

APRIL 26, 2021

SUBJECT: **INITIAL COMMENTS LETTER**
PROJECT NAME: COPPERLEAF SUBDIVISION
PROJECT #2006060037
APPLICATION: PRELIMINARY PLAT #26132

Met with staff 5/6/21. DRC 5/10/21.

1. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Please be advised some of the road names have changed. Road names have been updated on Sheets 4 thru 8. Please label road names accordingly on all future submittals.
2. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Please ensure all criteria in LDC 6.13 is met with the Improvement Plans.
3. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Please provide the Karst Analysis with the Improvement Plans.
4. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: DRA max depth is 6' per Springs Protection Code. DRAs as shown will not meet Springs Protection code. The ponds will need to be modified to comply with the LDC.
5. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: 04/18/21 - The existing right-of-way along SW 103rd Street Road varies from 100-105 feet. The standard for a collector roadway is 120 feet. If a turn lane is required, a right-of-way dedication between 5-10 feet will be required.
6. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: 04/18/21 - The traffic study will determine the need for turn lanes. If needed, a separate offsite improvement plan is required.
7. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.14.1.B - Preliminary Plats that show the phasing for a development project can be used in lieu of a Master Plan
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: 4/20/21 - 2 phases shown on sheet 4

8. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: 4/20/21 - Required prior to final plat approval
9. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: 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
10. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2 - Connection Requirements
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Required to connect to Marion County Utilities for water and sewer.
11. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.9 - Transfer of Facilities to Marion County Utilities
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Will be required prior to DEP Clearance of water and sewer
12. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Project is located within other private or municipal utility service area.
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Will require discussion with engineer of record prior to Improvement Plan submittal to ensure proper fire flow currently owned by other utility entity.
13. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: To coordinate a meeting with the appropriate Utilities staff, please contact Carrie.Hyde@MarionFL.org; a minimum of a week lead is requested to allow to find availability for all required staff.
14. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Staff notes the "typical" lot diagram provided; however, the lot depictions include an apparent doubled "box" form with an "internal box" - does this internal box depicted the expected building footprint for impervious surface estimations?

15. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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.
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: Staff has received the submitted EALS and is directing the EALS to FWC & USFWS for review. Be advised that the final outcome of the EALS review may require revisions to the plat design and/or construction.
16. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: No sign location is proposed or indicated - should a sign(s) be desired, the plat must provide for appropriate sign location allowances, e.g., an easement along with access to the sign, etc. unless the signs are located in tracts to be conveyed to the HOA.
17. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: ENGINEER ACKNOWLEDGED INFO COMMENT
REMARKS: The plat may require revisions to reflect the adjusted Development Agreement requirements as noted by the LUCURR Department review.
18. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Minimum Drainage Easement Width is 20'. Any pipes running through the rear or side yards needs to be within a 20' easement.
19. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please include the four general map exhibits for the project.
20. DEPARTMENT: ENGSUR - SURVEY REVIEW
REVIEW ITEM: 6.4.3.A - Current boundary survey of the project boundary including location of all interior improvements, not more than one year old
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Please update survey.
21. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.17.2.I - Road geometrics
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 04/18/21 - Provide the centerline curve data.
22. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 04/18/21 - A traffic study must be approved prior to approval of the preliminary plat.

23. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.4 - Access management

STATUS OF REVIEW: WAIVER REQUESTED

REMARKS: 04/18/21 - Two regular entrances are required.

LDC 6.11.4(A) - Access Management

CODE states all developments shall be responsible for ensuring and providing coordinated access to, from, and between the proposed development and the surrounding lands to ensure that adequate and managed access is available to the development project and the public. Residential development with more than 50 developable lots shall have at minimum two access points.

APPLICANT requests waiver because the County Commission conditioned the rezoning on no connections to other developments. In addition, due to property configuration, sectional roadways are not feasible for installation. Previously approved by DRC on March 12, 2007.

24. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5.D - Residential driveway requirements

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: 04/18/21 - Provide a note or illustrate the driveway restrictions at corner lots.

25. DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure

STATUS OF REVIEW: WAIVER REQUESTED. STAFF SUPPORTS

REMARKS: 04/18/21 - It appears the curves may not meet the centerline design speed requirement of 30mph. Staff supports a waiver subject to providing the appropriate warning signs per the MUTCD on the improvement plan.

LDC 6.12.9.K - Centerline Radii

CODE states centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

APPLICANT requests waiver because a subdivision with a posted speed of 15 mph is more desirable and safer than with larger radii and higher speeds in a residential community. Previously approved by DRC on March 12, 2007.

26. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.17.2.B - Preliminary Plat fee of \$355.00 + (\$5.00 x per lot) made payable to Marion County BCC

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: 4/20/21 - Due with resubmittal

27. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: ENGINEER WILL COMPLY

REMARKS: 4/20/21 - Any previously approved waivers will need to be re-affirmed for this new submittal. Add waivers if requested in the future.

28. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.17.2.H - Verification that a copy of the preliminary plat was provided to each utility serving the project. All utility easement requirements shall be resolved before approval of the Improvement Plans.
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 4/20/21 - Not provided
29. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(3) - All applicable Developer's Agreements listed?
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Revise the Site Data Table to update the Development Agreements entry as follows:
1) OR Book/Page: 4451/1169-1181,
2) Required Development Agreement Amendment pending.
[Please see the "Additional Planning Items" remarks for information regarding the 2nd comment above. A copy of the current Development Agreement is provided in the ePlans Supplemental Information Folder for further information and details.
30. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Revise the plan to provide the following note on the plan:
"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 approval has been deferred to later development review stages, such as, but not limited to Improvement Plan, Final Plat, Site Plan, or Building Permit review."
31. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Additional Planning Items:
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Developer's Agreement Amendment/Update Required - please see the following note as provided by Dwight Ganoe, Growth Management Director, following the Board's consideration and approval of the site's R-1 zoning request - Zoning Case No. 20060610Z, July 18, 2006:
The Agreement shall provide for the following:
1) a provision for visual buffer/vinyl privacy fencing (minimum of 6' in height) around the perimeter of the project development;
2) that the strip on the east side of the King's Court Subdivision shall remain as a natural area, including the prohibition of utility easements; and
3) that there would be no roadway connections to adjacent subdivisions.
Please refer to the copy of the 7/18/2006 BCC Minutes provided in the ePlans Supplemental Information Folder for further information and details.
32. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5 - Submittal Requirements
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 1. Water main inside DRA "A" is unacceptable; that discussion should be made prior to the Improvement Plan stage.
2. A 30' dedicated utility easement is required between lots 8-9 at proposed connection point from the south; this can be coordinated through Right of Way - contact Cheryl.Weaver@MarionFL.org for the forms and processing requirements.

33. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 7.2.16 - Lift Stations
STATUS OF REVIEW: FURTHER DISCUSSION NEEDED
REMARKS: Engineer needs to discuss placement with Utilities; this location (Tract D) and footprint are not acceptable as shown.
34. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Review Fee per Resolution 15-R-583 made payable to Marion County Utilities
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: \$130; can be paid any time as this fee will not change. Submitting with resubmittal will expedite checklist clearance.
35. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 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
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: List developer's agreement on Cover Sheet
36. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: 1) Buffer designs and cross-section information must be provided for each the buffer locations.
2) Will the buffers be provided as easements or separate tracts for the subdivision, particularly buffers along SW 103rd St. Rd. and the west boundary.
3) The plat must address how the required minimum 6' high vinyl privacy fencing will be provided and maintained as per the Board's direction to update the Dev. Ag. (Reference the LUCURR Department remarks, and documents provided in the ePlans Supplemental directory folder.)
37. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(5) - Show environmentally sensitive areas and flood plain
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: The site formally includes a designated Special Flood Hazard Area (SFHA) per the FEMA FIRM - the area's location must be shown on the preliminary plat, along with a notation of how it will be addressed (e.g., "SFHA to be relocated with plat's stormwater engineering plans, and appropriate LOMAR filed upon completion.).
38. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: The northern projection of Tract "C" must be labelled to reflect that it is to remain as open space with no improvements or easements consistent with the Dev. Agreement update required by the Board.
39. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: The plat must note the site is located in the "Countywide Secondary Springs Protection Zone."

40. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.18 - All trees 10" DBH and larger
STATUS OF REVIEW: N/A
REMARKS: Provide tree survey
41. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments
STATUS OF REVIEW: N/A
REMARKS: Provide MFLA Calculations
42. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: ENGINEER WILL COMPLY
REMARKS: Show buffer types and sizes required



**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 05/06/2021 Parcel Number(s): 35770-055-00 Permit Number: _____
mm/dd/yyyy

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Copperleaf Commercial ☐ or Residential ☒
Subdivision Name (if applicable): Copperleaf
Unit _____ Block _____ Lot _____

B. PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:

Property Owner's Name (print): The Deltona Corporation
Property Owner's Signature: _____
Property Owner's Mailing Address: 8014 SW 135th Street Road
City: Ocala State: FL Zip Code: 34473 Phone # 352-347-2322

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

Firm Name (if applicable): BESH Halff Contact Name: Charles C. Hiott
Mailing Address: 902 N. Sinclair Ave City: Tavares State: FL Zip Code: 32778
Phone # 352-343-8481 Alternate Phone # _____
Email address: chiott@halff.com

D. WAIVER INFORMATION:

Section & Title of Code: 6.12.9(K) Subdivision Roads and Related Infrastructure
Reason/Justification for Waiver Request: A subdivision with a posted speed pf 15 mph is more desirable and safer than with larger radii and higher speeds in a residential community. Previously approved March 12, 2007.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐
Zoned: _____ ESOZ: _____ P.O.M. _____ Must Vacate Plat: Yes ☐ No ☐
Land Use: _____ Date: _____ Verified by: _____

Revised 5/2017



**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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code: 6.11.4(C) Access Management
Reason/Justification for Waiver Request: The County Commission conditioned rezoning on no connections to other developments. In addition, due to property configuration, sectional roadways are not feasible for installation. Previously approved March 12, 2007.

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Section & Title of Code: _____
Reason/Justification for Waiver Request: _____

Revised 7/2017

DRC 3/12/2007

**G. COPPERLEAF (ALL PHASES) – WAIVER REQUEST
Project #2006060037 #3441 Parcel #35770-055-00
Troy Mitchell - BESH; Jeff Fabian - Banyan Homes
L.D.C. Section 8.2.5.a (13) - Centerline Radii**

CODE states radii in residential subdivisions shall be designed to accommodate the minimum design speed of 30 mph for local streets and 40 mph for subdivision collector roads.

DEVELOPER requests waiver because a subdivision with a posted speed of 20 mph is more desirable and safer than with larger radii and higher speeds in a residential community.

Motion by Mike May to approve to allow 100 foot radii, seconded by Gisela Salas

Motion carried 3-2 with Mounir Bouyounes and Chuck Howard voting in opposition

L.D.C. Section 8.2.5.a (1) (a & b) and 8.2.5.a (2) (b-d) - Section or Quarter Section Line Roads

CODE states when collectors are not shown on the Comprehensive Plan, Future Circulation Map, future roadway extensions shall be located on and follow the alignment of the section lines or quarter section line roads. Right-of-way dedication on section and quarter section lines shall be in accordance with Marion County construction details. Any development along a designated collector or arterial roadway shall comply with the intent of this section. ROW shall be measured from the centerline of the existing pavement.

DEVELOPER requests waiver because the County Commission conditioned rezoning on no connections to other developments. In addition, due to the property configuration, sectional roadways are not feasible for installation.

Motion by Mounir Bouyounes to approve, seconded by Mike May

Motion carried 5-0

RESOLUTION 09-R-09

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA**

WHEREAS, the Board of County Commissioners of Marion County, Florida, has heretofore found certain areas of roads and streets in the unincorporated areas of Marion County to require that speed limits be set in the interests of public safety and welfare and for protection of both pedestrians and motorists traveling on or near such roads and streets;

and Falls of Ocala, Phase 1 and Phase 2

WHEREAS, the Board of County Commissioners of Marion County, Florida, has considered the following roads and streets to require a speed limit; to-wit:

All roads and streets within Phase 1 and Phase 2
of the Falls of Ocala

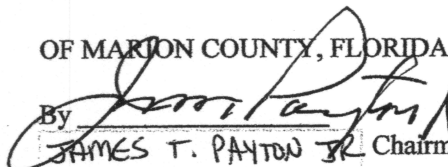
NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Marion County, Florida, that the aforementioned roads or streets be heretofore subjected to a vehicular and motor vehicular speed limit of twenty (20) miles per hour and that such roads or street be posted in accordance with Marion County policy regarding traffic signs. This action is in accordance with the authority established by Chapter 316.189, Florida Statutes.

PASSED AND RESOLVED this 6th day of JANUARY, 2009.

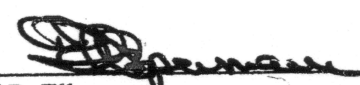
BOARD OF COUNTY COMMISSIONERS

OF MARION COUNTY, FLORIDA

By


JAMES T. PANTOW JR. Chairman

ATTEST:


David R. Ellspermann
Clerk of the Circuit Court

July 18, 2006

Trustee, 9975 SE 166th Street, Summerfield, FL; Frank D. Brown, 9935 SE 166th Street, Summerfield, FL; and Kenneth Blackmon, Elizabeth Worth, Betty Blackmon and Harold Blackmon, 16575 SE 99th Avenue, Summerfield, FL, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from R-4 (Residential Mixed Use) to B-2 (Community Business) for the intended use of any use permitted in a B-2 zone, on Parcel Nos. 48311-002-01, 48311-002-05, 48311-002-06, & 48311-002-08.

Zoning - (14.A.) - 4. (Z. C. 060705Z) - The Board considered a petition by Edwin A. Flores, 10100 SE 155th Street, Summerfield, FL, requesting a Zoning Change of the Marion County Land Development Code, Article 5, from A-1 (General Agriculture) to R-E (Residential Estate) for the intended use of a one-time division of the property in a low density area, and any other use permitted in an R-E zone, on Parcel No. 47844-009-00.

Commissioner Kesselring questioned the average size of surrounding lots. Senior Planner Rison stated 3 acres was the average size and was an older series of flag lots that were recognized parcels.

There was no public comment. A motion was made by Commissioner Kesselring, seconded by Commissioner McClain, to grant a Zoning Change based on Planning Department staff and the Zoning Commission findings and recommendations that the proposed use was compatible with the surrounding land uses, was consistent with the Comprehensive Plan and would not adversely affect the public interest.

Commissioner McClain stated individuals were purchasing 3 to 5 acre parcels and then splitting up with a family division. Commissioner Kesselring commented on the surrounding Medium Density Residential designations. He noted concern with family divisions. Commissioner Harris questioned whether the property was located in the Environmentally Sensitive Overlay Zone (ESOZ). Mr. Rison stated that it was. Site Planner Sam Martsof stated he did not know how a family division came into play, but noted the property was designated one unit per acre. He stated the request to rezone to R-E permitted one acre lots. Mr. Martsof noted the petitioner was permitted to sub-divide one time and was outside the 1,000 feet of Lake Weir. He stated it was not a family division. Commissioner McClain questioned access. Mr. Martsof stated there was enough frontage on SE 155th Street. Commissioner Kesselring stated another flag lot would be created. In response to Chairman Payton, Mr. Martsof stated the property would have to be platted and a road constructed to provide internal access if splitting the property into three 1 acre lots. He advised that if the property was located within the 1,000 feet and no central water and sewer services, the maximum density would be one unit per 2 acres, but was whatever the underlying density was if central services were provided.

Edwin Flores, applicant, stated he owned 3 acres, which was originally designated as A-1 and later changed without his knowledge. He stated he had owned the property for over 15 years. Mr. Flores advised he was elderly and that his wife recently underwent surgery. He stated he wished to subdivide the property so that some of his children could help take care of his wife.

