



## SUBMITTAL SUMMARY REPORT 33241

**PLAN NAME:** WEST MINI FARMS

**LOCATION:**

**APPLICATION DATE:** 08/19/2025

**PARCEL:** 34979-000-00

**DESCRIPTION:**

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Tillman Associates	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	11/09/2025	11/24/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

### SUBMITTAL DETAILS

**OCE: Plan Review (DR) v.1**

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.8 - Legal description matches boundary on plan				
YES 2.12.22 - All lots identified				
YES 2.18.2.I - Roads show connectivity				
NO 2.12.28 - Correct road names supplied On Sheet 04.01 SW 100th St is incorrectly labeled as SW 100th Ln.				
YES 6.2.1.F - North arrow and graphic drawing and written scale				
N/A Additional 911 comments				
Environmental Health (Plans) (Environmental Health)		11/24/2025	11/09/2025	Approved
<i>Comments</i>				
N/A Central Sewer				
N/A Lot Size				
N/A Total Flow				
N/A Available Area				
INFO DEP Water Approval Will lots be served by private wells or community well?				
N/A Operating Permit Required				
N/A 2.12.6 - Location of septic systems & wells				
N/A 2.12.36 - Location of water & septic systems				
INFO Additional Health comments If using septic systems you will need to permit through the Department of Environmental Protection				
Fire Marshal (Plans) (Fire)		11/24/2025	11/09/2025	Approved
<i>Comments</i>				
N/A 6.18.2 - Fire Flow/Fire Hydrant				
YES 6.18.3 - Gated Communities/Properties				
N/A 6.18.4 - Wildland Interface Area				
N/A 6.18.2.D - Fire Department Connections				
N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength				
N/A 6.18.2.G - Painting and Marking of Fire Hydrants				
N/A 6.18.5 - Access Control/Knox Box				
YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads				
N/A Additional Fire Comments				

# SUBMITTAL SUMMARY REPORT (33241)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>NO 6.4.4.A - Project is consistent with preliminary plat Preliminary plat (AR 33240) has not been approved at this time. This shall remain NO until preliminary plat is approved by DRC.</p> <p>YES 6.6.5.B - Verify Status of MEAS Submitted and transmitted to FWC</p> <p>N/A 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.</p> <p>YES 2.12.4.C -Owner and applicants name Included</p> <p>YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Included in sheet 03.01</p> <p>NO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements/4.2 Please provide above zoning information (if applicable to respective zoning) in cover sheet.</p> <p>NO 2.12.4.L(6) - Acreage of tract Current acreage provided. Please indicate area to be vacated/dedicated on cover sheet</p> <p>NO 2.12.23 - Show typical setback layout for primary uses, as well as accessory uses, dimensions for all improvements Please provide typical lot drawing that indicates A-1 development standards (minimum setbacks for primary/accessory structures, lot width, lot area, etc.)</p> <p>YES 2.12.9 - Location and dimensions of proposed right of ways and streets, including easements, reservations or dedications Included</p> <p>YES 2.12.22 - Approximate location of all lot lines with dimensions and area in sq ft Included</p> <p>YES 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering Unless stated otherwise, this project is considered agricultural for buffering purposes.</p> <p>YES 2.12.4.K - List of waivers or variances applied for or requested Included in cover sheet</p> <p>INFO 2.12.21 - List land use with general description of purpose and character of development including open space, parks, recreation etc... Please indicate area of easement to be maintained by HOA</p> <p>INFO 2.12.6 - Location of water and sewer supply systems with size and capacity (is a SUP needed?) Within Marion County Utilities service area. Defer to MCU</p> <p>NO 2.12.4.L(5) - Show environmentally sensitive areas and flood plain Please indicate on cover sheet: FEMA Flood Zone X / X-1% Annual chance flood less than 1 ft average depth No ESOZ Secondary Springs Protection Zone</p> <p>NO 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. Submitted report indicates observation of potentially occupied and abandoned gopher tortoise burrows. Per LDC Sec. 6.5.4.E(6), please provide map showing the location of habitat types, including observed burrows, identified by the field assessment.</p> <p>INFO 4.4.4 - Provision for subdivision signs Will there be any subdivision signs? If so, please indicate on sheet 05.01. All new signs will require separate sign permits.</p> <p>YES 2.12.10 - Show any known easements (i.e. ingress or egress, landscape or conservation) Included</p> <p>INFO 2.12.27 - Show location of outside storage areas No outdoor storage area</p> <p>INFO Additional Zoning comments Unless stated otherwise, proposed lots will be permitted all uses under General Agriculture (A-1) zoning.</p>			
Landscape (Plans) (Parks and Recreation)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>NO 2.12.18 - All trees 10" DBH and larger Show size and species of existing trees</p> <p>NO 2.12.25 - Marion Friendly Landscape Areas Provide MFLA Calculations</p> <p>NO 6.7.3 - Tree protection Show tree protection on plan and in detail</p> <p>N/A 6.7.4 - Shade tree requirements</p> <p>NO 6.7.6 - Tree removal submittal requirements Show trees to be removed and provide tree inches removed</p> <p>NO 6.7.8 - Protected tree replacement requirements provide calculations showing tree inches required</p> <p>NO 6.7.9 - Replacement trees; general requirements Show replacement trees on plan and provide plant schedule</p> <p>N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)</p> <p>N/A 6.8.3 - Landscape design standards</p> <p>N/A 6.8.5 - Landscape area requirements for residential and mixed use developments</p> <p>N/A 6.8.6 - Buffers</p> <p>N/A 6.8.7 - Parking areas and vehicular use areas</p> <p>N/A 6.8.8 - Building landscaping</p> <p>N/A 6.8.9 - Service and equipment areas</p> <p>N/A 6.13.3 C(5) - Landscaping of public stormwater management facilities</p> <p>N/A 6.13.3 D(4) - Landscaping of private stormwater management facilities</p> <p>NO 6.8.10 - General planting requirements (specifications) Provide planting specifications, if applicable</p> <p>YES 6.8.11 - Landscape installation</p> <p>NO 6.8.12 - Landscape completion inspection requirements Provide note from this section of code, if applicable</p> <p>NO 6.9.2 - Irrigation plan requirements (details, legend, notes) Provide signed and sealed irrigation plans if applicable</p> <p>PEND 6.9.3 - Irrigation design standards</p> <p>PEND 6.9.5 - Irrigation system installation</p> <p>PEND 6.9.6 - Completion inspection requirements</p> <p>N/A 6.19.3 - Outdoor lighting plan requirements</p> <p>PEND 6.19.4 - Exterior lighting design standards</p> <p>N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone</p> <p>INFO Additional Landscape comments This project is residential, however tree mitigation is required for the DRA and roadway areas. Site was heavily wooded and all trees were removed from project area without a tree removal permit (Code case # 989258)</p>			

