



SUBMITTAL SUMMARY REPORT MasterPlan-000338-2026

PLAN NAME: PUD Master Plan - Sandy Clay Residential	LOCATION: 0
APPLICATION DATE: 02/10/2026	PARCEL: 37896-000-00
DESCRIPTION: Sandy Clay Residential	

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Developer	Carson Vandeven	
Engineer of Record	Jeffrey McPherson	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	04/14/2026	04/21/2026	04/27/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	02/13/2026	02/27/2026	03/16/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/21/2026	04/22/2026	Approved
<i>Corrections</i>	Project Boundary (Resolved) - Project Boundary: 2.12.8 - Project boundary clearly defined			
<i>Corrections</i>	Existing Roads Labeled Correctly (Resolved) - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/21/2026	04/24/2026	Approved
<i>Comments</i>	Proposed public pool will require a permit through the Department of Health in Marion County.			
Fire Marshal (Plans) (Fire)	Anthony Marino	04/21/2026	04/14/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	04/21/2026	04/16/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/21/2026	04/20/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	04/21/2026	04/21/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		04/21/2026	04/21/2026	Informational
<i>Comments</i>	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." -----			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/21/2026	04/20/2026	Requires Re-submit
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - Comments response mentions that a waiver will be applied for. Results of waiver pending			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/21/2026	04/21/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/21/2026	04/20/2026	Requires Re-submit
<i>Comments</i>	Please respond to the comment to provide a right-of-way dedication on SE 110th Street Road for the required turn lane construction.			
<i>Corrections</i>	6.12.2 - Right-of-way (Not Resolved) - 6.12.2 - Right-of-way: Show the right-of-way width.			
Utilities (OCE Plans) (Utilities)	Carrie Hyde	04/21/2026	04/15/2026	Informational
<i>Comments</i>	Improvement Plan will require letter of availability and capacity from CoBU as they are not part of the review process.			
<i>Corrections</i>	6.14.2 - Connection Requirements (Resolved) - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	Additional Utilities comments (Resolved) - Additional Utilities comments			

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	02/27/2026	02/26/2026	Requires Re-submit
<i>Corrections</i>	Existing Roads Labeled Correctly (Not Resolved) - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names			
<i>Corrections</i>	Project Boundary (Not Resolved) - Project Boundary: 2.12.8 - Project boundary clearly defined			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/27/2026	02/18/2026	Requires Re-submit
<i>Comments</i>	Proposed public pool will require an application. Please contact Evan.Searcy@FLHealth.gov for more information.			

SUBMITTAL SUMMARY REPORT (MasterPlan-000338-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/27/2026	02/13/2026	Approved
<p><i>Comments</i> 1) Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for water supply.</p> <p>Per NFPA 1: Chapter 18.5.2 Detached One- and Two-Family Dwellings. Fire hydrants shall be provided for detached one- and two-family dwellings in accordance with both of the following:</p> <p>(1) The maximum distance to a fire hydrant from the closest point on the building shall not exceed 600 ft (183 m).</p> <p>(2) The maximum distance between fire hydrants shall not exceed 800 ft (244 m). 3) Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access. Per NFPA 1 Chapter 18 for fire department access: Where fire department access roads exceed 150 feet a fire department turnaround shall be required. Roads are required to be a minimum of 20 ft wide.</p>				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/27/2026	02/27/2026	Requires Re-submit
<p><i>Comments</i> Provide proposed building height and show construction access and routes for phased developments. Environmental Assessment forwarded to FWC.</p> <p><i>Corrections</i> 2.12/4.2 - Building height (Not Resolved) - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.</p> <p><i>Corrections</i> 2.12/6.11.6 - Construction access (Not Resolved) - 2.12/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,.</p>				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/27/2026	02/17/2026	Informational
<p><i>Comments</i> 1. Majority of shade trees and ornamental/understory trees in buffers shall be evergreen, in order to meet intent of year round screening.</p>				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/27/2026	02/26/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer) <i>Comments</i>	IF APPLICABLE:	02/27/2026	03/04/2026	Informational
	Sec. 2.18.1.I - Show connections to other phases.			
	Sec.2.19.2.H – Legal Documents			
	Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.			
	Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)			
	For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."			
	Sec. 6.3.1.B.2 – Required Right of Way Dedication			
	For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."			
	Sec. 6.3.1.D.3 - Cross Access Easements			
	For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."			
	Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)			
	"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."			
	Sec. 6.3.1.C.2 – Utility Easements			
	"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."			
	Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:			
	"[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."			
	"[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."			
	When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."			
	Sec.6.3.1.D(f) –			
	If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/27/2026	02/13/2026	Requires Re-submit
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - Additional Stormwater comments			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/27/2026	02/24/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/27/2026	03/15/2026	Requires Re-submit
<i>Corrections</i>	6.12.2 - Right-of-way (Not Resolved) - 6.12.2 - Right-of-way: Show the right-of-way width.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/27/2026	02/25/2026	Requires Re-submit
<i>Comments</i>	Please see the corrective comments.			
<i>Corrections</i>	6.14.2 - Connection Requirements (Not Resolved) - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	Additional Utilities comments (Not Resolved) - Additional Utilities comments			

eREVIEW SESSION FILES:

- _Combined Plans for Application.pdf
- 1-AerialMap.pdf
- 25-9311.02.1 - Proposed Sandy Clay Residential Development, Parcel No. 37896-000-00, SE 92nd Loop, Belleview, Florida.pdf
- 2-QuadMap.pdf
- 3- NWlmap.pdf
- 4- FEMAMap.pdf
- 5- SoilsMap.pdf
- Bounary and Topo Survey.pdf
- Mass Grading - Sandy Clay Mine Protected Species Report.pdf
- Supplimental Files.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	Incorrect Road NameIt should be SE 83rd Ter	02/18/2026 1:45	PM_Combined Plans for Application.pdf	2
Jamie Waldron	This is an unnamed easement, please remove the road label	02/18/2026 1:47	PM_Combined Plans for Application.pdf	2
Jamie Waldron	SE 106TH PLACE	02/25/2026 3:27	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 106TH LANE	02/25/2026 3:39	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 107TH ST	02/25/2026 3:40	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 80TH COURT	02/25/2026 3:41	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 80TH COURT	02/25/2026 3:42	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 80TH AVENUE	02/25/2026 3:43	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 82ND AVE	02/25/2026 3:44	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 82ND CT	02/25/2026 3:45	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 108TH LANE	02/25/2026 3:45	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 108TH STREET	02/25/2026 3:46	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 108TH STREET	02/25/2026 3:46	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 108TH PLACE	02/25/2026 3:47	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 107TH PLACE	02/25/2026 3:47	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 107TH PLACE	02/25/2026 3:47	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 82ND TERRACE	02/25/2026 3:47	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 84TH COURT	02/25/2026 3:48	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 105TH PLACE	02/25/2026 3:49	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 106TH STREET	02/25/2026 3:49	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 81ST TERRACE	02/25/2026 3:50	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 82ND COURT	02/25/2026 3:50	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 83RD COURT	02/25/2026 3:50	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 84TH AVENUE	02/25/2026 3:51	PM_Combined Plans for Application.pdf	7
Jamie Waldron	SE 83RD AVE	02/26/2026 1:39	PM_Combined Plans for Application.pdf	7
Jamie Waldron	The project boundary encompasses the entirety of both Parcels, please remove "PORTION OF".	02/26/2026 8:30	PM_Combined Plans for Application.pdf	1



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: _____ Parcel Number(s): 37896-000-00, 37896+000-01 Permit Number: MasterPlan-000338-2026

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Sandy Clay Residential Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): Sandy Clay, LLC / Matt Fabian
Signature: _____
Mailing Address: 1040 SW 43rd Pl City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 239-0683
Email address: mattfabian@gmail.com

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

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

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.8 Current Boundary & Topographical Contours
Reason/Justification for Request (be specific): Request to use the current boundary and topographic survey included with the Mass Grading approval (AR #29724). The project is currently being mass graded per the approved plans. Obtaining an updated topographic survey is not feasible or beneficial due to the mass grading efforts.