The motion was unanimously approved by the Board.

Zoning - (14.B.) - 1. (Z. C. 060610Z) - Senior Planner Rison advised that the matter was discussed at the June 20, 2006 Zoning hearing.

The Board considered a petition by Banyan Construction & Development, Inc., 41 W. Interstate 65 Service Road North, Mobile, AL, requesting a Zoning Change of the

Marion County Land Development Code, Article 5, from B-2 (Community Business) to R-1 (Single Family Dwelling) for the intended use of single family residential development in an R-1 zone on Parcel Nos. 35770-055-00 and 35770-055-08.

Located: SR 200 southwesterly to SW 103rd Avenue, turn left; to SW 103rd Street Road, turn left. Go approximately 1 mile to the properties on the right.

PERCENT WRITTEN OPPOSITION WITHIN 300 FEET: 2 OF 216 = .009%

ZONING COMMISSION RECOMMENDATION: Motion was made by Dr. Merrill, seconded by Mr. Gaekwad, to agree with staff findings and recommendation, and recommend approval of a Zoning Change from B-2 to R-1 for the intended use of residential development and any other use permitted in an R-1 zone. Motion carried by a vote of 7-0.

Senior Planner Rison stated that based on analysis and findings staff recommended approval of the rezoning and noted the Zoning Commission also recommended approval. He stated the property was granted a Comprehensive Plan Amendment in a prior year and the applicant was now seeking rezoning consistent with the land use change.

Steve Gray, NE 1st Avenue, attorney representing the applicant and property owner, Banyan Construction and Development, was present. He gave a brief recap of the previous hearing.

Chairman Payton requested those in attendance in favor of the project to please stand. It was noted for the record that Jeff Fabian was the only person to stand.

Linda Skowronski, SW 71st Circle, stated she was opposed to the zoning change. She stated that development should be beneficial for the community as a whole rather than a select few. Ms. Skowronski noted concern with increased traffic, noise, pollution emission, improper drainage, safety to residents and buffering. She stated the tree line should be maintained.

Lauretta Stamm, SW 71st Circle, stated she was opposed to the zoning change due to increased traffic, inadequate or overburdened infrastructure and environmental concerns. She suggested the property be declared a preserve.

James Williams, SW 71st Circle, stated he was opposed to the zoning change, noting concern with traffic congestion, pollution and noise. He addressed concern with removal of trees and natural vegetation. Mr. Williams stated he was advised prior to purchase, that the parcel was a designated kestrel preserve and could never be developed. In response to Chairman Payton, Mr. Williams stated the sales representative advised him that DECCA declared in a sales meeting that the property was a kestrel preserve and could never be developed.

Joyce Campanella, SW 71st Circle, advised that she opposed the zoning change for reasons as previously stated by residents.

Clive Carter, SW 71st Circle, stated he concurred with previous statements in regard to the kestrel preserve.

Maxine Taylor, SW 71st Circle, agreed with previous comments, noting she too was advised that the property was a kestrel and gopher tortoise preserve.

Richard Taylor, SW 71st Circle, stated he was opposed to the zoning change. He commented on contact with the owner/developer and addressed his concerns with the planning and layout of the proposed development.

William Notbusch, SW 108th Place, stated 103rd Street Road was overburdened and no further development should occur until the road was improved. He stated State Road 200 was also overburdened.

Mary Notbusch, SW 108th Place, stated concern with the change from 3 units per acre to 4 homes per acre and was not a restricted community. She commented on increased traffic, loss of vegetation, and over development of the area, which would overburden schools and services.

James Champion, SW 107th Place, concurred with prior comments. He addressed concern with children accessing amenities and stated a 6-foot vinyl privacy fence should be required, as well as accel/decel lanes.

Luis Pugh, SW 74th Terrace, stated she was told the subject property was a greenway and could not be built on since it was a habitat for gopher tortoises and woodpeckers. She commented on traffic concerns along SW 103rd Street Road.

Gerald Pugh, SW 74th Terrace, stated he moved from South Florida and searched for some time before purchasing their property to be developed. He requested the Board deny the rezoning.

Steve Ellis, SW 75th Terrace, presented two emails from Carol A. Miraglia and Peter M. Miraglia, dated July 17, 2006 opposing the zoning change. He stated he concurred with previous comments, noting traffic on SW 103rd Street Road was an issue. Mr. Ellis noted concern with removal of trees.

Thomas Eisenbeis, SW 63rd Avenue, advised that he wished to withdraw his request to speak.

Curtis Allums, SW 75th Terrace, stated he was opposed to the zoning change as it was neither wanted or needed.

Earl Hollister, SW 75th Terrace, stated concern with traffic congestion.

Jim Collmer, SW 71st Circle, presented a single page of conditions requested in the event the rezoning was approved. Commissioner Harris advised that the Developer's Agreement limited restricted development to a maximum of three units per acre, which was less than many of the surrounding developments.

Margaret Goodman, SW 73rd Avenue, stated she had attended all the meetings and heard all the arguments. She stated the Board should reject the rezoning request.

Lori Doperalski, SW 73rd Avenue, stated concern with removal of trees and traffic.

Janet Champion, SW 107th Place, commented briefly on the history of the subject property. She stated the property was zoned Commercial and noted there was no need for more commercial. Ms. Champion stated she preferred homes to commercial, but suggested a privacy fence be installed if the proposed development allowed children due to concerns of drowning in the community pool or use of amenities.

Karen Wood, SW 73rd Avenue, stated opposition to the emergency road and rezoning. She noted her agreement with other comments made earlier.

Jeff Fabian, SE 58th Avenue, stated Banyan Homes and Fabian Construction formed a joint venture. He stated Fabian built homes and developed the land for Banyan, noting no structures were two story's. Mr. Fabian stated utilities were available, noting drainage was a requirement. He advised that the product was less dense and would increase property values. Mr. Fabian stated the 65 foot access easement could be left as is, noting utilities would be snaked around existing trees. He noted an environmental study was a requirement.

Mr. Gray advised that the subject property was never owned by Oak Run, nor was it a part of the Oak Run DRI. He noted the parcel was originally to be the last second phase of Palm Cay and gave a brief history of the property. Mr. Gray stated the 60 foot easement could be addressed with staff. He stated comments regarding the lack of

July 18, 2006

infrastructure was inaccurate. Mr. Gray noted the property was never a kestrel preserve or a preserve of any kind. He stated there were no plans to access to adjoining gated communities and a perimeter fence could be installed to eliminate pedestrian traffic entering the adjoining properties. Mr. Gray stated the property was designated Medium Density Residential and would be developed below the maximum level permitted. He requested the Board approve the zoning change.

Chairman Payton addressed road systems, noting two of the three roads had already failed and school concurrency issues. Mr. Gray stated development could only be planned when the use of the property was known. He stated the time line for design and permitting was about 18 months. Mr. Gray commented on pre-payment regarding school concurrency. He requested the Board move forward with granting the rezoning consistent with the land use.

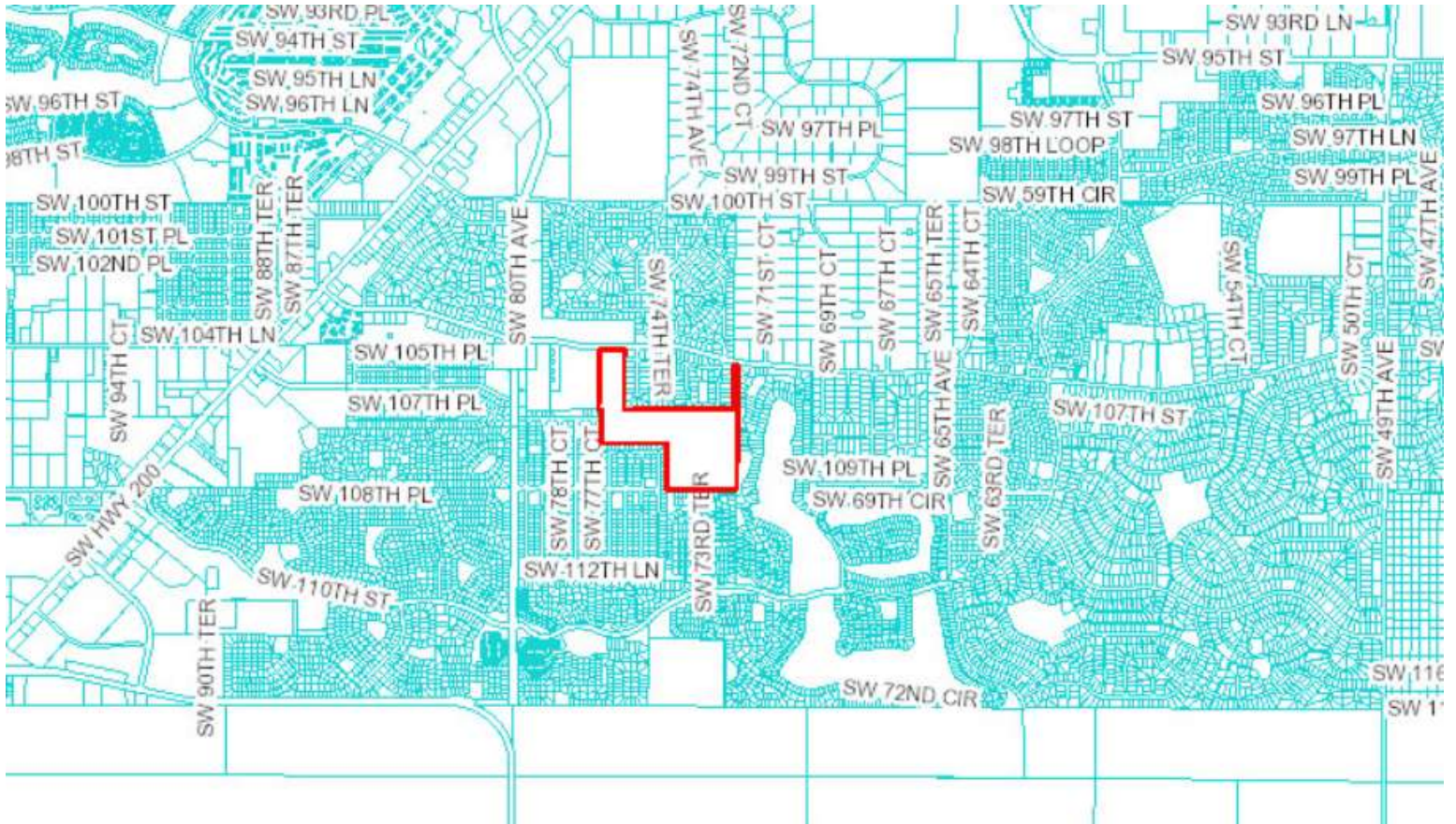
Commissioner Harris commented on Developer's Agreements and requirements. He stated government could not designate a property as a preserve. Commissioner Harris addressed buffering and noted agreement with perimeter fencing.

A motion was made by Commissioner Harris, seconded by Commissioner McClain, to approve the zoning change, subject to the Developer's Agreement, installation of a 6-foot vinyl privacy fence, deleting the requirement for the emergency access to be improved and leave as is, prohibit roadway connection to surrounding subdivisions limiting potential traffic, and based on Planning Department staff and the Zoning Commission findings and recommendations that the proposed use was compatible with the surrounding land uses, was consistent with the Comprehensive Plan and would not adversely affect the public interest. Mr. Gray stated his client was willing to accept and comply with the conditions.

Commissioner McClain stated he supported the in-fill project, noting the developer was required to meet school concurrency and traffic mitigation. He stated the emergency access and fencing was also addressed. Commissioner Kesselring stated he was not in favor of the Comprehensive Plan land use change or the zoning change, due to timing. Commissioner Harris noted the Developer's Agreement defined the time and unless the terms and conditions were met development could not occur. Commissioner Stone stated the applicant offered the best possibility, noting the site was not a good commercial location. He stated it would take several years to meet concurrency. Commissioner Stone questioned the 60 or 65-foot natural buffer with the exception of utility easements. Commissioner Harris stated the intent of the motion was to leave the buffer in its natural state. He clarified that the intent was to leave the trees, negating the need for fencing around and between the trees, and should be left as is, but fencing was required around the perimeter of what would be developed. Chairman Payton addressed the demand for residential developments. He stated he was opposed to the Comprehensive Plan land use amendment and noted concern with school and transportation concurrency. Chairman Payton stated need was not demonstrated and that the market should not drive planning. Commissioner Harris stated he did not consider what an applicant had in another location. He stated the map was nonconforming due to the surrounding R-1 properties. The motion was approved by the Board by a vote of 3-2, with Chairman Payton and Commissioner Kesselring voting nay.

Commissioner Harris stated he wished to have discussions regarding the Transportation Impact Studies included in Developer's Agreements and how those were tracked.

Project #2006060037 #26132 Parcel #35770-055-00
BESH HALFF



This 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 approval has been deferred to later development review stages, such as, but not limited to, Preliminary Plat, Improvement Plans, Final Plat or Building Permit review.

PERMIT APPROVALS			
REVIEW	MASTER PLAN	PRE-DEVELOPMENT PLAN	IMPROVEMENT PLAN
MARION COUNTY			
F.D.E.P. WATER			
F.D.E.P. SEWER			
S.W.F.W.M.D.			

This Development Contains 179 Lots / 2.21 Miles of Road / 74.58 Acres
"A Private Road Subdivision"
Design speed 30 MPH

SITE DATA TABLE			
1	PARCEL ID NUMBER	30770-005-00	
2	LAND USE DESIGNATION	MR (MEDIUM DENSITY RESIDENTIAL)	
3	DEVELOPMENT AGREEMENTS	??	
4	ZONING INFORMATION	(a) ZONING: R-1 (SINGLE FAMILY) (b) VARIANCES: N/A (c) SPECIAL USE PERMIT: N/A (d) LOT AREA: 10,000 S.F. MIN. WIDTH (INTERIOR): 85' MIN. WIDTH (SIDE STREET): 93' MIN. SETBACKS: FRONT: 20' SIDE (INTERIOR): 8' SIDE (SIDE STREET): 20' REAR: 20' REAR (ACCESSORY FEATURES): 8' BUILDING HEIGHT: 35' MAX.	
5	OVERLAY ZONES	NOT APPLICABLE	
6	GROSS SITE ACREAGE	ACRES: 74.58	S.F.: 3,248,551.91
7	USES	PROPOSED: RESIDENTIAL SUBDIVISION	EXISTING: VACANT
8	BUILDING HEIGHT	PROPOSED: LESS THAN 35'	MAX: 35'
9	SITE COVERAGE	(a) BUILDING COVERAGE: ? (b) GROSS IMPERVIOUS AREA: ? (c) RESIDENTIAL DENSITY: 2.40 LOTS/ACRE (d) OPEN SPACE: ? (e) PRESERVED NATURAL AREAS: NONE	
10	PARKING SPACES	NOT APPLICABLE	
11	PROJECTED TRAFFIC	DAILY TRIP GENERATION: ?? AM/PM PEAK HOUR TRAFFIC VOLUME: ??	
12	PROPOSED DATA	MILES OF ROAD: 2.21	NUMBER OF LOTS: 179 NUMBER OF BLOCKS: 10 NUMBER OF TRACTS: 6

ELEVATIONS ARE NAVD 88 DATUM BASED ON MARION COUNTY CONTROL POINTS V079 (WITH AN ELEVATION OF 88.12) AND Y 588 (WITH AN ELEVATION OF 91.31).

1. CENTERLINE RADII - Less than 180'
2. NORTH-SOUTH QUARTER SECTION R.O.W. DEDICATION
APPROVED 3/12/07

NOTE:

- (1) All lot driveway/vehicle access shall be provided by the internal subdivision roadways.
- (2) A Permit must be obtained from Marion County Transportation Department (Right-of-Way Division) prior to commencement of any work within the COUNTY Right-of-Way.