# SUBMITTAL SUMMARY REPORT (33241)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Approved

**Comments** YES 2.18.2.B - Improvement Plan fee of \$1,200.00 + (\$10.00 x per lot) 8/25/25-fee due with resubmittal

N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.  
N/A 2.18.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department  
N/A 2.18.3.A - Roadway inspection fee made payable to Marion County BCC  
N/A 2.1.6.A - Resubmittal fee of \$100.00 made payable to Marion County BCC  
N/A 2.1.7.A - Revision fee of \$100.00 made payable to Marion County BCC  
N/A 2.1.3 - Order of plan approval  
YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions  
YES 2.12.4.A - Type of application on front page  
YES 2.12.4.B - Project name centered at top of front page  
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet  
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan  
YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet  
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval  
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.  
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township  
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp  
YES 2.12.4.I & 6.2.1.D - Index of sheets and all sheets shall indicate each sheet number and the total number of sheets  
INFO 2.12.4.K - List of approved waivers, conditions, date of approval 8/25/25-add waivers if requested in future  
YES 2.12.4.L(1) - Parcel number  
YES 2.12.7 - Digital version of plan  
YES 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)  
YES 2.19.4.C - No Final Plat shall be accepted for filing by the Clerk of the Circuit Court until...an MSBU, CDD, or other special district for the purposes of maintaining the improvements for this plat has been established  
YES 6.2.1.B - Plans shall be legible and meet typical industry standards  
YES 6.2.1.C - Standardized sheet size shall be 24" x 36"  
YES 6.2.1.F - North arrow, graphic drawing, & written scale  
N/A 6.3.1.F(1) - A copy of the documents demonstrating the establishment of a corresponding MSBU, CDD, or other State recognized special district responsible for the maintenance and operation of the dedicated improvements  
N/A 6.12.9.F - Public dedications shall be pre-approved by DRC. If an MSBU is established as the maintenance and operation entity, roads and stormwater facilities can be platted as public  
INFO Additional Development Review Comments Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