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. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



**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 (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

William & Associates
ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 103RD AVE, BLDG 100, OCEAH, FL 33471
 OFFICE: (561) 387-4540 FAX: (561) 387-4543
 CERTIFICATION OF AUTHORIZATION #26756

DATE	REVISIONS

PUD MASTER PLAN
SANDY CLAY RESIDENTIAL
 MARION COUNTY, FLORIDA

DATE: 04-03-25
 DRAWN BY: JTB
 CHECKED BY: JTB
 SCALE: AS SHOWN
 SHEET: 02-01



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER
 S:\Marion County\Sandy Clay Residential\PLAN\NO\Aerial PUD\02-01 Aerial Photograph.dwg 4/3/2025 1:18:50PM, AutoCAD R17 Pimp Query Print.plt

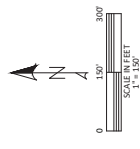
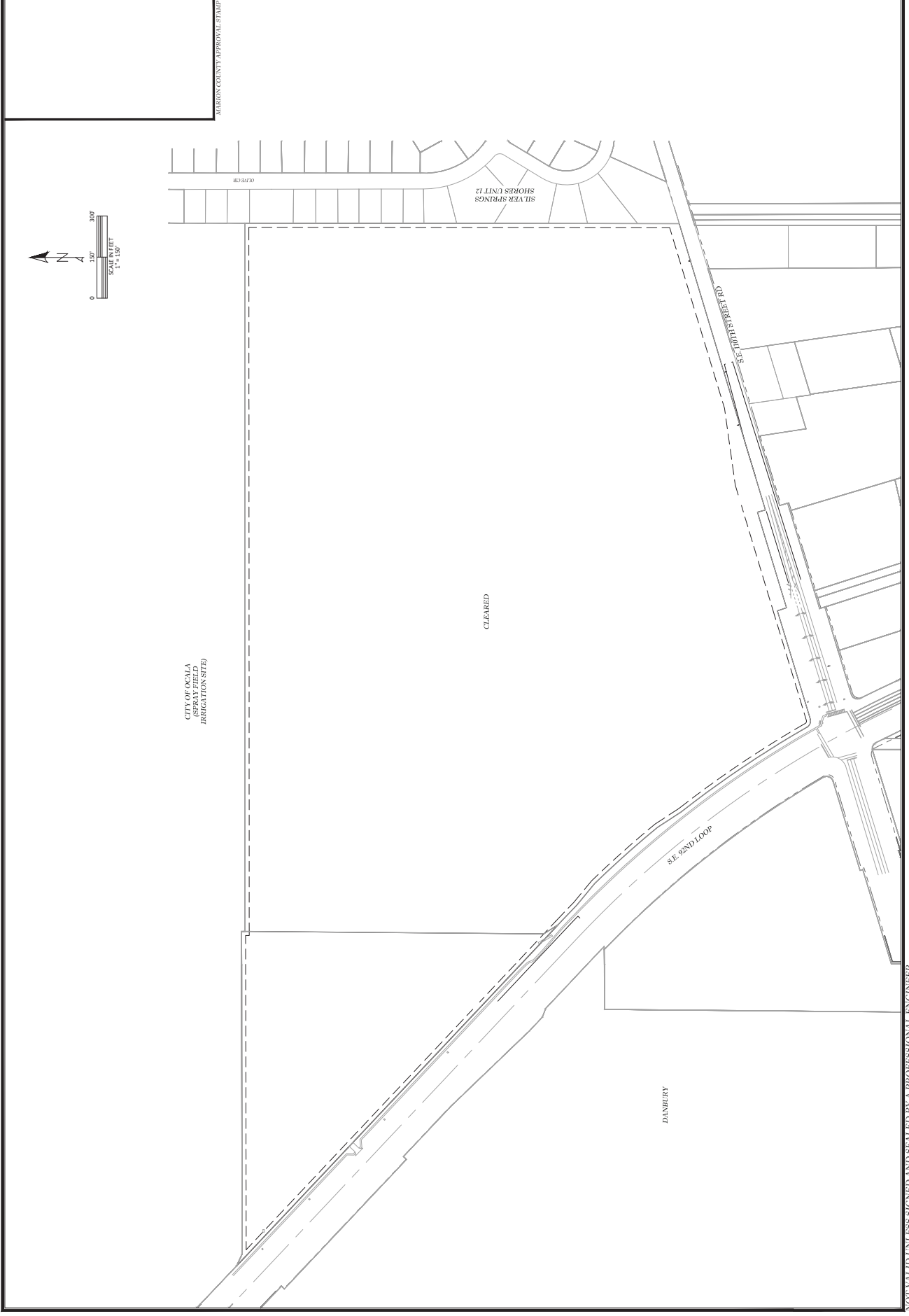
DATE: 02-02-20
DRAWN BY: JTB
CHECKED BY: JTB
DESIGNED BY: JTB

PUD MASTER PLAN
SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA

EXISTING CONDITIONS

DATE	REVISIONS

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16TH AVE. BLDG 100, OCALA, FL 34471
OFFICE: (352) 387-4540 FAX: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #26756



MARION COUNTY APPROVAL STAMP

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

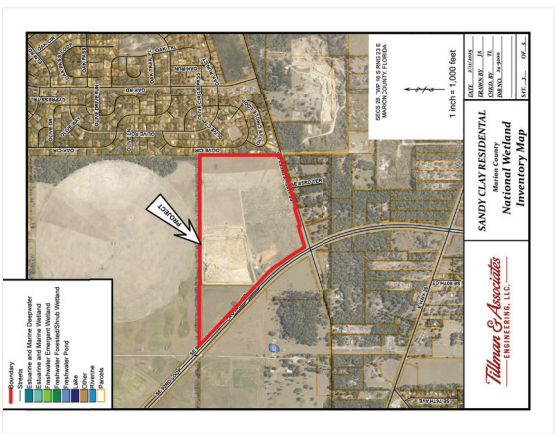
Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 OFFICE: (352) 387-4540 FAX: (352) 387-4545
 CERTIFICATION OF AUTHORIZATION #26756
 1725 SE 18TH AVE, BLDG 100, OCEAH, FL 32472

REVISIONS	DATE

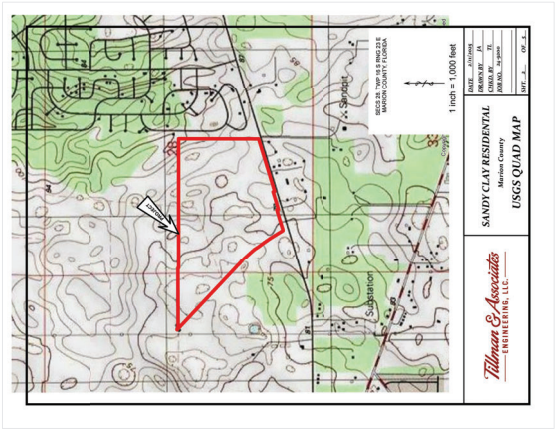
EXISTING CONDITIONS
 PUD MASTER PLAN
 SANDY CLAY RESIDENTIAL
 MARION COUNTY, FLORIDA