OWNER/DEVELOPER:
THE DELTONA CORPORATION
 8014 SW 135th STREET ROAD
 Ocala, Florida 34473
 PHONE: (352) 307-8100
 CONTACT: SCOTT McQUEEN
 scottmcqueencgc@deltona.com

ENGINEER:
HALFF ASSOCIATES
902 NORTH SINCLAIR AVENUE
TAVARES, FLORIDA 32778
PHONE: (352) 343-8481
CONTACT: CHARLES C. HIOTT, P.E.

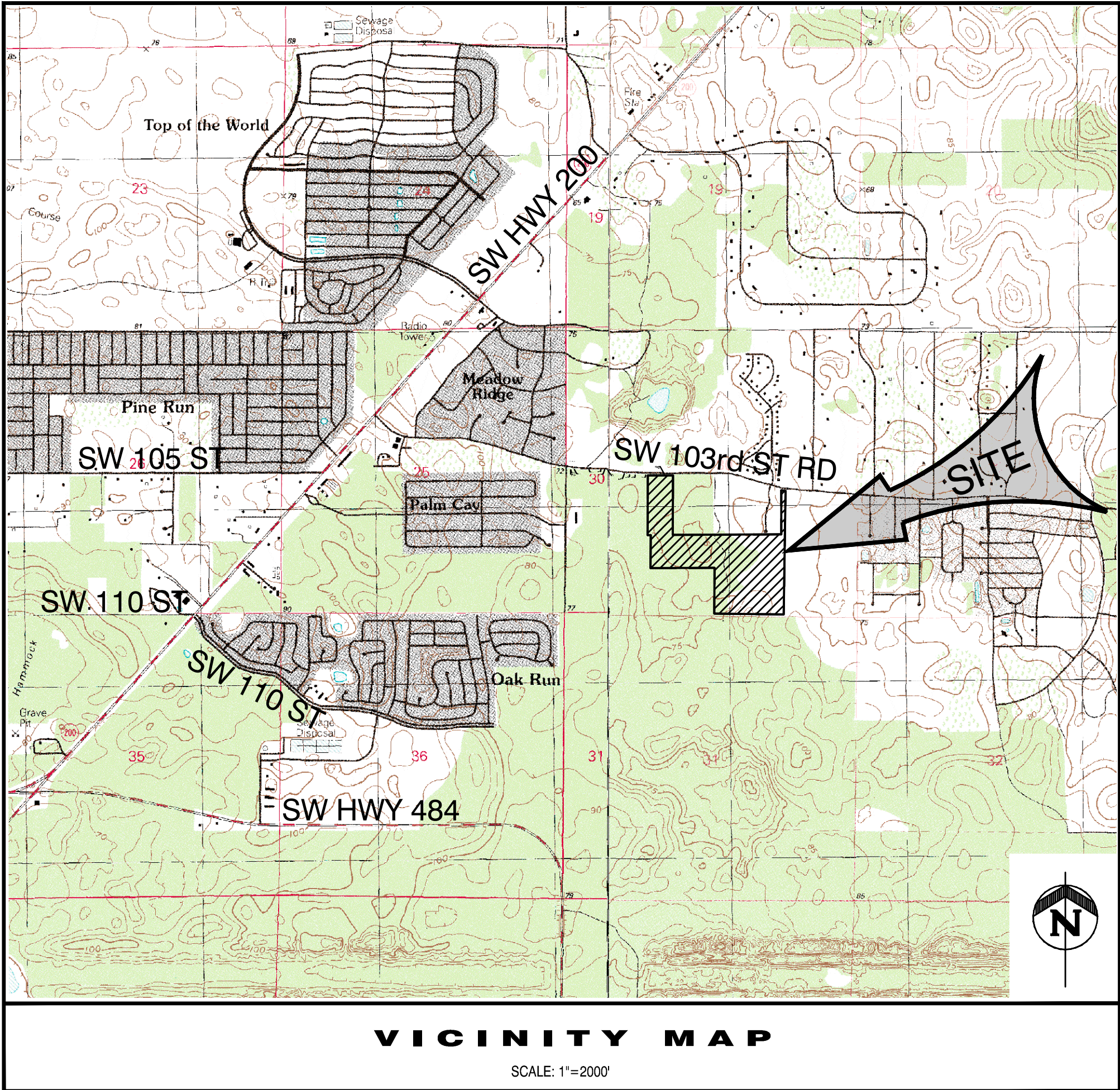
NOTE: ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODES.

[illegible]

LESS

[illegible]

CONTAINING 74.58 ACRES, MORE OR LESS



ELECTRIC:
SECO
4872 SW 60th Avenue
Ocala, Florida 34474
Ph: (352) 237-4107
Fax: (352) 854-2045

WATER & SEWER:
MARION COUNTY UTILITIES
1219 South Pine Avenue
Ocala, Florida 34471
Ph: (352) 671-8510

CABLE:
GALAXY
640 NW 27th Avenue
Ocala, Florida 34475
Ph: (352) 624-1737 Ext. 12
Fax: (352) 627-2667

TELEPHONE:
SPRINT UNITED TELEPHONE CO.
P.O. Box 610
302 SE Broadway
Ocala, Florida 3447
Ph: (352) 369-8840
Fax: (352) 368-8889

- 1. COVER SHEET**
- 2. AERIAL PHOTOGRAPH**
- 3. AERIAL TREE PLAN**
- 4. MASTER SITE PLAN**
- 5. MASTER UTILITY PLAN**
- 6. OFFSITE UTILITY PLAN**
- 7. MASTER DRAINAGE PLAN**
- 8. SIGNAGE AND STRIPING PLAN**
- 9. SOILS MAP WITH BORING LOCATIONS**
- 10. EROSION CONTROL & DEMOLITION PLAN**
- S1.-S6. BOUNDARY AND TOPOGRAPHIC SURVEY**

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

SCOTT McQUEEN, THE DELTONA CORPORATION

"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; SURVEY WAS PREPARED UNDER MY SUPERVISION, AND THE INFORMATION SHOWN IS TRUE AND CORRECT, AND THAT NO ADJACENT PROPERTIES ARE USING THE SUBJECT PROPERTY FOR ACCESS.

JOHN T. MCGLOHORN, PROFESSIONAL SURVEYOR & MAPPER FLORIDA REGISTRATION NO. 6023

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;

THE DRAINAGE FACILITIES INCORPORATED INTO THIS PLAN ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THE RUNOFF GENERATED BY THIS DEVELOPMENT AND WILL BE DESIGNED IN ACCORDANCE WITH THE APPLICABLE STANDARDS SET FORTH IN CHAPTER 8.2.9 OF THE MARION COUNTY LAND DEVELOPMENT CODE. ALL OF THE ADJACENT PROPERTIES WILL BE PROTECTED FROM STORM WATER DAMAGE AS A RESULT OF THIS PROPOSED DEVELOPMENT. S.W.F.W.M.D. WILL ISSUE A MISSUS PERMIT FOR THIS DEVELOPMENT BASED ON 100 YEAR CLOSED BASIN ANALYSIS.

THE WATER AND WASTEWATER FACILITIES DESIGNED FOR THIS PROJECT SHALL BE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THIS DEVELOPMENT. FOR ALL ROADS SHALL BE DESIGNED TO SURVIVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL, AND SIGHT DISTANCE AT INTERSECTIONS COMPLIES WITH ASHTO REQUIREMENTS & THE F.D.O.T. SITE IMPROVE HANDBOOK. INTERSECTANCE ROUTES SHALL BE DESIGNED TO BE ABOVE THE 100 YEAR 24 HOUR STORM EVENT. (REV. 4/06/00)

I HEREBY CERTIFY THE ABOVE STATEMENTS: _____
 CHARLES C. HIOTT, P. E.
 PROFESSIONAL ENGINEER NO. 54813

DATE	REVISION
1	
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3	
4	
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COPPERLEAF SUBDIVISION
MARION COUNTY, FL

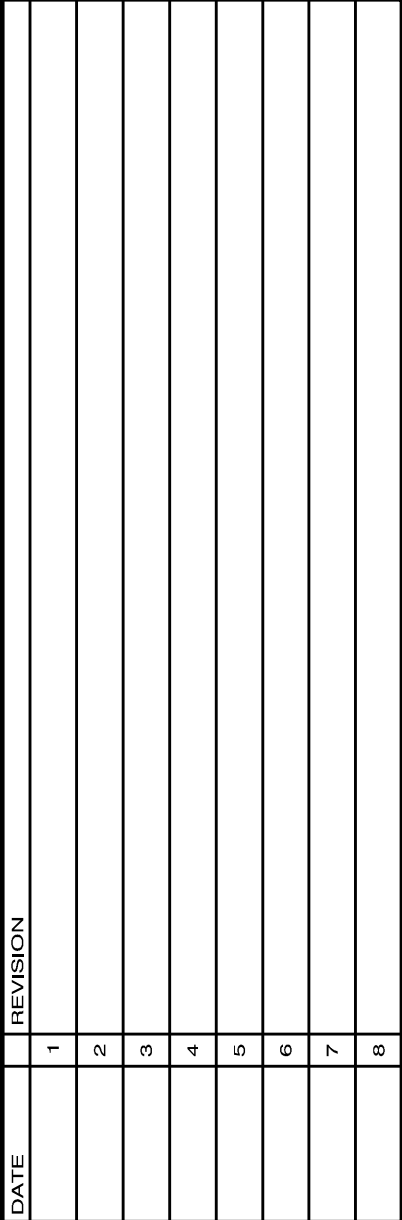
PRELIMINARY PLAT
COVER SHEET


 Office: 352.343.8481
 Fax: 352.343.8495
 Certificate of Authorization Number: 33380

DATE:	OCTOBER 2020
DESIGNED BY:	BJT/RLG
DRAWN BY:	LCS/RLG
CHECKED BY:	BJT/CCH
JOB NO.:	201061.0000
FILE NAME:	COPPERLEAF PREPLAT
Sheet 1	

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813

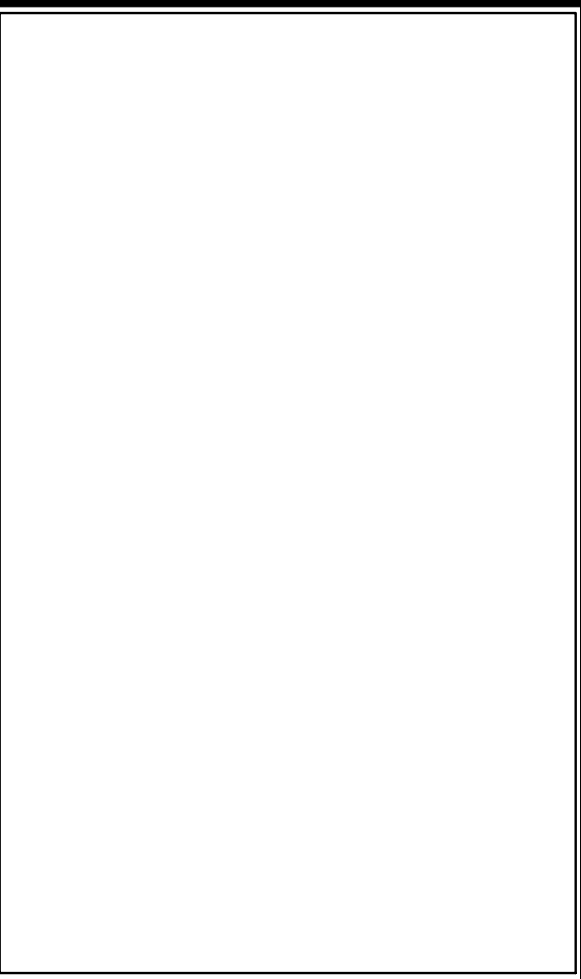
OAK RUN



PRELIMINARY PLAT AERIAL PHOTOGRAPH

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DRAWN BY:	LCS/RLG
CHECKED BY:	BJT/CCH
JOB NO.:	201061.0000
FILE NAME:	COPPERLEAF PREPLAT