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# SUBMITTAL SUMMARY REPORT (33241)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Approved

## Comments

INFO Improvement Plan Application does not reflect proper property owner of SW 140TH LLC. Please update. -EMW 8.25.25

### IF APPLICABLE:

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

Sec.2.19.2.H – Legal Documents

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

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

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

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

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

Sec. 6.3.1.D.3 - Cross Access Easements

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

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

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

Sec. 6.3.1.C.2 – Utility Easements

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

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

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

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

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

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

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# SUBMITTAL SUMMARY REPORT (33241)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>NO 2.12.4.L(9)(b) - Data Block (Impervious Area) Please provide data block on the cover sheet detailing the existing and proposed impervious &amp; pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.</p> <p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>YES 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.22 - Stormwater Tract/Right-of-Way</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>NO 6.13.7 - Geotechnical Criteria The LDC requires a minimum of two borings per DRA, with an additional boring for each half acre of pond bottom. Both DRAs would require 17 borings based on the sire of the pond bottom</p> <p>YES 6.13.2.A(1)/(2) - Contributing Basins/Tc</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations</p> <p>YES 6.13.2.A(4) - Stormwater Features &amp; Connective Elements</p> <p>YES 6.13.2.A(3) - Retention/Detention Area Design Parameters</p> <p>YES 6.13.3 - Type of Stormwater Facility Criteria</p> <p>NO 6.13.4 - Stormwater Quantity Criteria See comment under "6.13.7 - Geotechnical Criteria"</p> <p>NO 6.13.2.B(4) - Hydrologic Analysis See comment under "6.13.7 - Geotechnical Criteria"</p> <p>NO 6.13.4.C - Discharge Conditions See comment under "6.13.7 - Geotechnical Criteria"</p> <p>NO 6.13.2.B(6) - Freeboard See comment under "6.13.7 - Geotechnical Criteria"</p> <p>NO 6.13.4.D - Recovery Analysis See comment under "6.13.7 - Geotechnical Criteria"</p> <p>YES 6.13.5 - Flood Plain &amp; Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>NO 6.12.6 - Roadway Flooding Level of Service See comment under "6.13.8.B(3) - Lane Spread Calculations"</p> <p>NO 6.13.6 - Stormwater Quality Criteria See comment under "6.13.7 - Geotechnical Criteria"</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>YES 6.13.6.C - Best Management Practices</p> <p>NO 6.13.8 - Stormwater Conveyance Criteria See comment under "6.13.8.B(3) - Lane Spread Calculations"</p> <p>NO 6.13.2.B(5) - Hydraulic Analysis See comment under "6.13.8.B(3) - Lane Spread Calculations"</p> <p>NO 6.13.8.B(3) - Lane Spread Calculations Please provide lane spread calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>INFO 6.13.2.B(8) - Calculation &amp; Plan Consistency This item will be reviewed upon resubmittal</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>YES 6.10 Karst Topography and High Recharge Areas</p> <p>NO 7.1.3 Drainage Construction Specifications We need the following note on the cover page of the plans: "No change to the work as shown on the approved plans shall be made without notification to and approval by the office of the County Engineer."</p> <p>YES 6.13.12 - Operation and Maintenance</p> <p>NO Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.</p> <p>INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.or</p>			

