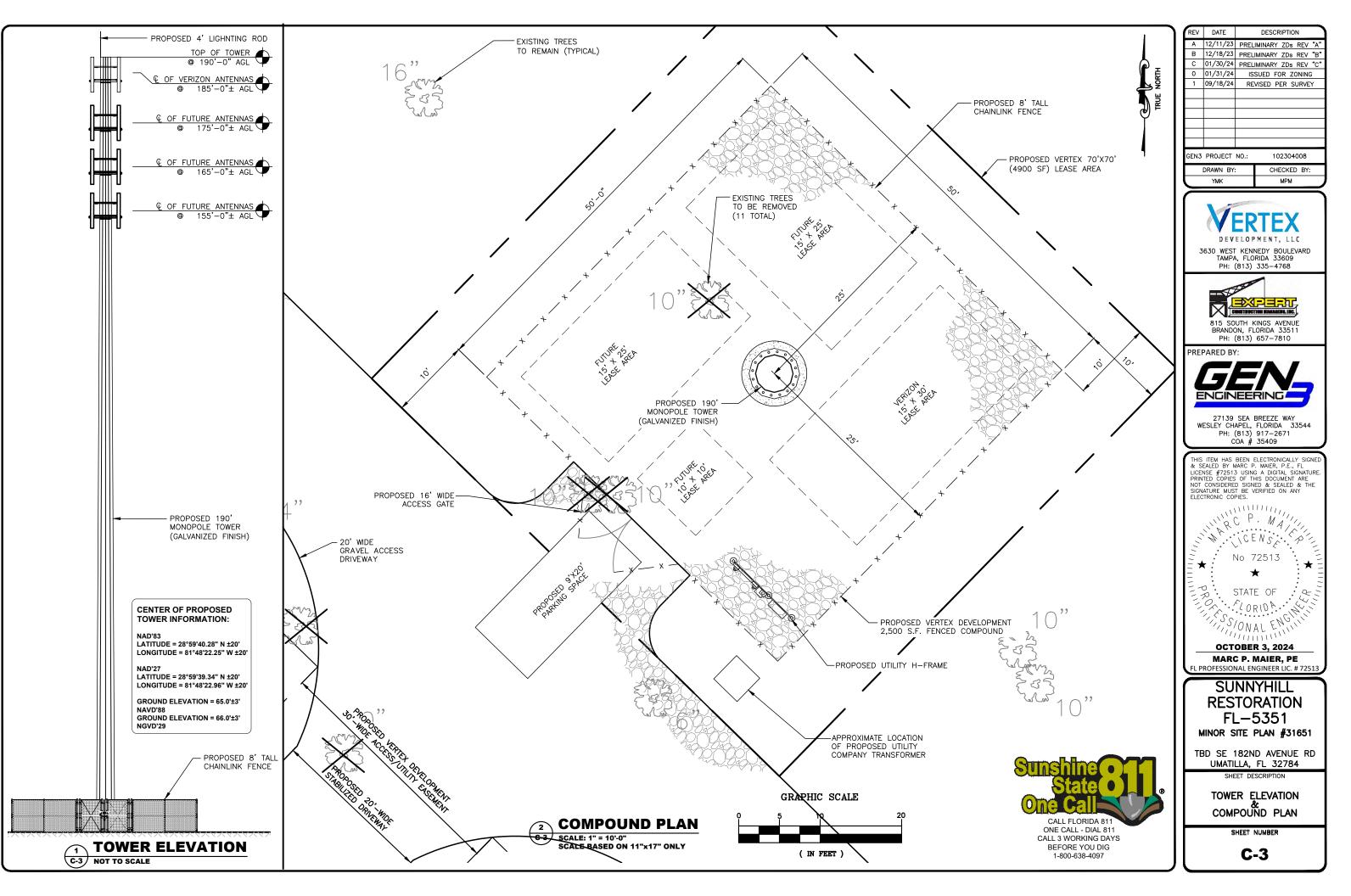
30 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT (PREPARED BY GEOLINE SURVEYING, INC.)