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813



REVISION	
DATE	#
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COPPERLEAF SUBDIVISION
MARION COUNTY, FL

PRELIMINARY PLAT
AERIAL TREE PLAN

**BESH
HALFF**

902 North Sindlar Ave.
Tampa, Florida 32776

Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33390

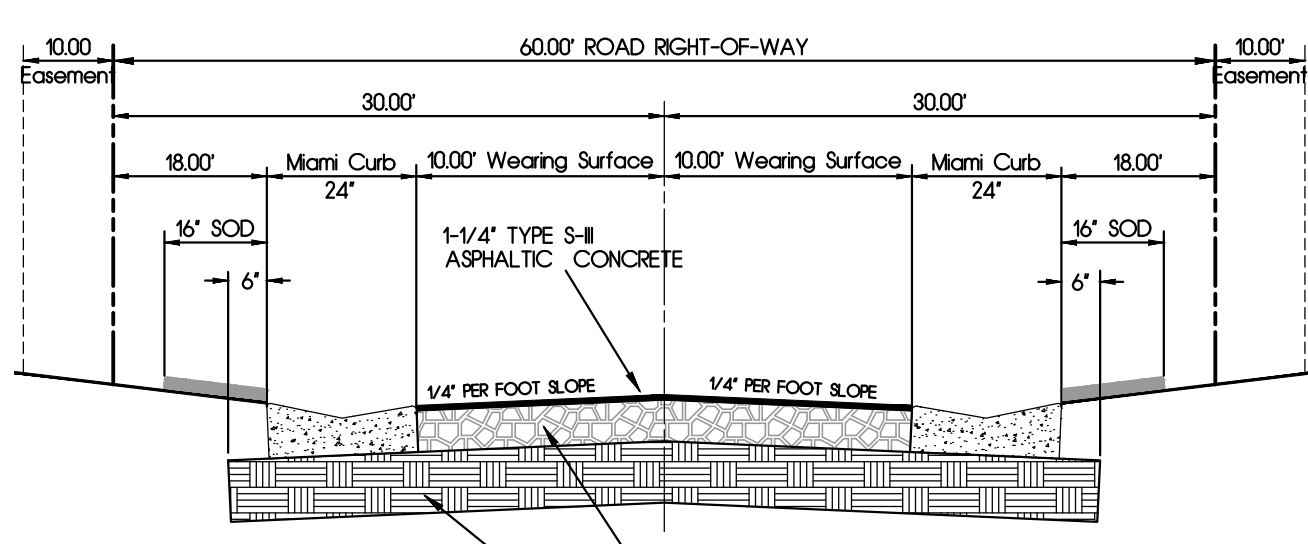
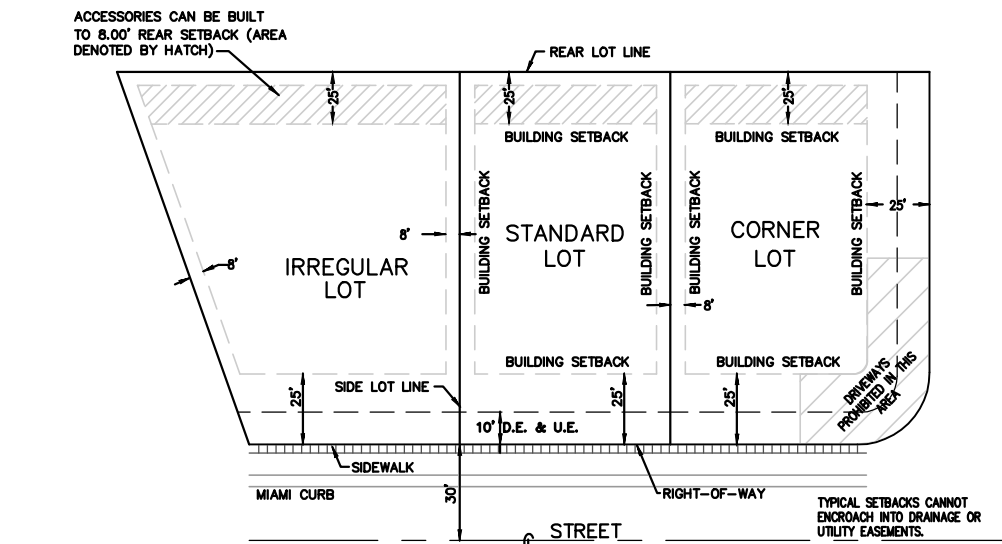
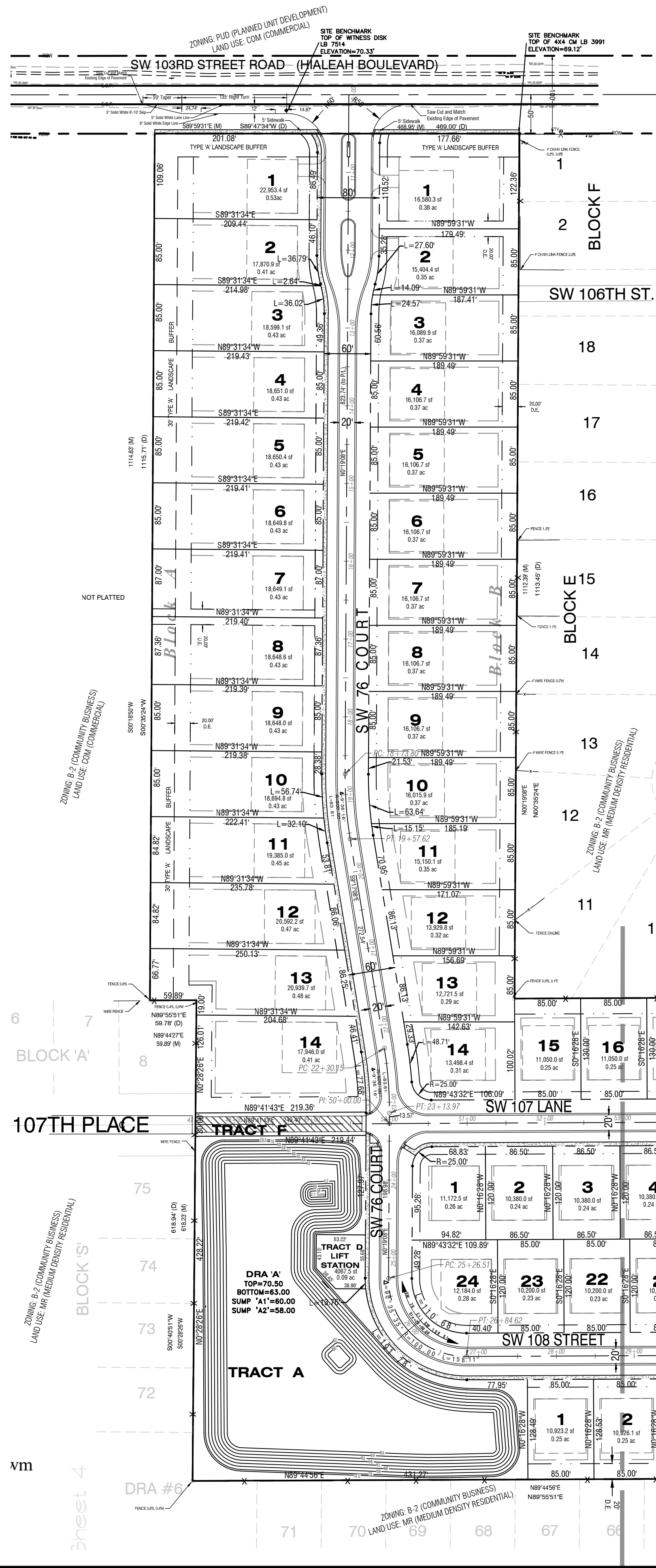
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DRAWN BY:	LCS/RLG
CHECKED BY:	BJT/CCH
JOB NO.:	201061.0000
FILE NAME:	COPPERLEAF PREPLAT
Sheet 3	

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813

NOTE:
A PORTION OF THE PROPERTY HAS A CALCULATED ESTIMATE OF TREES BETWEEN 6 AND 17 INCHES BASED ON 4 TREE TEST COUNT AREAS. THIS PORTION OF THE PROPERTY CONTAINS 52.61 ACRES, MORE OR LESS WITH AN AVERAGE OF 157 TREES PER ACRE (8,260± TOTAL). THE NORTHEAST CORNER OF THE PROPERTY AND TREES 18" AND ABOVE WERE LOCATED INDIVIDUALLY.

S:\(C)\MARION\201061.0000 Copperleaf Subdivision\CIVIL\PRELIMINARY PLAT\201061.0000 COPPERLEAF PRELAT.dwg, 3/16/2021 9:55:49 AM

LAND USE TABULATIONS	ACRES
Residential	65.94
Open Space/Landscape/DRA	8.55
Lift Station Tract D	0.09
Total Site Acreage:	74.58
Total Dwelling Units:	179



SITE SUMMARY
Existing Zoning: R-1
No. of Lots: 179
Area: 74.58 ACRES
Density: 2.40 LOTS PER ACRE
Lot Area (Minimum): 10,000 SF MIN.
Lot Width (Interior): 85' MIN.
Front Setback: 25'
Side Setback, Interior: 8'
Side Setback, Side Street: 25'
Rear Setback: 25'
Rear Setback (Accessory Features): 8'
Maximum Bldg. Ht.: 35'

BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES USING GPS CONTROL POINTS 'MARTEL RESET' AND 'V079' AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AS BEING N89°16'40"W.

- GENERAL NOTES**
- ALL INTERNAL ROADS SHALL BE PRIVATE.
 - A HOME OWNER'S ASSOCIATION SHALL ACT AS THE LEGAL INSTRUMENT THAT SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM, AND COMMON AREAS.
 - ALL ROADS HAVE 60' RIGHT OF WAY UNLESS NOTED.
 - PHASE LINES ARE SHOWN FOR CONSTRUCTION PURPOSES ONLY.
- SPECIAL NOTES**
- ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 103RD STREET RD., IS PROHIBITED.
 - ALL DEVELOPMENT ON THE PROPERTY SHALL BE SERVED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS. THE SYSTEMS CAPABLE OF SERVING THE DEVELOPMENT SHALL BE IN PLACE PRIOR TO, OR IN CONJUNCTION WITH EACH PHASE OF THE DEVELOPMENT. MARION COUNTY SHALL BE UNDER NO OBLIGATION TO PARTICIPATE IN ANY COSTS ASSOCIATED WITH PROVIDING THESE SYSTEMS FOR THIS DEVELOPMENT.
 - ALL DEVELOPMENT OF THE PROPERTY SHALL PROVIDE FOR WATER CONSERVATION TECHNIQUES AND SHALL BE DEVELOPED TO INCORPORATE USE AND PRESERVATION OF NATIVE VEGETATION AND XERISCAPING. LANDSCAPING PRINCIPLES OF THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM SHALL BE INCORPORATED THROUGHOUT THE DEVELOPMENT.
 - THE PROJECT SHALL REQUIRE PERMITS BY MARION COUNTY, FLORIDA DEP, AND SWFWMD.

TRACT	ACRES	OWNED AND MAINTAINED BY	LAND USE
A	2.72 AC.	H.O.A.	OPEN SPACE / LANDSCAPE / STORM DRAINAGE POND
B	2.36 AC.	H.O.A.	OPEN SPACE / LANDSCAPE / STORM DRAINAGE POND
C	3.41 AC.	H.O.A.	OPEN SPACE / LANDSCAPE / STORM DRAINAGE POND
D	0.09 AC.	MARION COUNTY	PROPOSED LIFT STATION
E	0.09 AC.	H.O.A.	EMERGENCY ACCESS TRACT
F	0.15 AC.	H.O.A.	EMERGENCY ACCESS TRACT

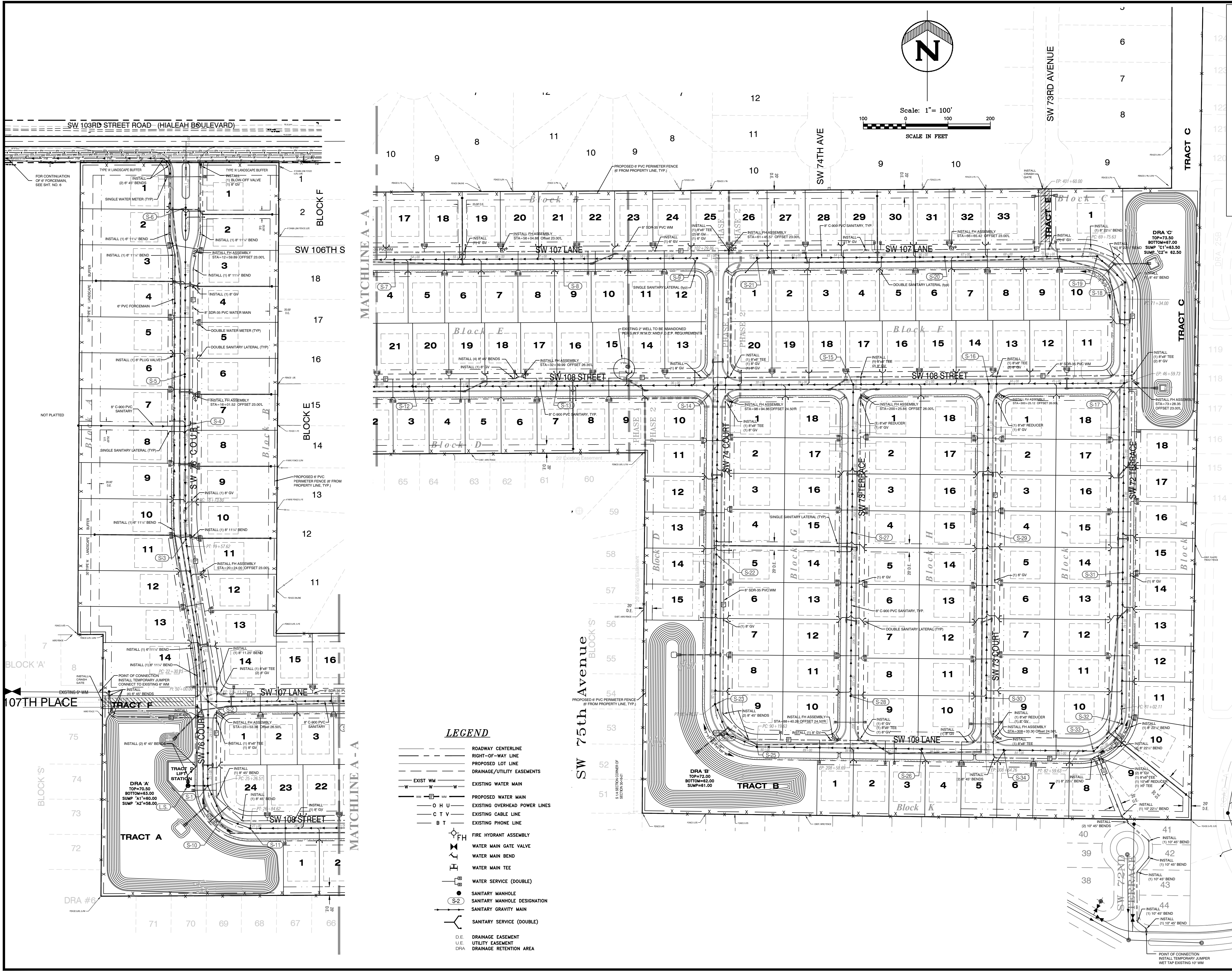
COPPERLEAF SUBDIVISION
MARION COUNTY, FL
PRELIMINARY PLAT
MASTER SITE PLAN



DATE: OCTOBER 2020
DESIGNED BY: BJT/RLG
DRAWN BY: LCS/RLG
CHECKED BY: BJT/CCH
JOB NO.: 201061.0000
FILE NAME: COPPERLEAF PRELAT
Sheet 4

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813

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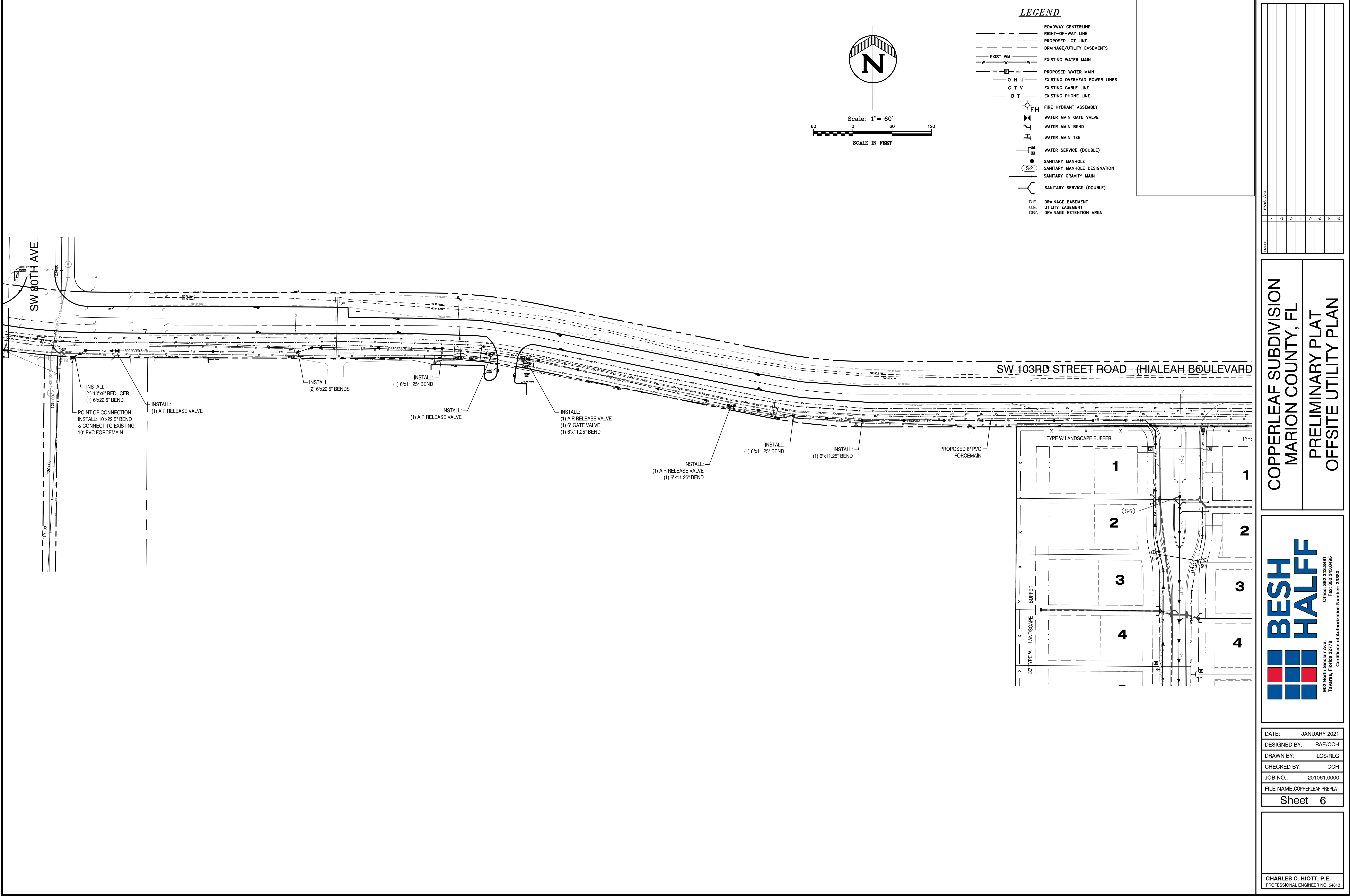
COPPERLEAF SUBDIVISION
MARION COUNTY, FL
PRELIMINARY PLAT
MASTER UTILITY PLAN