DATE: 04-09-25
 DRAWN BY: JTB
 CHECKED BY: JTB
 JOB NO.: 250005
 SHEET: 04.02

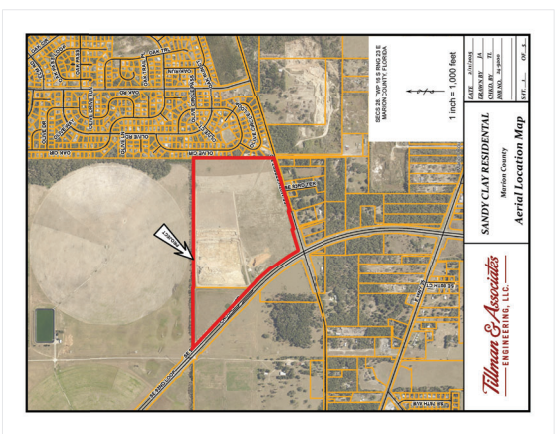
MARION COUNTY APPROVAL STAMP



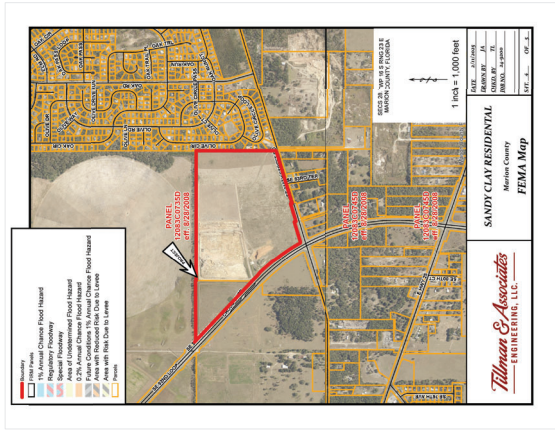
NATIONAL WETLAND INVENTORY
 NOT TO SCALE



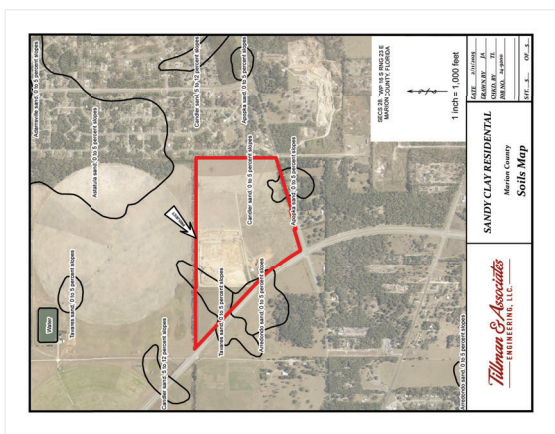
QUAD
 NOT TO SCALE



AERIAL
 NOT TO SCALE



FEMA FLOOD PLAINS
 NOT TO SCALE



SOILS
 NOT TO SCALE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

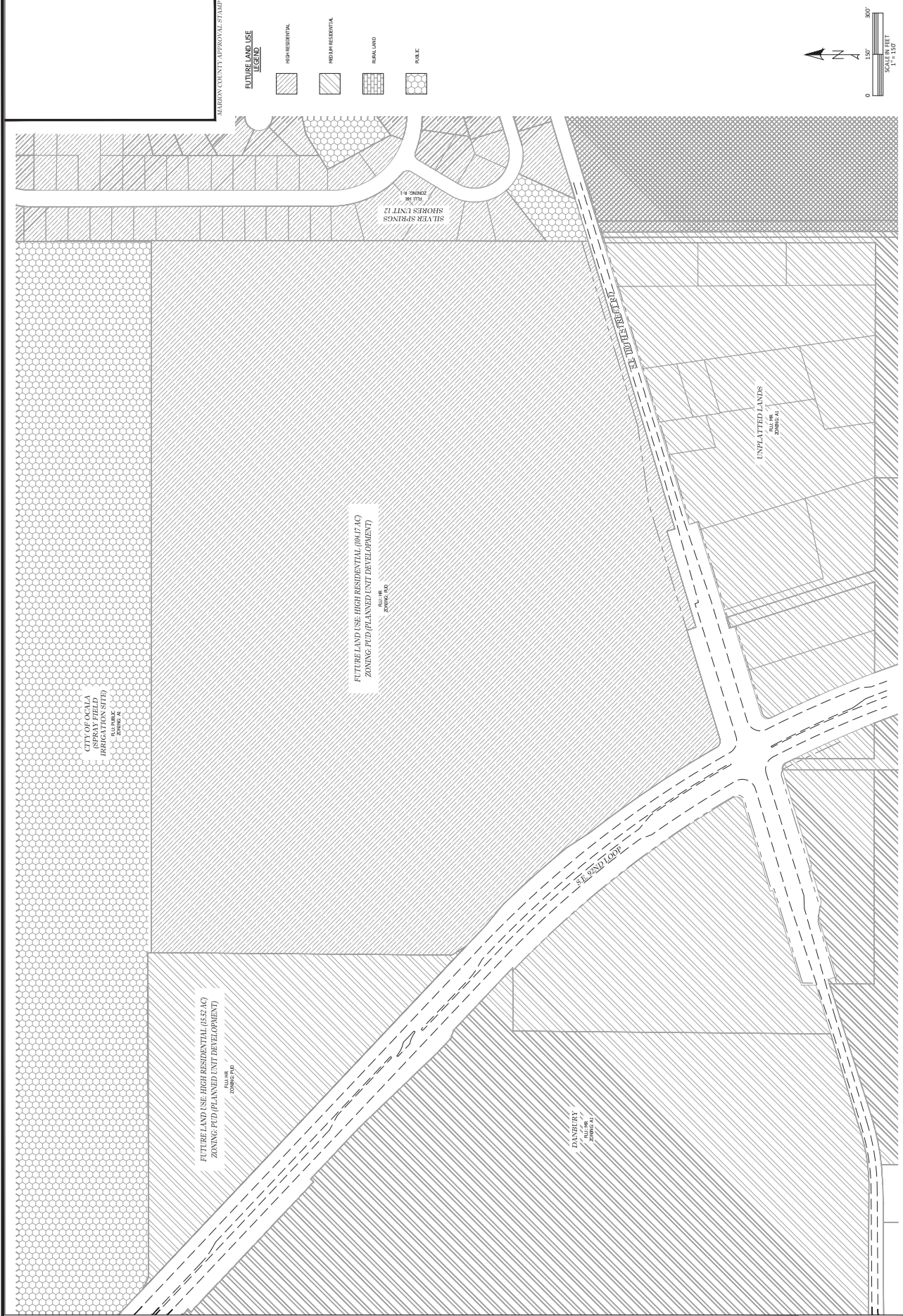
S:\Marion County\Sandy Clay Residential\PLANNING\Marion PUD\4.02 EXISTING CONDITIONS PLAN.dwg, 4/9/2025 9:20:39 AM, DWG 15 1051.PXD

Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16TH AVE, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATION OF AUTHORIZATION #26756

DATE	REVISIONS

LAND USE & ZONING PLAN
 PUD MASTER PLAN
 SANDY CLAY RESIDENTIAL
 MARION COUNTY, FLORIDA

DATE: 02-02-26
 DRAWN BY: JTB
 CHECKED BY: JTB
 JOB NO.: 26756
 SHEET: 05-01



FUTURE LAND USE LEGEND
 HIGH RESIDENTIAL
 MEDIUM RESIDENTIAL
 RURAL LAND
 RURAL

MARION COUNTY APPROVAL STAMP
 0 150' 300'
 SCALE IN FEET
 1" = 150'

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER
 S:\Marion County\Sandy Clay Residential\PLANNING\Master Plan\05-01 LAND USE AND ZONING PLAN.dwg 1/7/2026 13:17:53 AM DWG TO PDF.plt

Tullman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1725 SE 16TH AVE, BLDG 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATION OF AUTHORIZATION #26756

DATE	REVISIONS

MASTER PLAN
 SANDY CLAY RESIDENTIAL
 MARION COUNTY, FLORIDA

DATE: 04-07-26
 DRAWN BY: JLS
 CHECKED BY: JLS
 JOB NO.: 263485

SHEET: 06.01

MARION COUNTY APPROVAL STAMP

SITE DATA
 OWNER: SANDY CLAY, LLC
 ATTORNEY: A FEDERAL INVESTMENT COMPANY
 ADDRESS: 4148 E 20th St
 Ocala, FL 34415-8580

PERMITS
 SUBDIVISION: 18417 F.A.C.
 ZONING: 20.06 F.A.C.