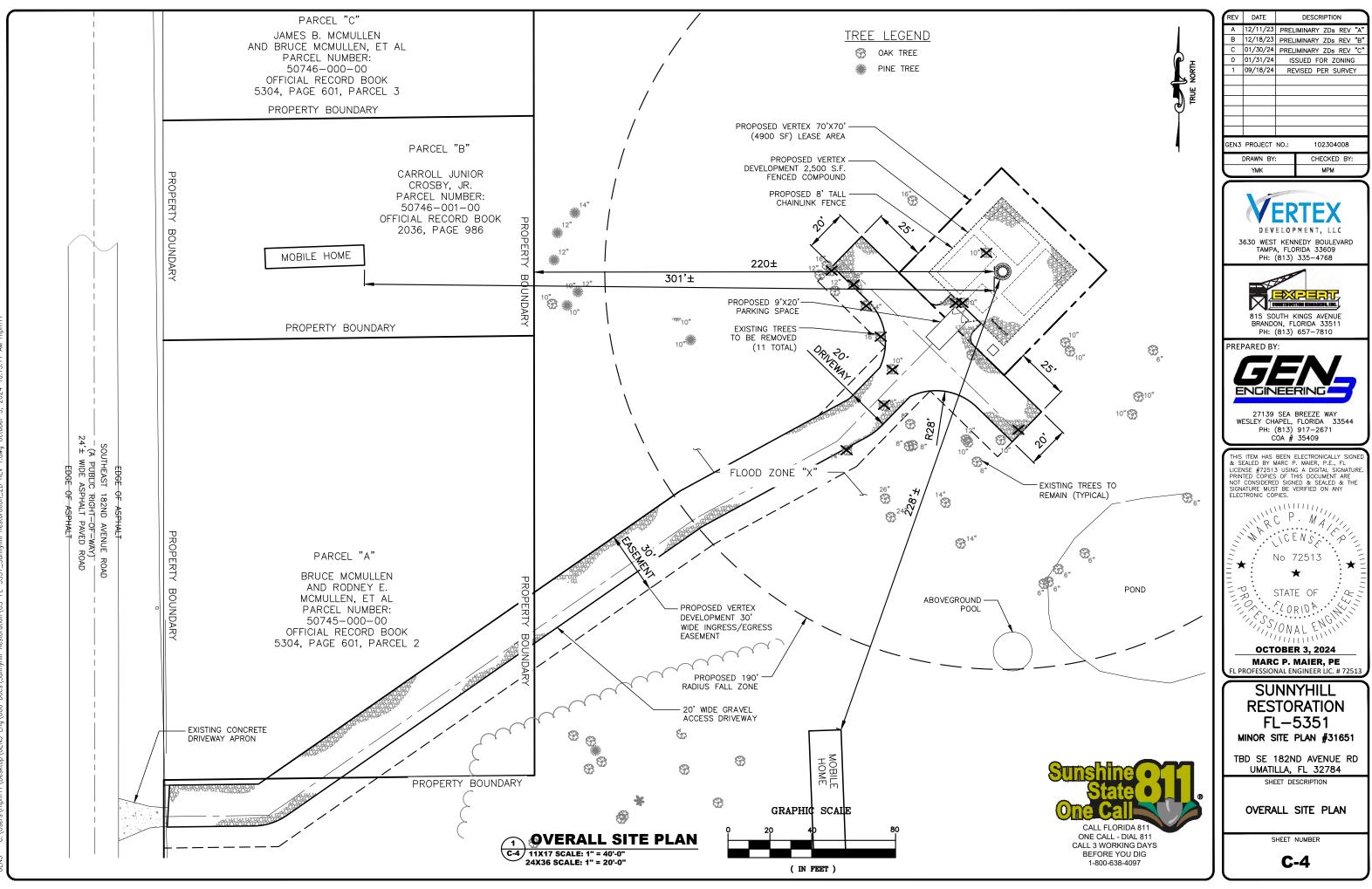
THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA, LYING WITHIN 15 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