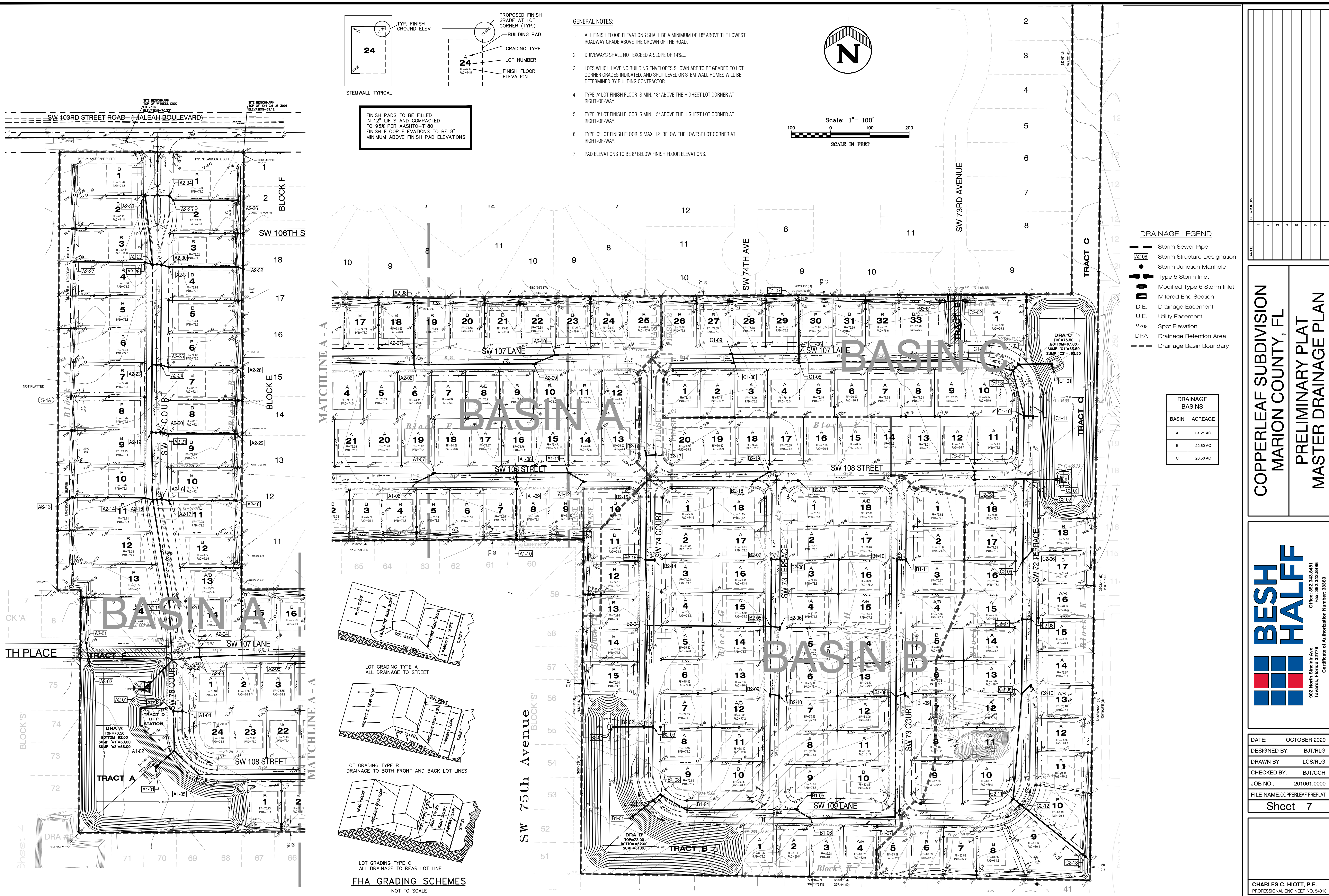
DATE: OCTOBER 2020
DESIGNED BY: BJT/RLG
DRAWN BY: LCS/RLG
CHECKED BY: BJT/CCH
JOB NO.: 201061.0000
FILE NAME: COPPERLEAF PRELAT

Sheet 5
CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813

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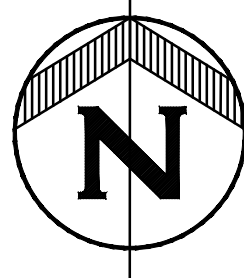


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GENERAL NOTES:

1. ALL FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF 18" ABOVE THE LOWEST ROADWAY GRADE ABOVE THE CROWN OF THE ROAD.
2. DRIVEWAYS SHALL NOT EXCEED A SLOPE OF 14%±
3. LOTS WHICH HAVE NO BUILDING ENVELOPES SHOWN ARE TO BE GRADED TO LOT CORNER GRADES INDICATED, AND SPLIT LEVEL OR STEM WALL HOMES WILL BE DETERMINED BY BUILDING CONTRACTOR.
4. TYPE 'A' LOT FINISH FLOOR IS MIN. 18" ABOVE THE HIGHEST LOT CORNER AT RIGHT-OF-WAY.
5. TYPE 'B' LOT FINISH FLOOR IS MIN. 15" ABOVE THE HIGHEST LOT CORNER AT RIGHT-OF-WAY.
6. TYPE 'C' LOT FINISH FLOOR IS MAX. 12" BELOW THE LOWEST LOT CORNER AT RIGHT-OF-WAY.
7. PAD ELEVATIONS TO BE 8" BELOW FINISH FLOOR ELEVATIONS.



Scale: 1" = 100'
0 100 200
SCALE IN FEET

DRAINAGE LEGEND

- Storm Sewer Pipe
- Storm Structure Designation
- Type 5 Storm Inlet
- Modified Type 6 Storm Inlet
- Mitered End Section
- D.E. Drainage Easement
- U.E. Utility Easement
- Spot Elevation
- DRA Drainage Retention Area
- Drainage Basin Boundary

DRAINAGE BASINS	
BASIN	ACREAGE
A	31.21 AC
B	22.80 AC
C	20.56 AC

COPPERLEAF SUBDIVISION
MARION COUNTY, FL
PRELIMINARY PLAT
MASTER DRAINAGE PLAN

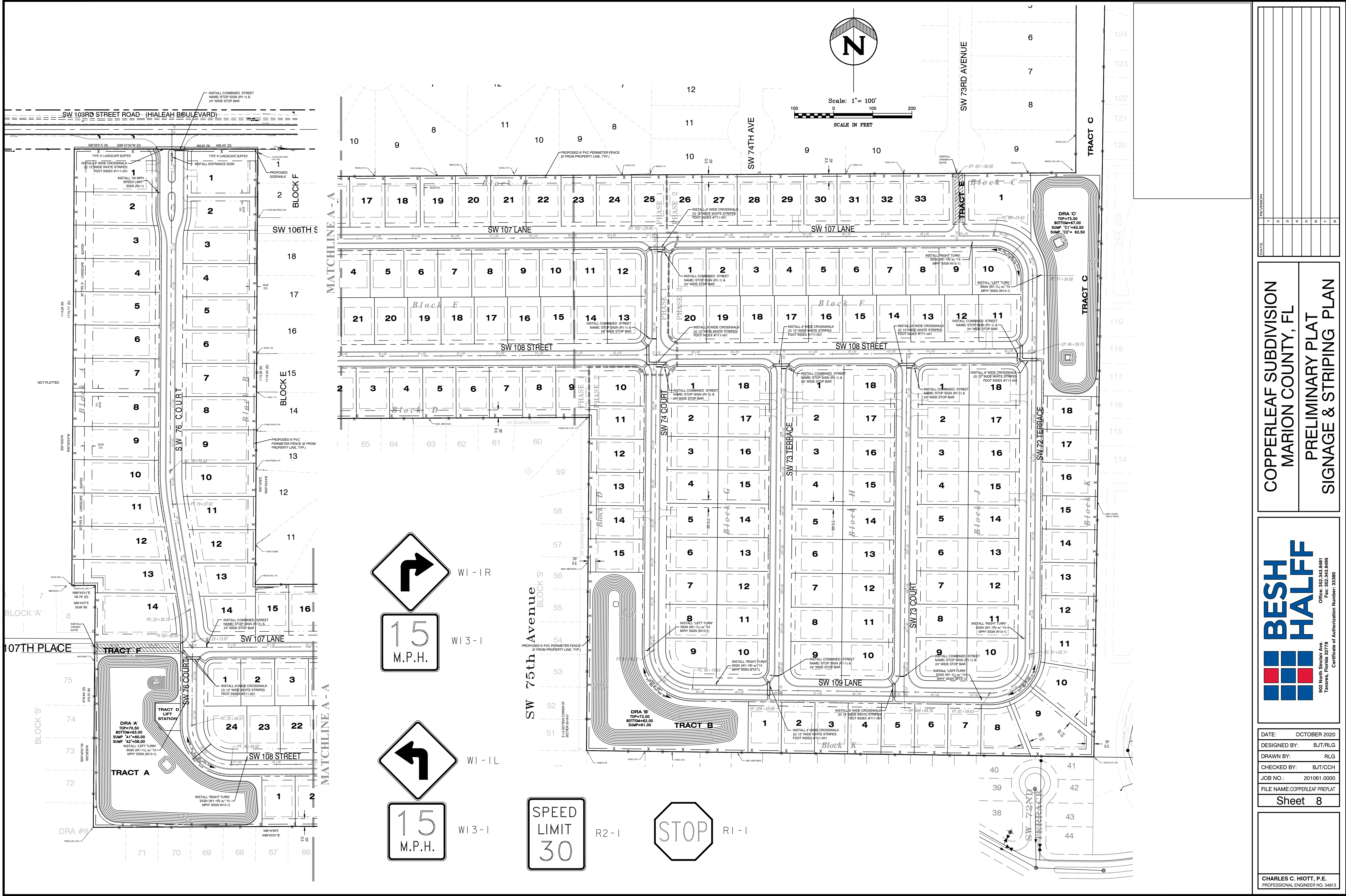


DATE: OCTOBER 2020
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DRAWN BY: LCS/RLG
CHECKED BY: BJT/JCH
JOB NO.: 201061.0000
FILE NAME: COPPERLEAF PRELIM PLAT

Sheet 7

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813

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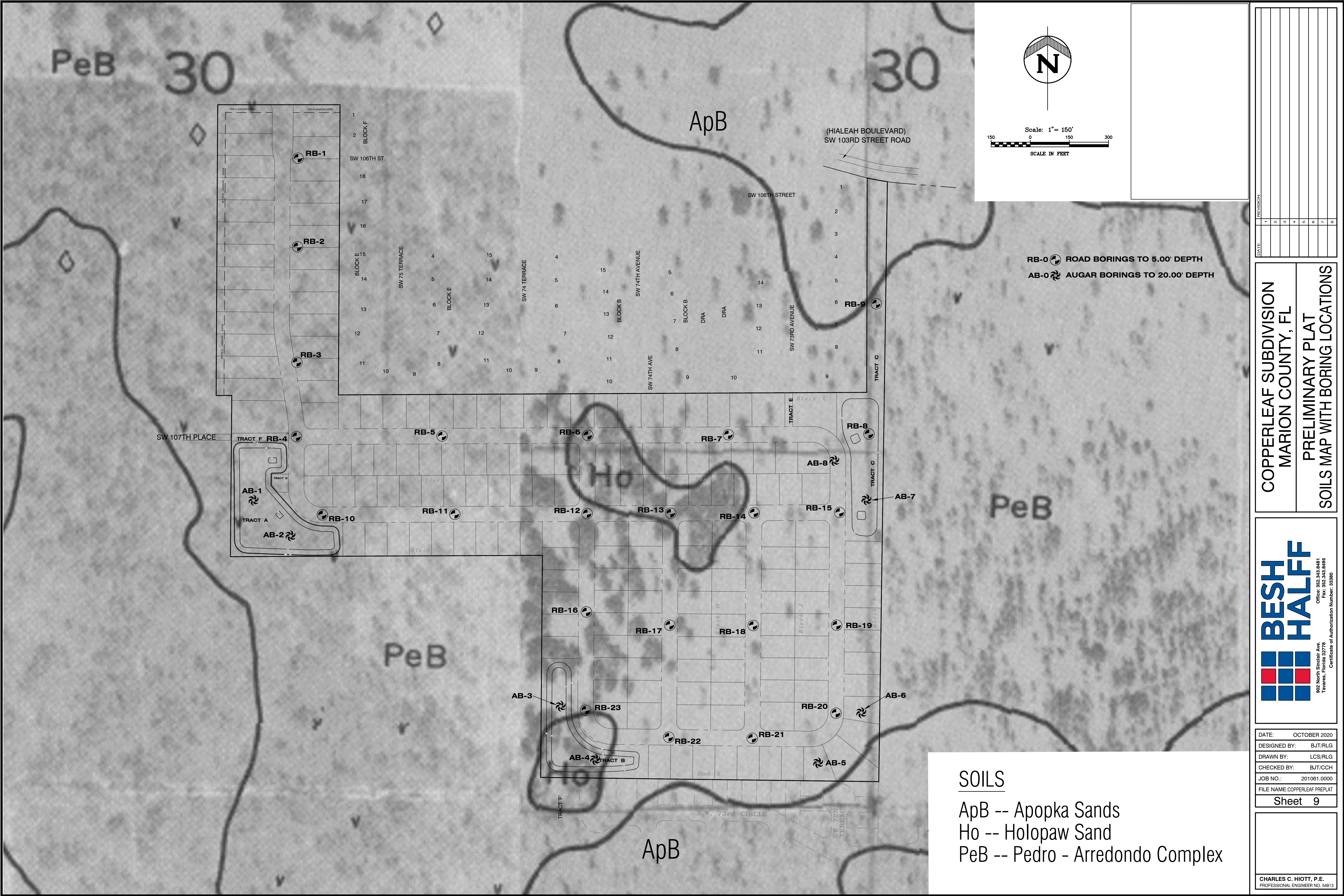
COPPERLEAF SUBDIVISION
MARION COUNTY, FL
PRELIMINARY PLAT
SIGNAGE & STRIPING PLAN



DATE: OCTOBER 2020
DESIGNED BY: BJT/RLG
DRAWN BY: RLG
CHECKED BY: BJT/CCH
JOB NO.: 201061.0000
FILE NAME: COPPERLEAF PREL.PLAT
Sheet 8

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813

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DATE

REVISION

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COPPERLEAF SUBDIVISION
MARION COUNTY, FL