OCE Survey (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
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<i>Comments</i>	<p>YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.</p> <p>NO 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>Please add graphic scale to boundary &amp; topographic survey.</p> <p>YES 6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum</p> <p>NO 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site Please provide.</p> <p>NO 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System Please provide.</p> <p>NO 6.4.7.B(H) - Control points shall be referenced Please provide.</p> <p>YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted</p> <p>N/A 6.4.7.E - Line and curve tables must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>N/A Additional Survey comments</p>			
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# SUBMITTAL SUMMARY REPORT (33241)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	YES 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route plan NO 2.12.38 - Maintenance of improvements 8/27/25 - Update owner's certification to indicate successors and assigns will... maintain "and manage" the improvements... N/A 2.18.2.1 - Connections to other phases YES 2.18.2.K - Public and private utilities YES 2.18.2.L - Road classification YES 6.2.1.E - Drawing legend YES 6.11.4.E - Sight triangle YES 6.11.5.B(4) - Driveway width YES 6.11.5.B(5) - Concrete mitered end sections YES 6.11.5.C(4) - Driveway sight distance YES 6.11.5.C(6) - Commercial driveway width YES 6.11.5.C(7) - Commercial driveway grade N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals NO 6.11.9.B - Traffic signs 8/27/25 - Relocate stop sign next to stop bar; both must be within 30' of the edge of the roadway pavement edge and stop bar is shown at max distance. YES 6.11.9.C - Pavement marking  NO 6.12.1 - Purpose and intent 8/27/25 - Modify Sheet 02.01 general note #3 to reflect that road shall be designed to the "FDOT Greenbook" and "FDOT Design Standard Index". YES 6.12.2 - Right-of-way YES 6.12.3 - Typical sections YES 6.12.4 - Plan and profile NO 6.12.5 - Cross sections 8/27/25 - Provide cross-sections at 100 ft. intervals or request a deviation to this requirement. YES 6.12.7 - Pavement sections YES 6.12.8 - Soil data YES 6.12.9 - Subdivision roads and related infrastructure N/A 6.12.10 - Intersection layout N/A 6.12.11 - Turn lanes NO 6.12.12 - Sidewalks 8/27/25 - Sidewalks are required along one side of the road unless a DRC waiver is approved. N/A 6.12.13 - Utility position in right-of-way N/A 6.12.14 - Street lighting NO Additional Traffic comments 8/27/25 - 1) Approved preliminary plat needed prior to improvement plan approval. 2) Road abrogation needs to occur prior to improvement plan approval.			

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# SUBMITTAL SUMMARY REPORT (33241)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>	<p>N/A Marion County Utilities Contact Information Not listed. Parcels appear to be out of connection distance.</p> <p>YES Parcel numbers identified in project match proposed site plan layout</p> <p>INFO 6.14.2.A(1) - Public water service area/provider Marion County Utilities Service Area</p> <p>INFO 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities Service Area</p> <p>N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider</p> <p>NO 6.14.2.A - Water Connection Requirements What are the proposed improvements of each lot? Wells need to be shown on plans if outside connection distance. Water conditions need to be stated on cover sheet.</p> <p>NO 6.14.2.A - Sewer Connection Requirements What are the proposed improvements of each lot? Septic needs to be shown on plans if outside connection distance. Wastewater conditions need to be stated on cover sheet.</p> <p>N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet</p> <p>N/A 6.14.2.C - Industrial Pretreatment</p> <p>YES 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan If outside connection distance.</p> <p>YES 6.14.3.B - Springs Protection Zone Secondary</p> <p>N/A 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate</p> <p>N/A 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified</p> <p>N/A 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate</p> <p>N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site &amp; off-site mains and service connections</p> <p>N/A 6.14.5.A(2) - Submittal Requirements - Proposed on-site &amp; off-site mains and service connections</p> <p>N/A 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules</p> <p>N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas</p> <p>N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing water system</p> <p>N/A 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system</p> <p>N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements</p> <p>N/A 6.14.5.B - Construction Notes - UT DETAILS - current LDC version</p> <p>N/A 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)</p> <p>N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU</p> <p>N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer</p> <p>N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU</p> <p>N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer</p> <p>N/A 6.14.5.D - Hydraulic Analysis</p> <p>N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU</p> <p>N/A 6.14.7 - Construction Inspection - PLAN NOTE:</p> <p>N/A 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts</p> <p>N/A 6.14.9.A - Developer's Agreement</p> <p>N/A 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE:</p> <p>N/A 6.14.9.B - Bill of Sale</p> <p>N/A 6.15.1 - Potable Water Distribution System</p> <p>N/A 6.15.2 - Decentralized Water System (WTP)</p> <p>N/A 6.15.3 - Fire Protection/Fire Flow Capacity</p> <p>N/A 6.15.4 - Water Main Piping Installation</p> <p>N/A 6.15.5 - Water Service and Connection</p> <p>N/A 6.15.6.A - Potable Water Metering - individual/banked, size</p> <p>N/A 6.15.6.B - Irrigation Water Metering - size</p> <p>N/A 6.15.6.C - Sewer service only (water meter required/shown)</p> <p>N/A 6.15.6.D - Meter Location</p> <p>N/A 6.15.6.E - Meter Easements</p> <p>N/A 6.15.6.F - Meter Boxes</p> <p>N/A 6.15.6.G &amp; H - Meter Sizing</p> <p>N/A 6.15.7 - Cross Connection Control and Backflow Prevention</p> <p>N/A 6.15.8 - Public Water Well Standards</p> <p>N/A 6.15.9 - Wellfield and Water Supply</p> <p>N/A 6.15.10 - Water Treatment Plants (WTP)</p> <p>N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)</p> <p>N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design</p> <p>N/A 6.16.5.A &amp; B - Private Wastewater Pump Stations</p> <p>N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)</p> <p>N/A 6.17 - Water Reclamation/Reuse Facilities</p> <p>N/A Article 7 - Construction Standards - PLAN NOTE:</p> <p>INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 33241</p> <p>INFO Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p> <p>N/A Additional Utilities comments</p>			