LOT DATA
 TOTAL LOTS: 96
 PAVEMENT AREA: 15.09 A.C.
 DRIVEWAY AREA: 1.08 A.C.
 OPEN SPACE: 24.81 A.C.
 TOTAL LOT AREA: 25.94 A.C. (101.69% OF 25.50 A.C. MINIMUM)

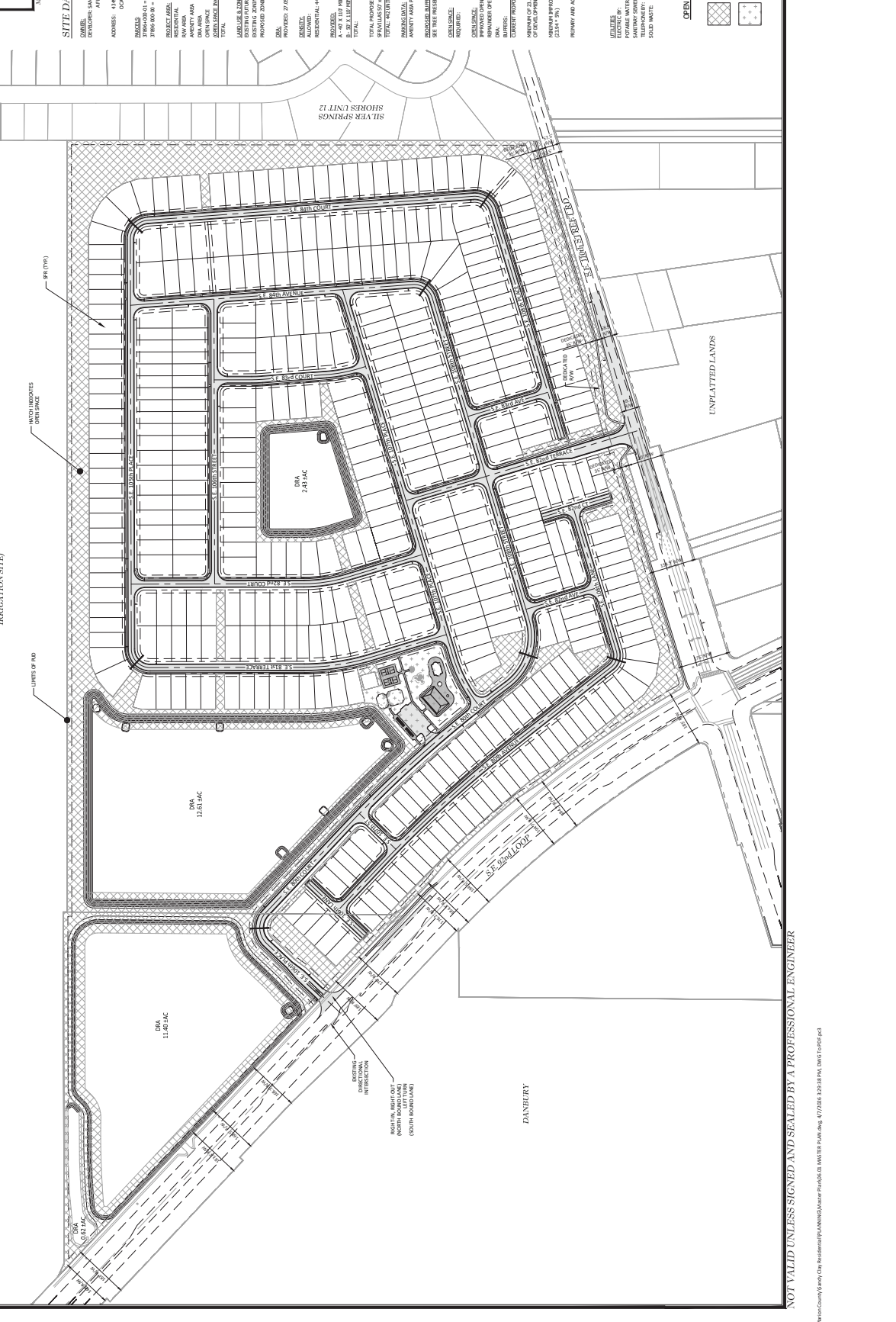
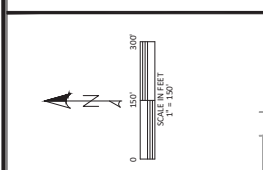
LAND USE DATA
 EXISTING: RESIDENTIAL - 40 UNITS PER PAD
 PROPOSED: RESIDENTIAL - 40 UNITS PER PAD

UTILITIES
 SEWERAGE: SEE THE RESOLUTION REFERRED BY THIS PLAN TO BE ADOPTED
 WATER: SEE THE RESOLUTION REFERRED BY THIS PLAN TO BE ADOPTED

ADDITIONAL DATA
 TOTAL IMPROVED OPEN SPACE: 25.94 A.C.
 TOTAL UNIMPROVED OPEN SPACE: 1.08 A.C.
 TOTAL IMPROVED OPEN SPACE: 27.02 A.C.
 CURRENT PROJECT: 24.81 A.C. (28.76%)

LEGEND
 OPEN SPACE HATCH (1:50 PACE)
 UNIMPROVED OPEN SPACE (1:50 PACE)
 IMPROVED OPEN SPACE (1:50 PACE)

UTILITIES
 DIMENSIONS: COMA
 DEPARTMENT: CITY OF BELLEVILLE
 SANITARY MAIN: COUNTY OF MARION
 WATER MAIN: COUNTY OF MARION
 STORM MAIN: COUNTY OF MARION



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

PUD MASTER PLAN
 SANDY CLAY RESIDENTIAL
 MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE: 04-07-26
 DRAWN BY: JTB
 CHECKED BY: JTB
 DESIGNED BY: JTB
 PROJECT NO: 260025

NO.	DATE	REVISIONS

MARION COUNTY APPROVAL STAMP

UTILITIES LEGEND

PROPOSED

3" SANITARY
 8" WATER MAIN
 18" FORCE MAIN



NOTES:

1. ALL UTILITY LINES BE SHOWN AS PER NOTES
2. ACCORDANT TO NPDES PER 15.00, THE UTILITY LINES TO BE SHOWN AS WATER MAIN, LEFT SELECTION, AND FORCE MAIN. THE LOCATION OF THE UTILITY LINES SHALL BE DETERMINED ON THE RECORD IMPROVEMENT PLAN OF THIS PROJECT.