PRELIMINARY PLAT
SOILS MAP WITH BORING LOCATIONS

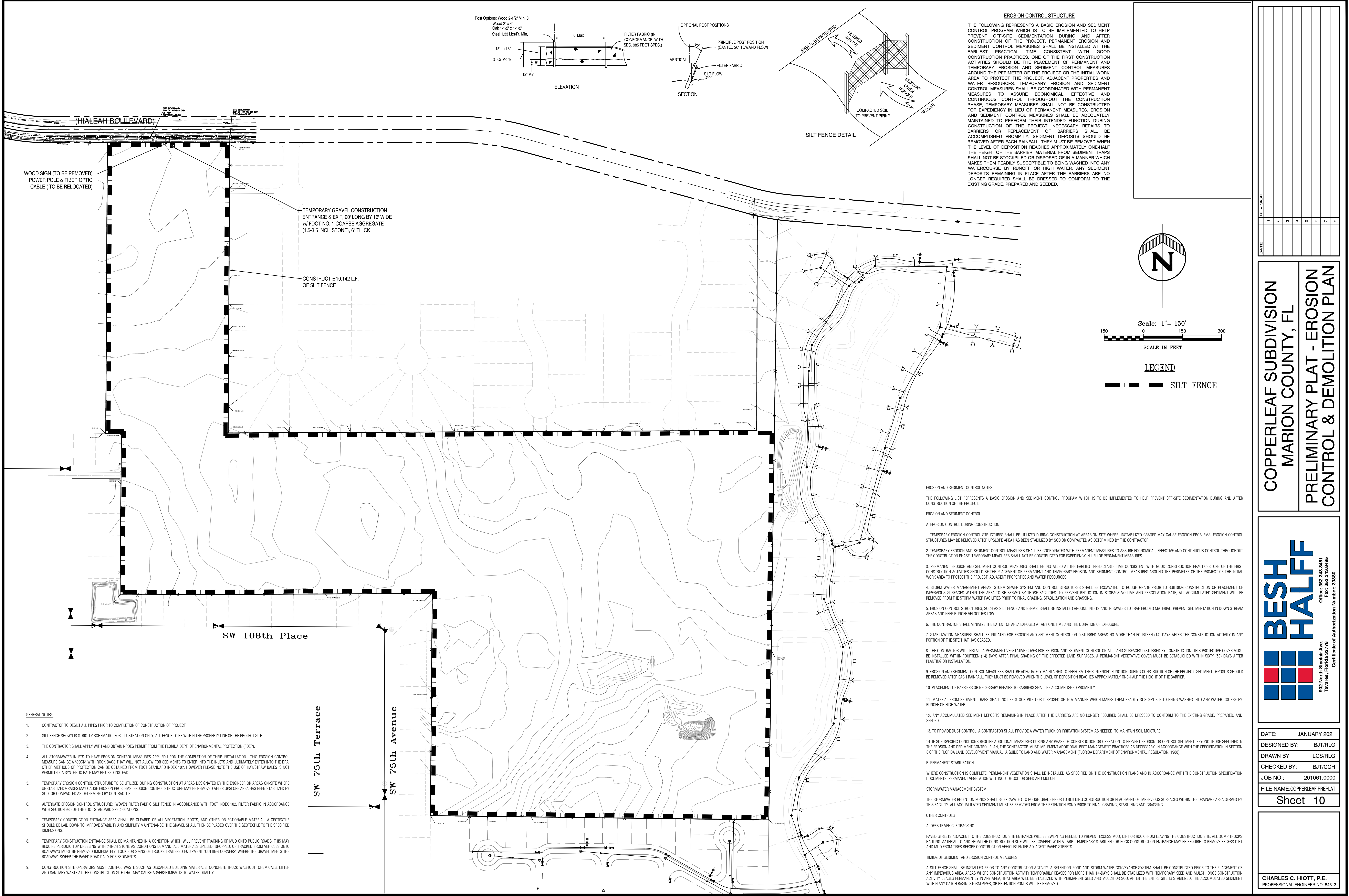
BESH
HALFF

900 North Sinclair Ave
Tallahassee, Florida 32379
Office: 352.343.8481
Fax: 352.343.8495
Certificate of Authorization Number: 33390

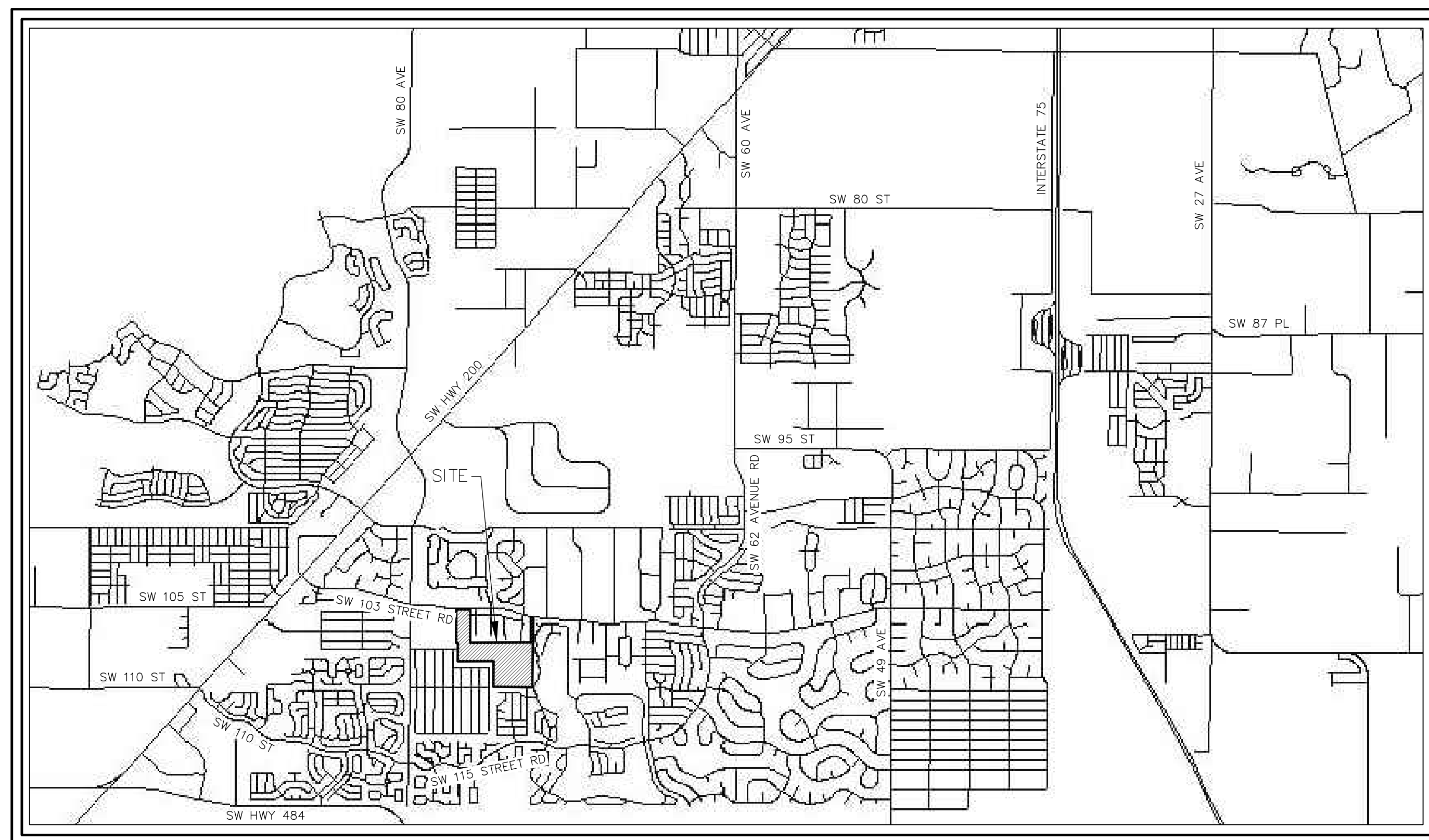
DATE: OCTOBER 2020
DESIGNED BY: BJT/RLG
DRAWN BY: LCS/RLG
CHECKED BY: BJT/OCH
JOB NO.: 201061.0000
FILE NAME: COPPERLEAF PREPLAT
Sheet 9

CHARLES C. HIOTT, P.E.
PROFESSIONAL ENGINEER NO. 54813

S:\(C)\MARION\201061.0000 Copperleaf Subdivision\CIVIL\PRELIMINARY PLAT\201061.0000 COPPERLEAF PRELAT.dwg, 3/16/2021 10:02:30 AM



BOUNDARY & TOPOGRAPHIC SURVEY



VICINITY MAP (NOT TO SCALE)

LEGAL DESCRIPTION:

COMMENCE AT THE S.W. CORNER OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N00°40'51"E ALONG THE WEST BOUNDARY OF SAID SECTION 30 AND THE WEST BOUNDARY OF (PALM CAY UNIT II), AS RECORDED IN PLAT BOOK "I" PAGES 9-11, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 1096.97 FEET TO A POINT ON THE SOUTH BOUNDARY OF "PALM CAY", AS RECORDED IN PLAT BOOK "Y", PAGES 1-2, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N00°40'51"E ALONG THE SOUTH BOUNDARY OF "PALM CAY", AFORESAID "PALM CAY" AND "PALM CAY UNIT II", 75.01 FEET; THENCE N00°40'51"E ALONG SAID COMMON BOUNDARY 125.00 FEET; THENCE N89°53'51"E ALONG SAID COMMON BOUNDARY 125.01 FEET; THENCE N00°40'51"E ALONG SAID COMMON BOUNDARY 74.14 FEET; THENCE N89°55'51"E ALONG SAID COMMON BOUNDARY 13.23 FEET; THENCE N00°39'58"E ALONG SAID COMMON BOUNDARY 120.01 FEET; THENCE N89°55'51"E ALONG THE NORTH BOUNDARY OF AFORESAID "PALM CAY UNIT II", 100.72 FEET TO BEGINNING, THENCE CONTINUE N89°55'51"E ALONG SAID NORTH BOUNDARY 59.78 FEET; THENCE S00°40'51"W ALONG AN "EAST BOUNDARY" OF "PALM CAY", AFORESAID, 618.94 FEET; THENCE N89°55'51"E ALONG THE NORTH BOUNDARY OF "PALM CAY UNIT II", 1196.53 FEET; THENCE S00°40'51"W ALONG THE EAST BOUNDARY OF "PALM CAY UNIT II", 2535.60 FEET TO A POINT ON THE BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1500, PAGE 1565, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N89°55'51"E ALONG THE BOUNDARY OF SAID DESCRIBED LANDS 1996.82 FEET; THENCE N00°42'05"E ALONG THE BOUNDARY OF SAID DESCRIBED LANDS 1891.75 FEET TO THE SOUTHERLY RIGHT OF WAY OF THE S.W. 1/4 OF THE 103RD STREET ROAD (HIALEAH BOULEVARD, 100 FEET WIDE), SAID POINT BEING ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 868.45 FEET AND A CENTRAL ANGLE OF 4 DEGREES 16'53"; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY CURVE AN ARC DISTANCE OF 64.89 FEET, WITH A CHORD BEARING AND DISTANCE OF S 64°16'42" E 64.89 FEET TO THE S.E. CORNER OF SAID "KINGS COURT" TRACT, BEING LOTS 84-85 AS PER PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S00°52'51"W ALONG THE EAST BOUNDARY OF SAID "KINGS COURT" 822.22 FEET TO THE S.E. CORNER OF SAID "KINGS COURT" AND A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1131, PAGE 448, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S89°55'51"W ALONG THE SOUTH BOUNDARY OF SAID "KINGS COURT" AND THE NORTH LINE OF DESCRIBED LANDS 1142.52 FEET TO THE S.E. CORNER OF SAID "KINGS COURT" AND THE NORTH LINE OF DESCRIBED LANDS, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N00°35'24"E ALONG THE EAST BOUNDARY OF SAID DESCRIBED LANDS 1113.45 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED S.W. 1/3RD STREET TRACT; THENCE N89°47'34"W ALONG SAID SOUTHERLY RIGHT OF WAY LINE 469.00 FEET; THENCE S00°35'24"W ALONG THE SOUTHERLY BOUNDARY OF SAID SOUTHERLY RIGHT OF WAY LINE 469.00 FEET; THENCE S00°35'24"W ALONG A DISTANCE OF 1115.71 FEET TO THE S.W. CORNER OF SAID DESCRIBED LANDS AND THE POINT OF BEGINNING.

LESS

[illegible]

CONTAINING 74.58 ACRES, MORE OR LESS.

CERTIFIED TO:

AMSOUTH BANK
BANYAN CONSTRUCTION AND DEVELOPMENT, INC.

DATE:

JAMES M. STRAUGHAN, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5309

THIS SURVEY IS NOT FULL AND COMPLETE WITHOUT ALL SHEETS.

SHEET 1 OF 6	
CLIENT	BANYAN HOMES
JOB NO.	051180
ACAD FILE	051180_bdy AS SHEET 2.DWG
DATE	11/28/05 CHECKED BY: JMS
DRAWN BY: JCM/JH	FLD. BOOK:
REVISIONS	DATE
ADDED TOPO	1-09-06
ADDED CERTIFICATION	1-31-06
CHANGE LOGO ONLY	12-14-06
REVISE STREET NAMES	5/31/07

BOUNDARY & TOPOGRAPHIC SURVEY
IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA.



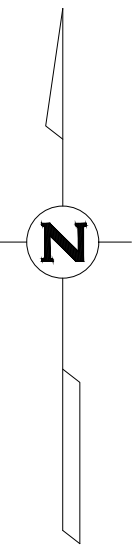
W 1/4 SECTION CORNER
OF SECTION 30-16-21
FOUND 8" OCTAGON CM

S89°16'08"E 2773.39'

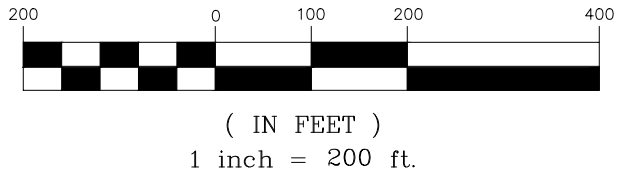
BOUNDARY & TOPOGRAPHIC SURVEY

S89°16'08"E 2670.30'

E 1/4 SECTION CORNER
OF SECTION 30-16-21
FOUND 8" OCTAGON CM



GRAPHIC SCALE



LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none">□ INDICATES 4"x4" CONCRETE MONUMENT FOUND UNLESS OTHERWISE NOTED○ INDICATES 5/8" REBAR SET LB NO. 4709, UNLESS OTHERWISE NOTED● INDICATES REBAR FOUND, UNLESS OTHERWISE NOTED● INDICATES FOUND NAIL & DISK PSM 3522, UNLESS OTHERWISE NOTEDΔ CENTRAL ANGLET TANGENTL ARC LENGTHR RADIUSPC POINT OF CURVATUREPT. POINT OF TANGENT(R) INDICATES RADIAL LINEP.O.B. POINT OF BEGINNINGCL CENTERLINER/W RIGHT-OF-WAYBOC BACK OF CURBOHU OVERHEAD UTILITIESTS TRAFFIC SIGNRR RAILROADN&D NAIL & DISK | <ul style="list-style-type: none">CM CONCRETE MONUMENTCLF CHAIN LINK FENCELB LICENSED BUSINESSRLS REGISTERED LAND SURVEYORPSM PROFESSIONAL SURVEYOR AND MAPPEREP EDGE OF PAVEMENTCONCRETETELEPHONE JUNCTION BOXPOWER POLECABLE TV BOXFENCE LINEDESCRIPTIONMEASUREDORB OFFICIAL RECORDS BOOKSUPPORT POLEIRON RODIRON ROD & CAP |
|--|---|

NOTES:

1. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID UNLESS THEY BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. CERTIFICATION IS LIMITED TO PARTIES NAMED HEREON.
3. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES USING GPS CONTROL POINTS 'MARTEL RESET' AND 'V079' AND ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AS BEING N89°16'40"W.
4. THE LEGAL DESCRIPTION IS IN ACCORDANCE WITH THE DESCRIPTION PROVIDED BY THE CLIENT.
5. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, OWNERSHIP OR OTHER MATTERS OF RECORD BY THIS FIRM. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
6. UNDERGROUND IMPROVEMENTS SUCH AS UTILITIES, FOUNDATIONS, ETC. WERE NOT LOCATED.
7. LANDS SHOWN HEREON LIE IN FLOOD ZONE "C" ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 120160 0675 B AND COMMUNITY PANEL NUMBER 120160 0650 B, MARION COUNTY, FLORIDA EFFECTIVE DATE: JANUARY 19, 1983.
8. THE EXPECTED USE OF LAND, AS CLASSIFIED IN THE MINIMUM TECHNICAL STANDARDS (61G17-6 FAC), IS "SUBURBAN". THE MINIMUM RELATIVE DISTANCE ACCURACY FOR THIS TYPE OF BOUNDARY SURVEY IS 1 FOOT IN 7,500 FEET. THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THIS REQUIREMENT.
9. THIS SURVEY MEETS ALL APPLICABLE REQUIREMENTS OF THE FLORIDA MINIMUM TECHNICAL STANDARDS AS CONTAINED IN CHAPTER 61G17-6 FAC.
10. DATE OF FIELD WORK IS REFLECTED IN TITLE BLOCK AND NOT THE DATE OF SIGNATURE.
11. ELEVATIONS ARE NAVD 88 DATUM BASED ON MARION COUNTY CONTROL POINTS V079 (WITH AN ELEVATION OF 88.12) AND Y 588 (WITH AN ELEVATION OF 91.31).
12. A PORTION OF THE PROPERTY HAS A CALCULATED ESTIMATE OF TREES BETWEEN 6 AND 17 INCHES BASED ON 4 TREE TEST COUNT AREAS. THIS PORTION OF THE PROPERTY CONTAINS 52.61 ACRES, MORE OR LESS WITH AN AVERAGE OF 157 TREES PER ACRE (8,260± TOTAL). THE NORTHEAST CORNER OF THE PROPERTY AND TREES 18" AND ABOVE WERE LOCATED INDIVIDUALLY.