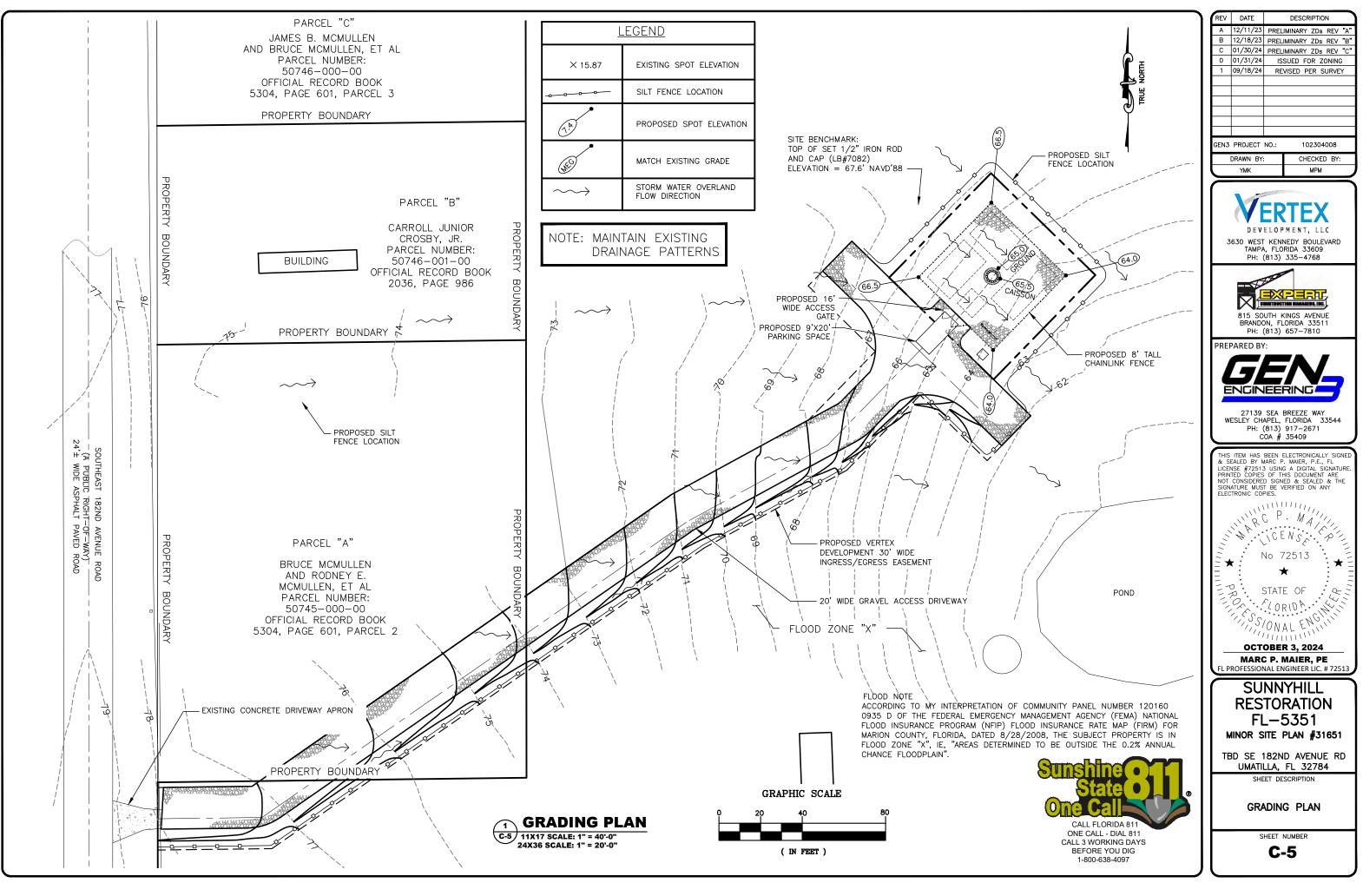
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 17 SOUTH, RANGE 25 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89'17'30'' WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTH 89'17'30" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 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; THENCE SOUTH 15 THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 30 FOOT WDE 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 FIE 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 FIE 45'42'29" FAST ALONG SAID PARALLEL LINE FOR 60.00 FEET TO A POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERINE; 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 551'100' 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 CENTERI INF