**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

West Mini Farms Ag Lot Split  
#33241

**Development Review Committee Waiver Request Form**

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

6.12.12. - Sidewalks

Section Details from Code:

CODE states A. Sidewalks shall be provided in the Urban Area, Rural Activity Centers, and Specialized Commerce Districts along arterial, collector, and major local streets where these streets adjoin the project and minimally along one side of the internal streets. Sidewalks shall be constructed with all-weather surfaces and shall meet Americans with Disabilities Act, Florida Building Code, and FDOT Design Standards. B. Sidewalks outside the right-of-way and independent of the street system are encouraged as an alternative to sidewalks parallel to a roadway, provided equivalent pedestrian needs are met. C. The sidewalk system shall provide connectivity between existing and proposed developments. D. At the discretion of the Development Review Committee, in lieu of construction along external streets, the developer may pay a sidewalk fee to the County in an amount necessary to complete construction. This amount shall be determined by the project engineer and approved by the County with payment required prior to final plan approval. The County may use these funds toward the construction of sidewalks throughout the County based on priorities established by the Board.

Reason/Justification for Request:

Request a waiver to not provide sidewalk along side of road. This is an agricultural subdivision in a rural area. There are no existing sidewalks in the subdivision or nearby vicinity.

Section Number & Title of Code:

6.13.7 Geotechnical criteria

Section Details from Code:

CODE states A. Methodology. The pattern and type of test borings shall be determined by the project engineer, geotechnical engineer, or geologist based on the project size, type, and complexity.(1)Infiltration/permeability rate tests shall follow methods acceptable to the governing State agency and shall be performed at the depth and location which will provide representative test results for use in the design of the retention/detention area. Soil identifications shall refer to the AASHTO Soil Classification System conforming to AASHTO Designation M 145-91.(2)Where visual reconnaissance, available published data, and/or initial borings suggest high karst sensitivity or lithologic variability, additional borings may be required if deemed necessary by the County Engineer or his designee. B. Minimum requirements.(1)Depth. Soil test borings shall be performed to a minimum depth of 10 feet below the proposed finished grade of the bottom of all retention/detention areas or the permanent pool elevation and once the data has been obtained the hole shall be backfilled and compacted.(2)Number of tests. At least two tests shall be performed within the boundary of each proposed retention/detention area. For each half acre of pond bottom area and for each lineal retention/detention area of 250 feet, an additional test shall be conducted. The County Engineer or his designee, may require additional tests if the initial tests indicate the need for them.(3)Infiltration/permeability tests. For retention/detention areas utilizing percolation or infiltration in the design model, there shall be a minimum of two infiltration rate tests for each retention/detention area. Data used for soil permeability testing or infiltration analyses for the retention/detention areas shall be signed and sealed by a professional engineer or professional geologist for both data and procedural accuracy.(4)Aquifer parameters. The estimated seasonal high ground water elevation and confining layer shall be clearly identified. C. Design considerations.(1) The estimated seasonal high water elevation and the confining layer shall be set no lower than the bottom of the boring for the purposes of stormwater system modeling.(2)The pond bottom elevation of a stormwater facility shall be designed a minimum of 1 foot above the estimated seasonal high water elevation. When the pond bottom is within 1 foot of the estimated seasonal high water elevation, a 50 percent reduction factor shall be used for percolation or ground water mounding analysis shall be included.

Reason/Justification for Request:

A waiver is requested for the number of borings in the drainage retention areas. We have provided 1 boring per acre rather than 1 boring for every 0.5 acres. The underlying soils are generally consistent, and the provided number of borings is sufficient to determine stormwater modeling parameters. SWFWMD has reviewed and approved a permit for the project.