THIS SURVEY IS NOT FULL AND COMPLETE WITHOUT ALL SHEETS.

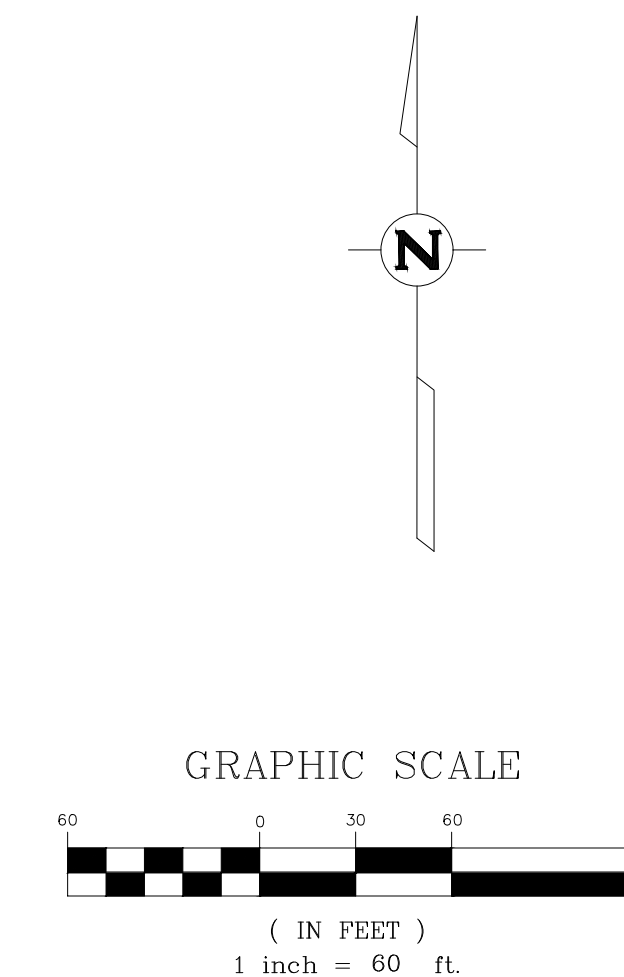
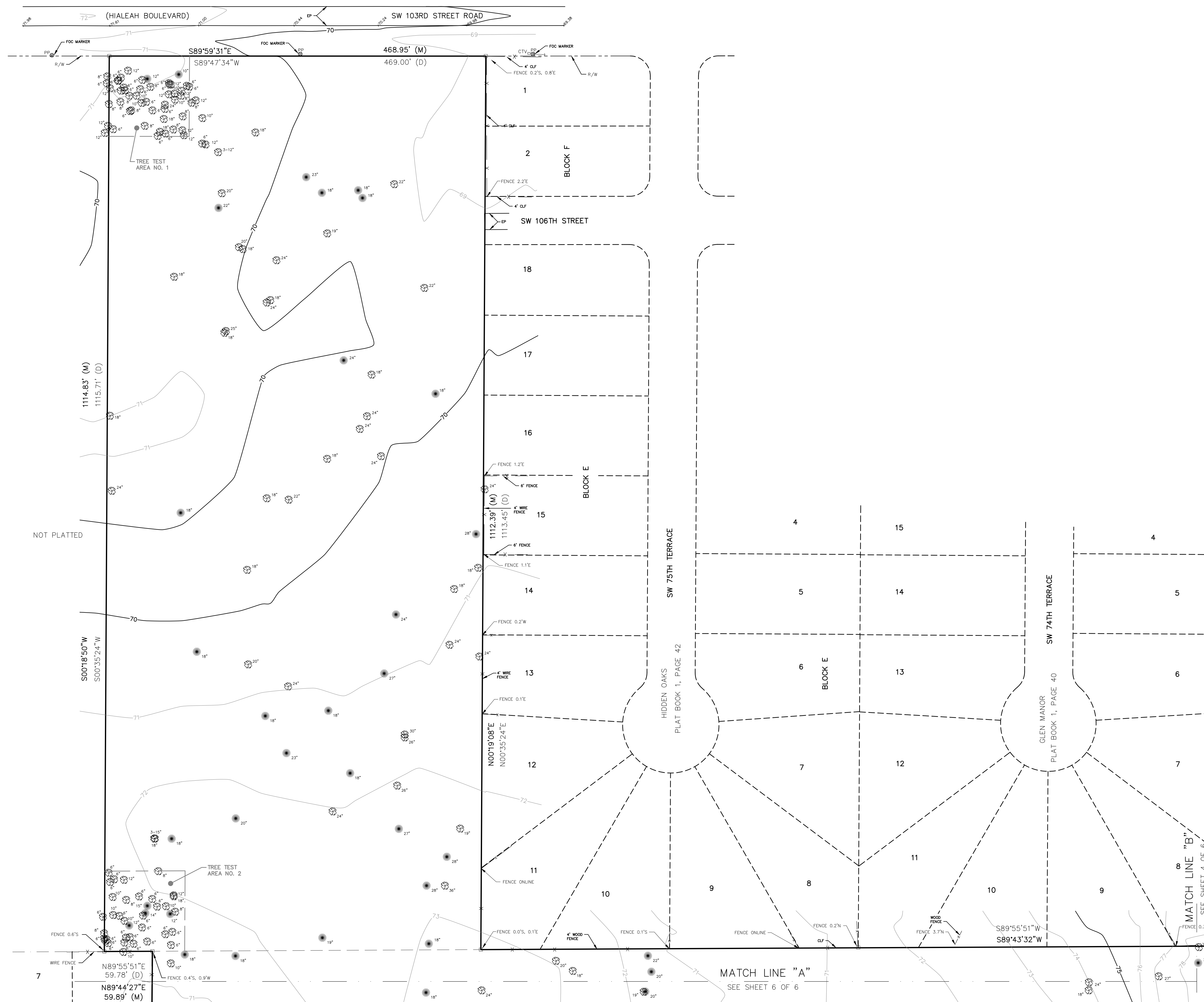
SHEET 2 OF 6

CLIENT	BANYAN HOMES
JOB NO.	051180
ACAD FILE	051180_bdy AS SHEET 2.DWG
DATE	11/28/05
CHECKED BY:	JMS
DRAWN BY:	JCM/JH
FLD. BOOK:	
REVISIONS	DATE
ADDED TOPO	1-09-06
ADDED CERTIFICATION	1-31-06
CHANGE LOGO ONLY	12-14-06
REVISE STREET NAMES	5/31/07

BOUNDARY & TOPOGRAPHIC SURVEY
IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA.



BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

- | | | | |
|--|---|---|----------------------------------|
|  | INDICATES 4"x4" CONCRETE MONUMENT FOUND
UNLESS OTHERWISE NOTED |  CM | CONCRETE MONUMENT |
|  | INDICATES 5/8" REBAR SET LB NO. 4709, UNLESS
OTHERWISE NOTED |  CLF | CHAIN LINK FENCE |
| | |  LB | LICENSED BUSINESS |
|  | INDICATES REBAR FOUND, UNLESS OTHERWISE NOTED |  RLS | REGISTERED LAND SURVEYOR |
| | |  PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| | |  EP | EVIDENCE OF PAYMENT |
|  | CENTRAL ANGLE |  | CONCRETE |
|  T | TANGENT |  | TELEPHONE JUNCTION BOX |
|  | ARC LENGTH |  | POWER POLE |
|  R | RADIUS |  CTV | CABLE TV BOX |
|  PC | POINT OF CURVATURE |  | FENCE LINE |
|  PT. | POINT OF TANGENT |  (D) | DESCRIPTION |
|  (R) | INDICATES RADIAL LINE |  (M) | MEASURED |
|  F.O.B. | POINT OF BEGINNING
CENTERLINE |  ORB | OFFICIAL RECORDS BOOK |
|  R/W | RIGHT-OF-WAY |  SR | SUPPORT POLE |
|  BOC | BACK OF CURB |  RC | IRON ROD & CAP |
|  OHN | OVERHEAD UTILITIES |  FOC | FIBER OPTIC CABLE |
| | TRAFFIC SIGN |  TOB | TOP OF BANK |
|  RR | RAILROAD |  OHE | OVERHEAD ELECTRIC LINE |
|  N&D | NAIL & DISK | | |
|  CONC | CONCRETE |  | PINE TREE |
|  CLF | CHAIN LINK FENCE |  | OAK TREE |
|  | BERRY TREE | | |
|  | CAY TREE | | |
|  | PALM TREE | | |

THIS SURVEY IS NOT FULL AND COMPLETE WITHOUT ALL SHEETS.

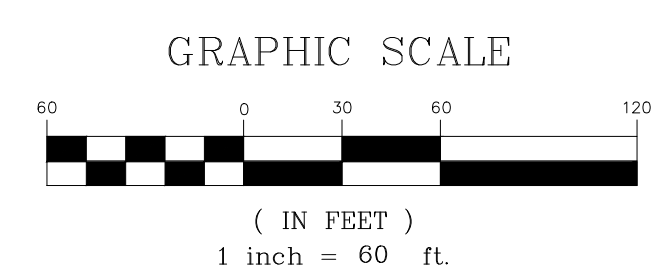
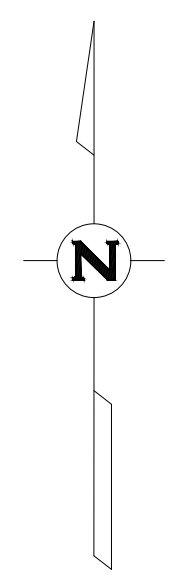
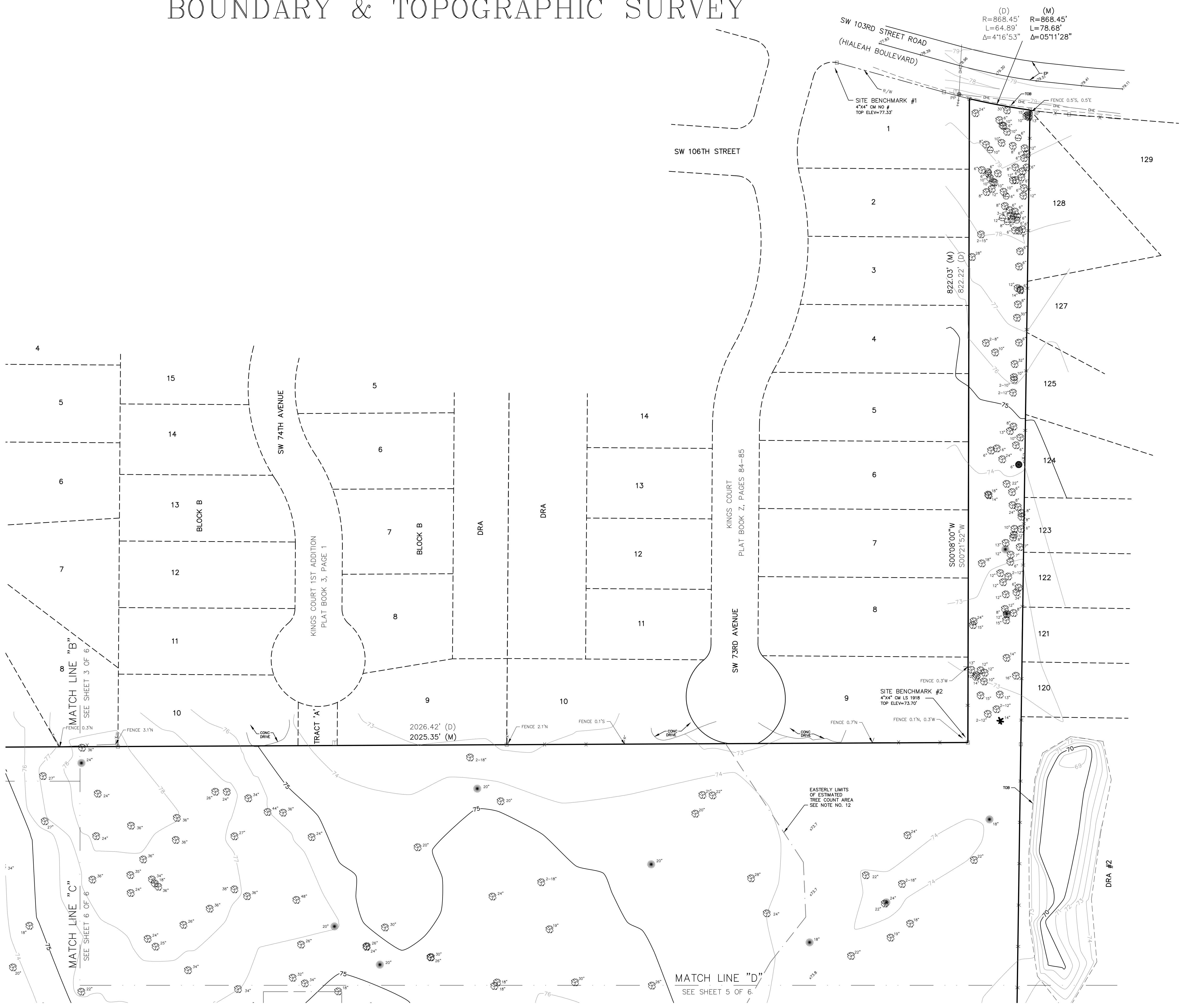
SHEET 3 OF 6

CLIENT		BANYAN HOMES	
JOB NO.		051180	
ACAD FILE		051180_TOPO.DWG	
DATE		11/28/05	CHECKED BY: JMS
DRAWN BY:		JCM/JH	FLD. BOOK:
REVISONS			DATE
ADDED TOPO			1-09-06
ADDED CERTIFICATION			1-31-06
CHANGE LOGO ONLY			12-14-06
REVISE STREET NAMES			5/31/07

BOUNDARY & TOPOGRAPHIC SURVEY
IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA.



BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

- | | | | |
|--------|---|-------|----------------------------------|
| □ | INDICATES 4"x4" CONCRETE MONUMENT FOUND
UNLESS OTHERWISE NOTED | CM | CONCRETE MONUMENT |
| ○ | INDICATES 5/8" REBAR SET LB NO. 4709, UNLESS
OTHERWISE NOTED | CLF | CHAIN LINK FENCE |
| ● | INDICATES REBAR FOUND, UNLESS OTHERWISE NOTED | LB | LICENSED BUSINESS |
| ⊙ | INDICATES FOUND NAIL & DISK PSM 3522,
UNLESS OTHERWISE NOTED | RLS | REGISTERED LAND SURVEYOR |
| Δ | CENTRAL ANGLE | PSM | PROFESSIONAL SURVEYOR AND MAPPER |
| T | TANGENT | EP | EDGE OF PAVEMENT |
| L | ARC LENGTH | CONC | CONCRETE |
| R | RADIUS | TJ | TELEPHONE JUNCTION BOX |
| PC | POINT OF CURVATURE | PP | POWER POLE |
| PT. | POINT OF TANGENT | CTV | CABLE TV BOX |
| (R) | INDICATES RADIAL LINE | — X — | FENCE LINE |
| P.O.B. | POINT OF BEGINNING | (D) | DESCRIPTION |
| C | CENTERLINE | (M) | MEASURED |
| R/W | RIGHT-OF-WAY | ORB | OFFICIAL RECORDS BOOK |
| BOC | BACK OF CURB | SP | SUPPORT POLE |
| OHU | OVERHEAD UTILITIES | IR | IRON ROD |
| TS | TRAFFIC SIGN | RC | IRON ROD & CAP |
| RR | RAILROAD | FOC | FIBER OPTIC CABLE |
| N&D | NAIL & DISK | TOB | TOP OF BANK |
| CONC | CONCRETE | OHE | OVERHEAD ELECTRIC LINE |
| CLF | CHAIN LINK FENCE | PT | PINE TREE |
| CT | CHERRY TREE | OT | OAK TREE |
| BT | BAY TREE | | |
| PT | PALM TREE | | |

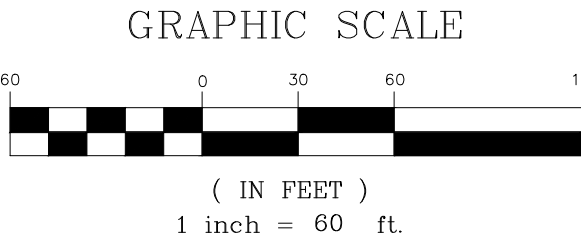
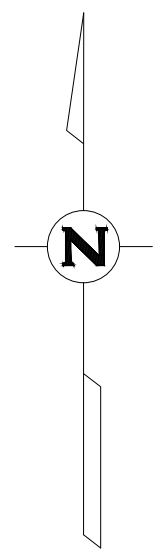
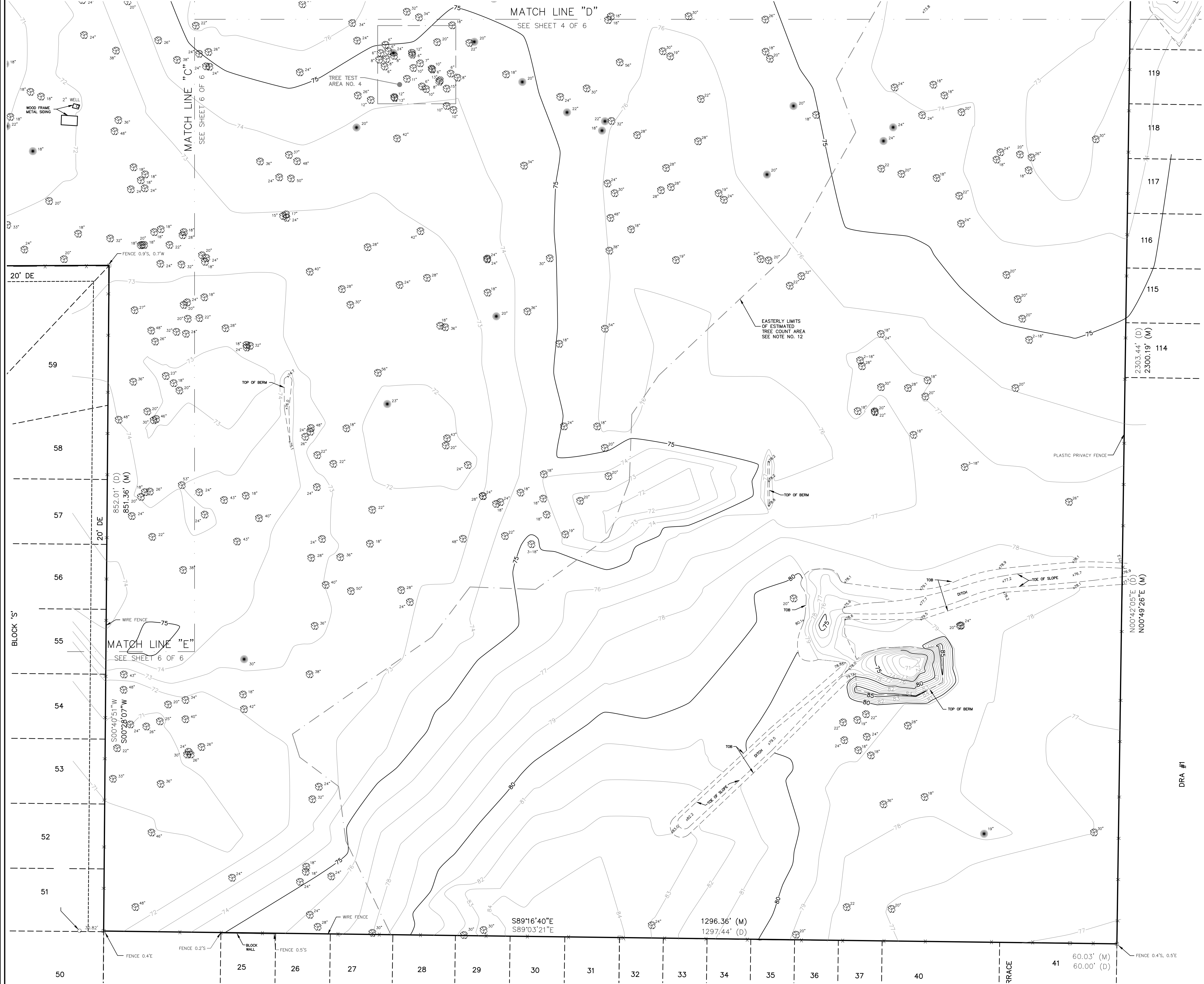
THIS SURVEY IS NOT FULL AND COMPLETE WITHOUT ALL SHEETS.

SHEET 4 OF 6	
CLIENT	BANYAN HOMES
JOB NO.	051180
ACAD FILE	051180_TOPO.DWG
DATE	11/28/05
CHECKED BY:	JMS
DRAWN BY:	JCM/JH
FLD. BOOK:	
REVISIONS	DATE
ADDED TOPO	1-09-06
ADDED CERTIFICATION	1-31-06
CHANGE LOGO ONLY	12-14-06
REVISE STREET NAMES	5/31/07

BOUNDARY & TOPOGRAPHIC SURVEY	
IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.	

BESH
BOOTH EBN STRAUGHAN HOTT
350 North Sinclair Ave. Office: 352.343.8481
Tallahassee, Florida 32378 Fax: 352.343.5647
www.beshdh.com
▲ ENGINEERS ▲ SURVEYORS ▲ PLANNERS ▲
LICENSED BUSINESS 7514

BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

- INDICATES 4"x4" CONCRETE MONUMENT FOUND UNLESS OTHERWISE NOTED
- INDICATES 5/8" REBAR SET LB NO. 4709, UNLESS OTHERWISE NOTED
- INDICATES REBAR FOUND, UNLESS OTHERWISE NOTED
- INDICATES FOUND NAIL & DISK PSM 3522, UNLESS OTHERWISE NOTED
- CENTRAL ANGLE
- TANGENT
- ARC LENGTH
- RADIUS
- POINT OF CURVATURE
- POINT OF TANGENT
- INDICATES RADIAL LINE
- POINT OF BEGINNING
- CENTERLINE
- RIGHT-OF-WAY
- BACK OF CURB
- OVERHEAD UTILITIES
- TRAFFIC SIGN
- RAILROAD
- NAIL & DISK
- CONCRETE
- CHAIN LINK FENCE
- CHERRY TREE
- BAY TREE
- PALM TREE
- CONCRETE MONUMENT
- CHAIN LINK FENCE
- LICENSED BUSINESS
- REGISTERED LAND SURVEYOR
- PROFESSIONAL SURVEYOR AND MAPPER
- EDGE OF PAVEMENT
- CONCRETE
- TELEPHONE JUNCTION BOX
- POWER POLE
- CABLE TV BOX
- FENCE LINE
- DESCRIPTION
- MEASURED
- OFFICIAL RECORDS BOOK
- SUPPORT POLE
- IRON ROD
- IRON ROD & CAP
- FIBER OPTIC CABLE
- TOP OF BANK
- OVERHEAD ELECTRIC LINE
- PINE TREE
- OAK TREE

THIS SURVEY IS NOT FULL AND COMPLETE WITHOUT ALL SHEETS.

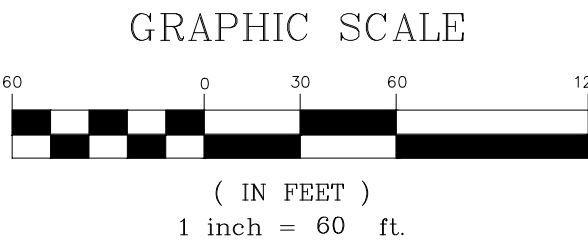
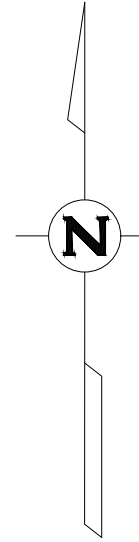
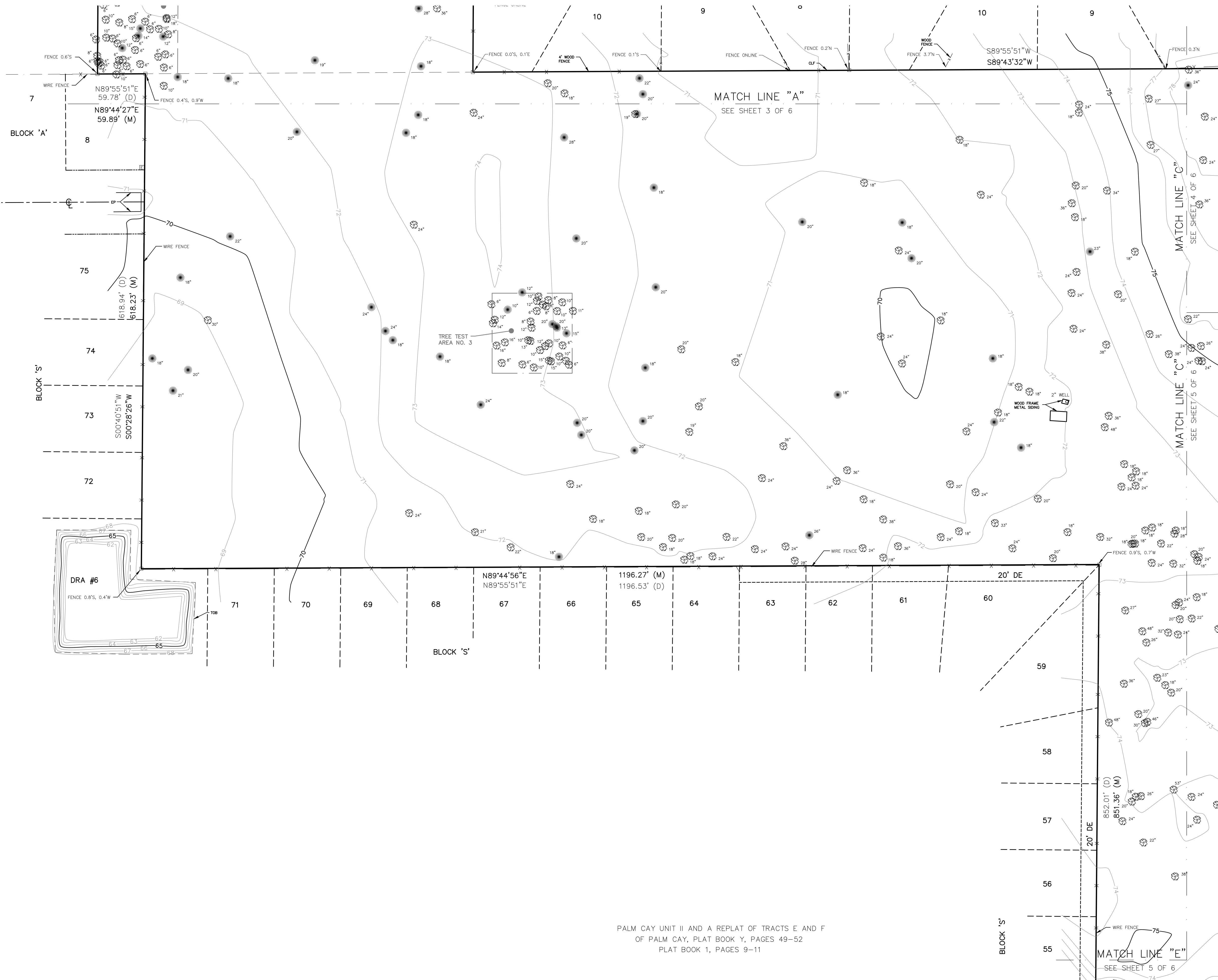
SHEET 5 OF 6

CLIENT	BANYAN HOMES
JOB NO.	051180
ACAD FILE	051180_TOPO.DWG
DATE	11/28/05
CHECKED BY:	JMS
DRAWN BY:	JCM/JH
FLD. BOOK:	
REVISIONS	DATE
ADDED TOPO	1-09-06
ADDED CERTIFICATION	1-31-06
CHANGE LOGO ONLY	12-14-06
REVISE STREET NAMES	5/31/07

BOUNDARY & TOPOGRAPHIC SURVEY
IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA.



BOUNDARY & TOPOGRAPHIC SURVEY



LEGEND

- INDICATES 4"x4" CONCRETE MONUMENT FOUND UNLESS OTHERWISE NOTED
- INDICATES 5/8" REBAR SET LB NO. 4709, UNLESS OTHERWISE NOTED
- INDICATES REBAR FOUND, UNLESS OTHERWISE NOTED
- INDICATES FOUND NAIL & DISK PSM 3522, UNLESS OTHERWISE NOTED
- CENTRAL ANGLE
- TANGENT
- ARC LENGTH
- RADIUS
- POINT OF CURVATURE
- POINT OF TANGENT
- INDICATES RADIAL LINE
- POINT OF BEGINNING CENTERLINE
- RIGHT-OF-WAY
- BACK OF CURB
- OVERHEAD UTILITIES
- TRAFFIC SIGN
- RAILROAD
- NAIL & DISK
- CONCRETE
- CHAIN LINK FENCE
- CHERRY TREE
- BAY TREE
- PALM TREE
- CONCRETE MONUMENT
- CHAIN LINK FENCE
- LICENSED BUSINESS
- REGISTERED LAND SURVEYOR
- PROFESSIONAL SURVEYOR AND MAPPER
- EDGE OF PAVEMENT
- CONCRETE
- TELEPHONE JUNCTION BOX
- POWER POLE
- CABLE TV BOX
- FENCE LINE
- DESCRIPTION
- MEASURED
- OFFICIAL RECORDS BOOK
- SUPPORT POLE
- IRON ROD
- IRON ROD & CAP
- FIBER OPTIC CABLE
- TOP OF BANK
- OVERHEAD ELECTRIC LINE
- PINE TREE
- OAK TREE

THIS SURVEY IS NOT FULL AND COMPLETE WITHOUT ALL SHEETS.

SHEET 6 OF 6			
CLIENT	BANYAN HOMES		
JOB NO.	051180		
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DATE	11/28/05	CHECKED BY:	JMS
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CHANGE LOGO ONLY	12-14-06		
REVISE STREET NAMES	5/31/07		

BOUNDARY & TOPOGRAPHIC SURVEY
IN SECTION 30, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA.



PALM CAY UNIT II AND A REPLAT OF TRACTS E AND F
OF PALM CAY, PLAT BOOK Y, PAGES 49-52
PLAT BOOK 1, PAGES 9-11