MARION COUNTY APPROVAL STAMP

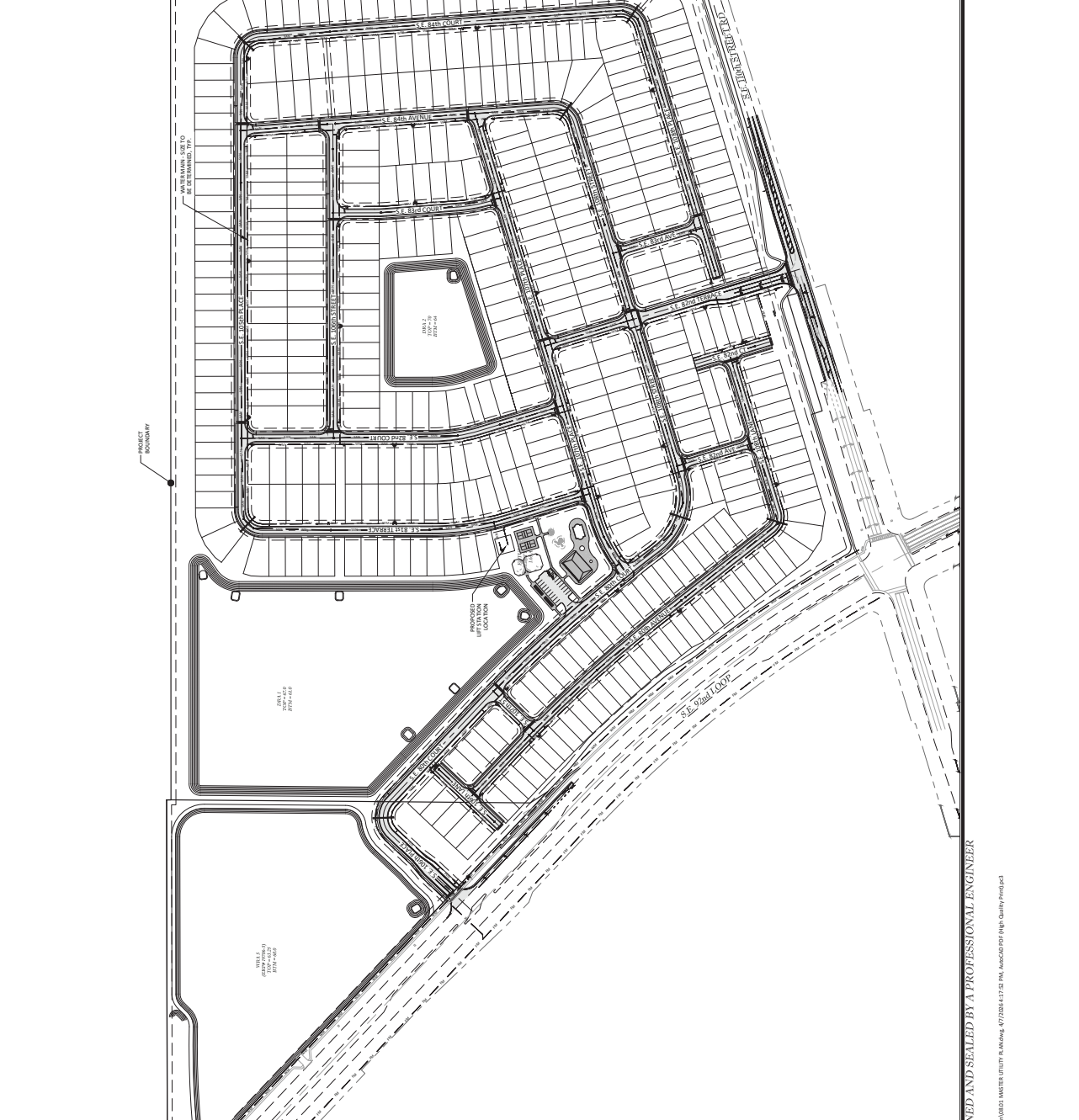
UTILITIES LEGEND

PROPOSED

3" SANITARY
 8" WATER MAIN
 18" FORCE MAIN

NOTES:

1. ALL UTILITY LINES BE SHOWN AS PER NOTES
2. ACCORDANT TO NPDES PER 15.00, THE UTILITY LINES TO BE SHOWN AS WATER MAIN, LEFT SELECTION, AND FORCE MAIN. THE LOCATION OF THE UTILITY LINES SHALL BE DETERMINED ON THE RECORD IMPROVEMENT PLAN OF THIS PROJECT.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\MarionCounty\SandyClayResidential\PLANNING\Drawings\MASTER UTILITY PLAN.dwg 4/7/2024 11:23 PM AutoCAD RIP Plot Utility Print.plt

WILLIAMS & ASSOCIATES
 ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16TH AVE, Bldg 100, Ocala, FL 34721
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #6796

MARION COUNTY APPROVAL STAMP

DESCRIPTION _____

DATE _____

BY _____

TITLE _____

PROJECT _____

MONUMENT SIGN (DC Sec. 4-6, Ordinance 2015-2)

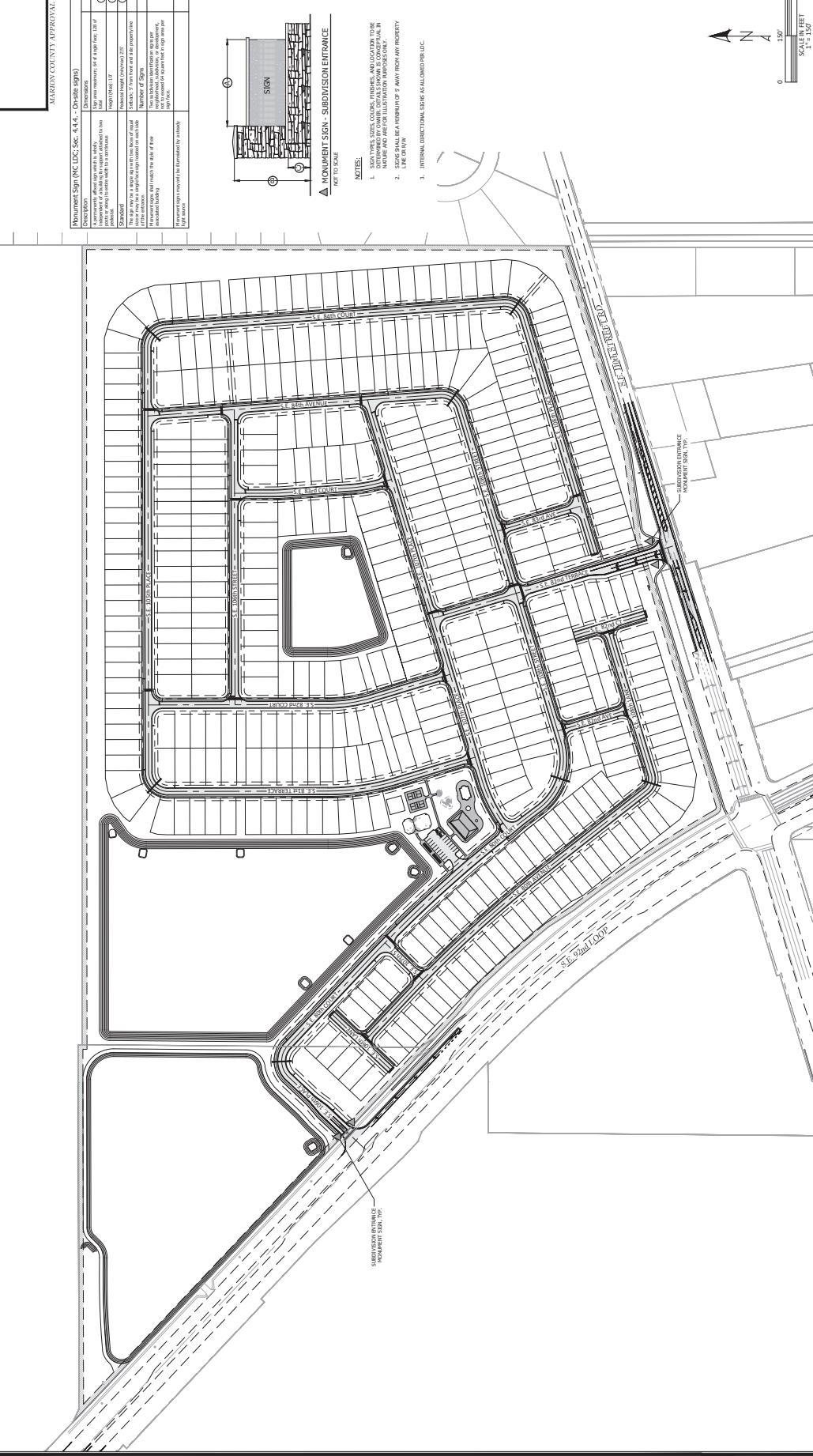
Item No.	Description	Location	Dimensions
1	Monument Sign (DC Sec. 4-6, Ordinance 2015-2)	Signage	4' x 6'
2	Monument Sign (DC Sec. 4-6, Ordinance 2015-2)	Signage	4' x 6'
3	Monument Sign (DC Sec. 4-6, Ordinance 2015-2)	Signage	4' x 6'
4	Monument Sign (DC Sec. 4-6, Ordinance 2015-2)	Signage	4' x 6'
5	Monument Sign (DC Sec. 4-6, Ordinance 2015-2)	Signage	4' x 6'

MONUMENT SIGN - SUBDIVISION ENTRANCE

NOT TO SCALE

NOTES:

1. SIGN PANELS, SIZE, COLOR, FINISHES, AND LOCATION TO BE DETERMINED BY FINAL UTILITY SHOWN IN CONCEPTUAL P.L.
2. SIGN SHALL BE A MINIMUM OF 8" AWAY FROM AN ADJACENT PROPERTY LINE OR FROM A PROPERTY OF 8' AWAY FROM AN ADJACENT PROPERTY.
3. INTERNAL DIRECTIONAL SIGNS AS ALLOWED BY DC.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Sandy Clay Residential\Plan\MO\Water Plan\AS 08 - SIGNAGE PLAN.dwg, 4/1/2015 2:06:37 PM, DWG TO PDF.plt

Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16TH AVE, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATION OF AUTHORIZATION #26756

DATE	REVISIONS

PHASING PLAN
 PUD MASTER PLAN
 SANDY CLAY RESIDENTIAL
 MARION COUNTY, FLORIDA

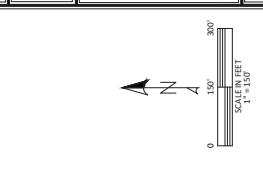
DATE: 04-07-26
 DRAWN BY: JTB
 CHECKED BY: JTB
 JOB NO.: 26065

SHEET: 11.01

MARION COUNTY APPROVAL STAMP

LEGEND
 --- PHASE LINE

DENSITY
 PHASE 1 SF: * 13 UNITS
 PHASE 2 SF: * 12 UNITS
 PHASE 3 SF: * 12 UNITS
 TOTAL PROPOSED: * 40 UNITS



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County Sandy Clay Residential\PLAN\NO\Marion PHA11.01 PHASING PLAN.dwg, 4/7/2026, 4:13:56 PM, DWG TO PDF.plt

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA

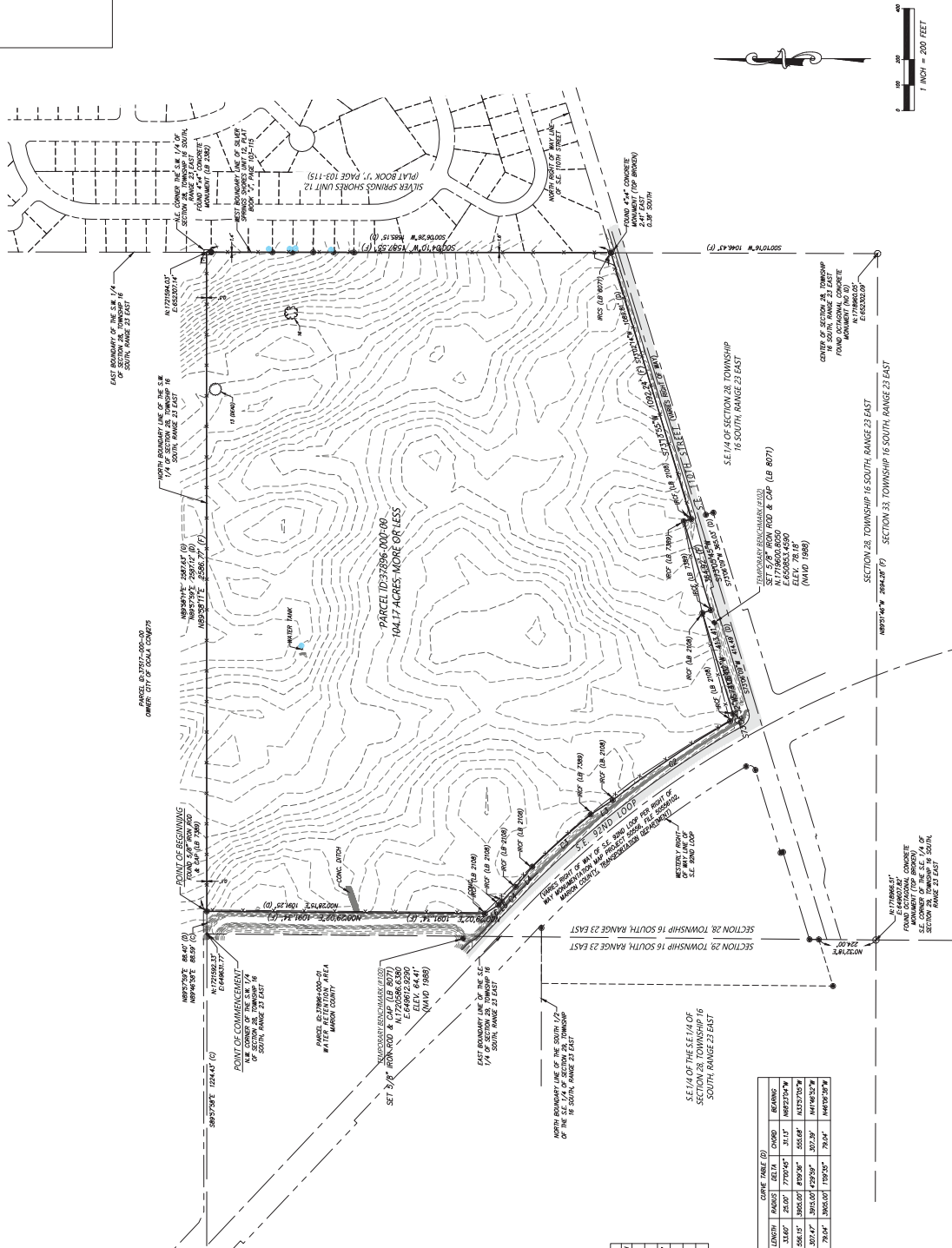
NO.	REVISIONS	BY	DATE

SCALE: 1" = 200'
APPROVED: C.J.H.
CHECKED: C.J.H.
REVISED: M.A.
DRAWN: M.A.

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MAPPING
 11000 W. UNIVERSITY BLVD., SUITE 100
 TAMPA, FLORIDA 33613
 (813) 973-1100

SOUTHWEST SANDMINE, LLC
 -FOR-
PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY

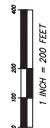
FIELD BOOK/PAGE:	FILE: SANDY CLAY
LOG # 227730	
INSTR # 227730	
SHT 2 OF 5	



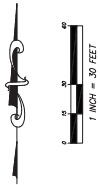
SHEET 2 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N120°17'45"W	33.23	L7	N03°52'51"W	30.00'
L2	N18°40'57"W	24.61	L8	N16°23'25"W	18.00'
L3	N43°39'59"W	103.01	L9	N43°39'59"W	102.84'
L4	N02°29'52"W	102.71	L10	N02°29'52"W	102.84'
L5	N44°35'52"W	78.16	L11	N44°35'52"W	78.11'
L6	N42°49'31"W	62.88	L12	N42°49'31"W	62.74'