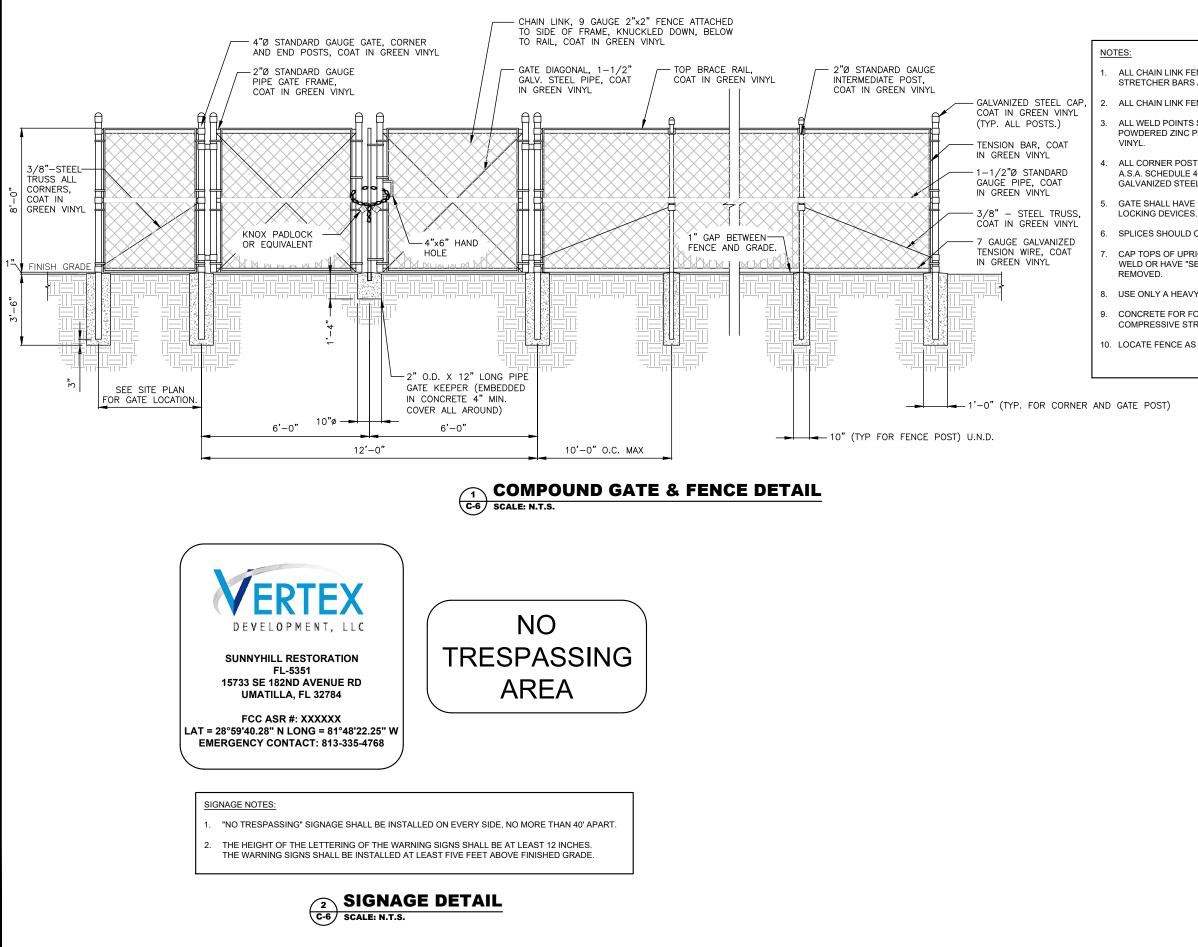
CONTAINING 16,306 SQUARE FEET (0.37 ACRES), MORE OR LESS.











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

ALL WELD POINTS SHALL BE CLEANED AND PAINTED WITH POWDERED ZINC PRIMER, THEN COAT ALL METAL IN GREEN

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

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

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.