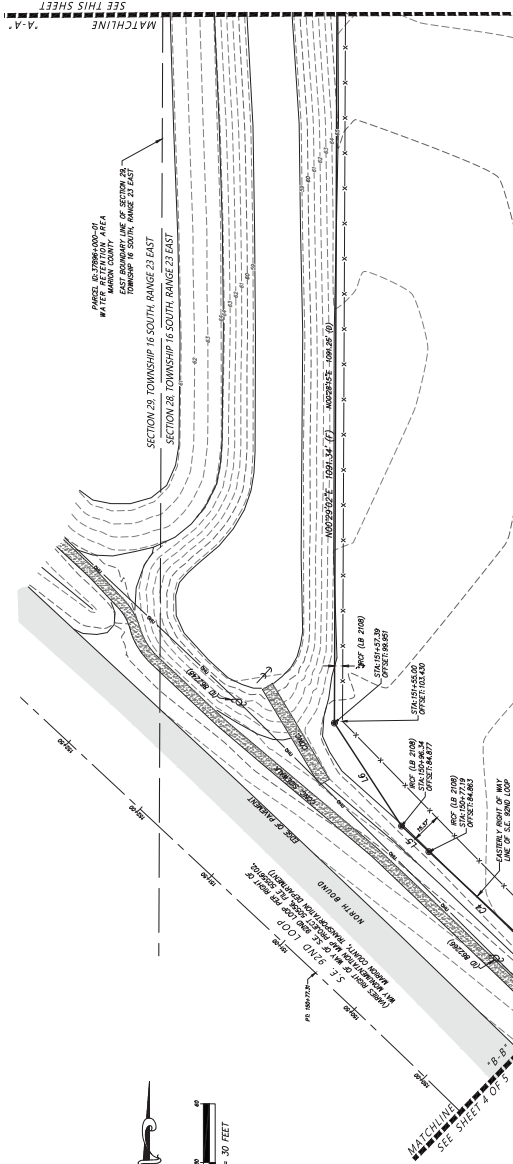
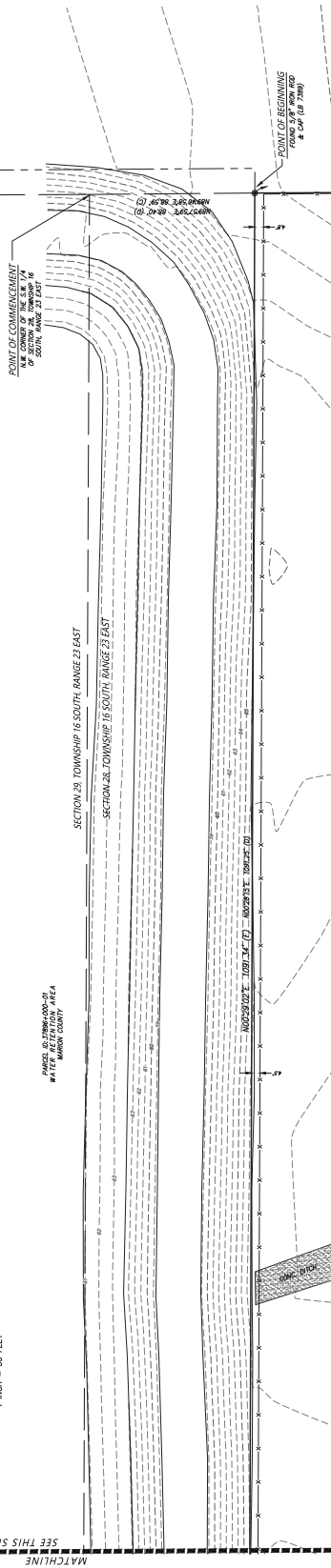
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	13.51	25.00	178°47'58"	21.06	N89°23'24"W
C2	56.10	106.00	100°19'24"	55.63	N43°28'53"W
C3	307.47	307.47	180°00'00"	307.39	N17°46'52"W
C4	79.03	106.00	101°09'24"	79.03	N44°08'58"W



**BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA**



SEE THIS SHEET
-A-A-



**SHEET 3 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS**

LINE TABLE (E)		LINE TABLE (F)		LINE TABLE (G)	
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
E1	N85°02'00"W	33.33	F1	N85°02'00"W	33.33
E2	N85°02'00"W	34.91	F2	N85°02'00"W	34.91
E3	N85°02'00"W	103.01	F3	N85°02'00"W	103.01
E4	N85°02'00"W	102.71	F4	N85°02'00"W	102.84
E5	N85°02'00"W	19.16	F5	N85°02'00"W	19.17
E6	N82°51'00"W	62.88	F6	N82°51'00"W	62.87

CORRE TABLE (E)			CORRE TABLE (F)			CORRE TABLE (G)		
CORRE	LENGTH	BEARING	CORRE	LENGTH	BEARING	CORRE	LENGTH	BEARING
E1	33.33	N85°02'00"W	F1	33.33	N85°02'00"W	G1	33.33	N85°02'00"W
E2	34.91	N85°02'00"W	F2	34.91	N85°02'00"W	G2	34.91	N85°02'00"W
E3	103.01	N85°02'00"W	F3	103.01	N85°02'00"W	G3	103.01	N85°02'00"W
E4	102.71	N85°02'00"W	F4	102.71	N85°02'00"W	G4	102.84	N85°02'00"W
E5	19.16	N85°02'00"W	F5	19.16	N85°02'00"W	G5	19.17	N85°02'00"W
E6	62.88	N82°51'00"W	F6	62.88	N82°51'00"W	G6	62.87	N82°51'00"W

REVISION		JOB NO.	
NO.	DATE	221730	221730

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHWEST SANDMINE, LLC

LOCATED IN SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST

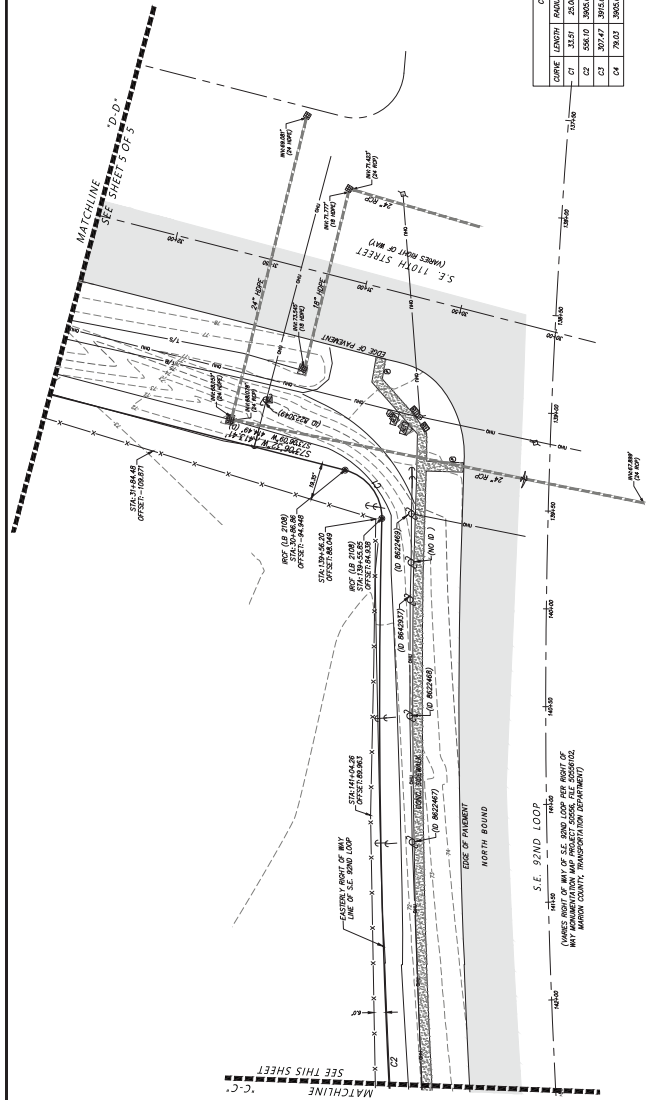
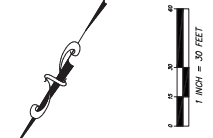
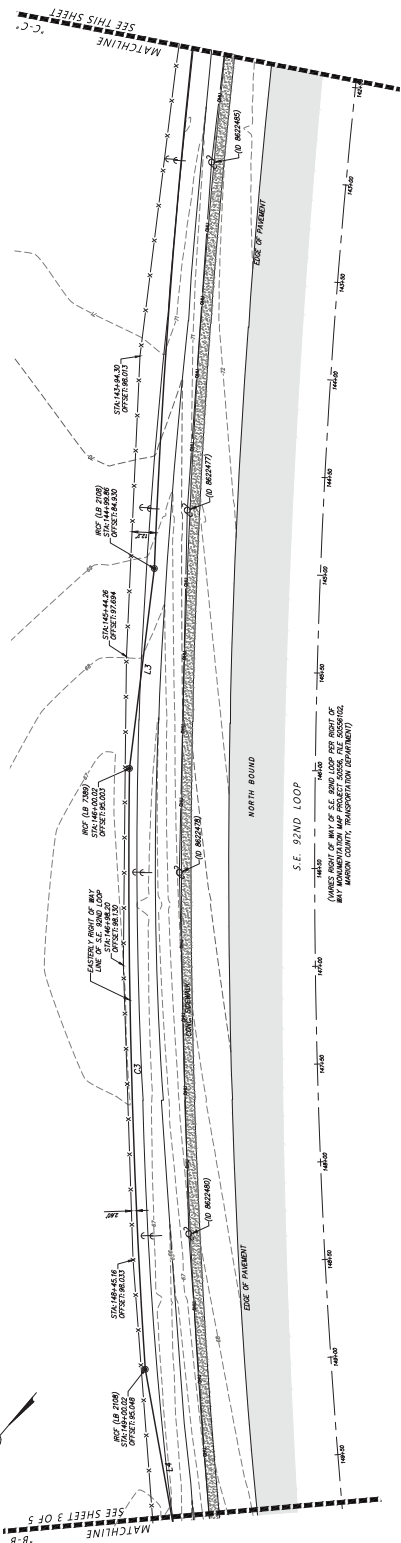
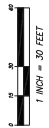
JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING - MAPPING
1111 W. STATE STREET, SUITE 100, TAMPA, FL 33604
PH: 813.241.1111 FAX: 813.241.1112



NO.	DATE	BY	FOR

3 OF 5

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



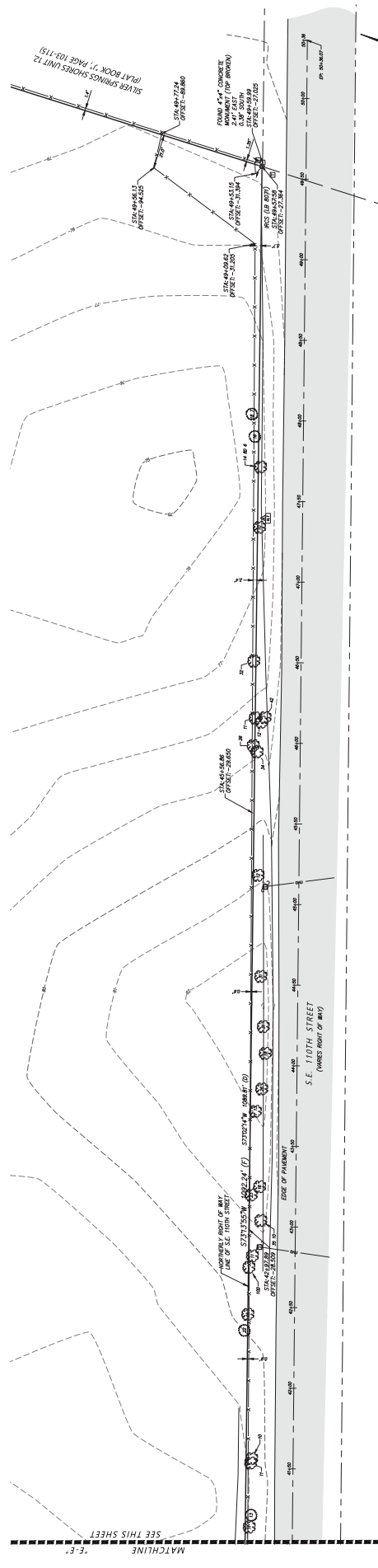
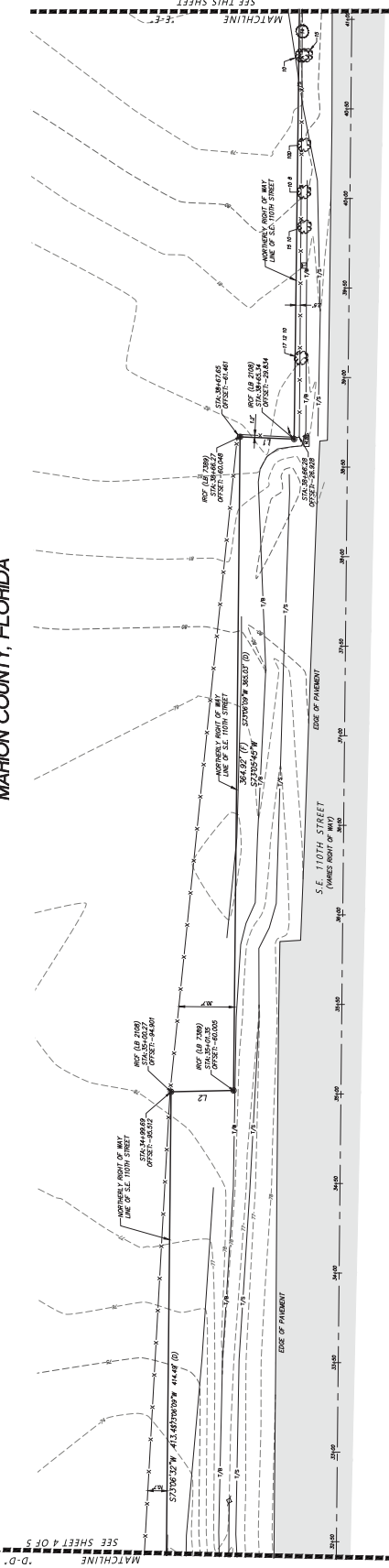
SHEET 4 OF 5
 ONE IS NOT COMPLETE
 WITHOUT THE OTHERS

CURVE TABLE (F)			CURVE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N157°21'49"W	30.23	L1	N157°21'39"W	30.00
L2	N16°50'07"W	24.91	L2	N16°50'07"W	25.00
L3	N33°29'59"W	103.01	L3	N33°29'59"W	102.84
L4	N05°02'30"W	102.71	L4	N05°02'30"W	102.84
L5	N48°52'30"W	19.16	L5	N48°52'30"W	19.17
L6	N23°09'17"W	62.88	L6	N23°09'17"W	62.79

CURVE TABLE (F)			CURVE TABLE (D)		
CURVE	LENGTH	BEARING	CURVE	LENGTH	BEARING
C1	536.15	S100°00'00"W	C1	536.15	S100°00'00"W
C2	307.27	S84°00'00"W	C2	307.27	S84°00'00"W
C3	307.27	S84°00'00"W	C3	307.27	S84°00'00"W
C4	79.04	S00°00'00"W	C4	79.04	S00°00'00"W

	JCH CONSULTING GROUP, INC. LAND DEVELOPMENT - SURVEYING & MAPPING 1700 NW 17TH STREET, SUITE 200, PENSACOLA, FL 32504 PHONE: (904) 437-1111 FAX: (904) 437-1112	LOCATED IN SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST		PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHWEST SANDMINE, LLC	
		MARION COUNTY, FLORIDA		MARION COUNTY, FLORIDA	
REVISIONS NO. DATE DRAWN		DRAWING DATE 11/02/22	BY M.A.	APPROVED C.H.	FIELD DATE 10/13/22
				JOB NO. 221730	SCALE 1" = 30'
				4	OF 5

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
SALSER PERRY
 A PORTION OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



SHEET 5 OF 5
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N157°48'W	30.23	L7	N16°53'57"W	30.00'
L2	N16°00'00"W	34.91	L8	N16°53'57"W	30.00'
L3	N33°00'00"W	102.01	L9	N33°00'00"W	102.04'
L4	N00°00'00"W	102.71	L10	N49°00'00"W	101.71'
L5	N49°00'00"W	19.16	L11	N23°00'00"W	102.71'
L6	N23°00'00"W	62.88			

CURVE TABLE (F)			CURVE TABLE (D)		
CHORD	DELTA	BEARING	CHORD	DELTA	BEARING
C1	25.00	09°44'58"	C1	25.00	77°06'05"
C2	55.61	00°09'54"	C2	55.61	89°08'38"
C3	207.47	205°00'00"	C3	207.47	205°00'00"
C4	78.03	305°00'00"	C4	78.04	305°00'00"

DATE	DRAWN	REVISION

JOB NO. 221730

DATE 10/13/22

SCALE 1" = 30'

APPROVED

BY

DATE 11/02/22

DESIGNED 22-01/24-R-56

DRAWING DATE 11/02/22

BY M.A.

CHECKER C.H.

3 OF 4

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- SOUTHWEST SANDMINE, LLC

LOCATED IN SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING - MAPPING
 1700 NW 17TH STREET, SUITE 200, PALM BEACH, FL 33411
 PHONE: (561) 842-1100 FAX: (561) 842-1101
 WWW.JCHCONSULTING.COM