- PERMITS:**
- MARION COUNTY - AGRICULTURAL LOT BUILT
  - IMPROVING ROADWAY
  - DEVELOPING SUBDIVISION

**WAIVERS:**

2.81(1)(b)(3) - COUNTY ADOPTED APPROVED 6/6/05 SUBJECT TO ESTABLISHING HOME OWNER'S ASSOCIATION FOR MAINTENANCE OF ROADS AND DRAINAGE

- NOTES:**
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE AND THE MARION COUNTY UTILITY UTILITY MANUAL AS APPLICABLE.
  - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 128060080E, EFFECTIVE DATE OF APRIL 7, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
  - IF ANY EXISTING WELLS NEED TO BE ABANDONED, THEY SHALL BE ABANDONED PER SWFWMD CRITERIA FAC 60D-3.0(2).
  - SIGHT DISTANCE AT DRIVEWAYS COMPLES WITH FOOT REQUIREMENTS

**HORIZONTAL DATUM:**

FLORIDA STATE PLANE WEST COORDINATE SYSTEM (NAD 83)

**VERTICAL DATUM:**

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

**BASIS OF BEARINGS:**

BEARINGS ARE BASED ON FOUND MONUMENTATION VIA STATE PLANE COORDINATES (FPC03-FLORIDA (WEST))

**BENCHMARKS:**

BMC1 FOUND 1/8" IRON ROD & CAP (ILLEGIBLE) 0.36' N X 0.00' ELEVATION = 70.77  
 BMC2 FOUND 1/4" IRON ROD & CAP (ILLEGIBLE) 0.36' N X 0.00' ELEVATION = 70.50

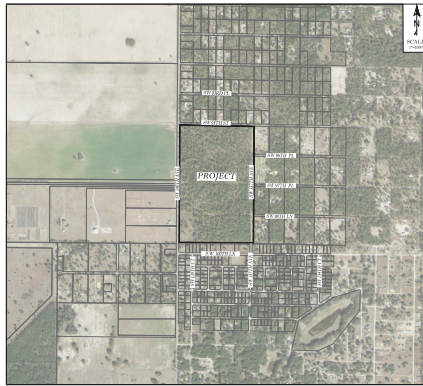
**LEGAL DESCRIPTION:**

THE SW 1/4 OF THE SW 1/4, THE SW 1/4 OF THE SW 1/4, THE WEST 1/4 OF THE NE 1/4 OF SW 1/4, THE WEST 1/4 OF THE SE 1/4 OF THE SW 1/4, OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 20 EAST, LYING AND BEING IN MARION COUNTY, FLORIDA, LESS AND EXCEPT RIGHTS OF WAY AS DESCRIBED IN DEEDS OF WAY FILED RECORDED IN OFFICIAL RECORDS BOOK 67, PAGE 96, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

# IMPROVEMENT PLANS WEST MINI FARMS

SECTION 19, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:  
TOTAL LOTS = 9  
TOTAL MILES OF ROADWAY = 0.20 MILES  
PROJECT AREA = 96.79 ± ACRES  
PARCEL # 5979-000-00  
FLU - RURAL LAND  
ZONING - A1



**INDEX OF SHEETS**

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01	GEOMETRY SHEET
06.01	GRADING PLAN
07.01	PLAN & PROFILE
08.01 - 08.02	CONSTRUCTION DETAILS
09.01	EROSION CONTROL PLAN
10.01	EROSION CONTROL DETAILS

1 - 1 BOUNDARY SURVEY  
(PREPARED BY GRADEWORKS, LLC)

**OWNER'S CERTIFICATION**

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

\_\_\_\_\_  
CARL WEST, MANAGER

**ENGINEER CERTIFICATION**

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

\_\_\_\_\_  
JEFFREY McPHERSON, P.E.  
REGISTERED ENGINEER NO. 49965  
STATE OF FLORIDA

**SURVEYORS CERTIFICATION**

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.

\_\_\_\_\_  
MARION COUNTY BE  
GRADEWORKS, LLC  
REGISTERED LAND SURVEYOR NO. 4488  
STATE OF FLORIDA

**OWNER/DEVELOPER:**

SW 140TH LLC  
CARL WEST  
9140 SW 52ND ST  
OCALA, FL 34767  
PHONE: (352) 208-1489

**CIVIL ENGINEER:**

TILMAN AND ASSOCIATES ENGINEERING, LLC  
JEFFREY McPHERSON, P.E.  
1720 SE 14TH AVE, BLDG. 100  
OCALA, FLORIDA 34711  
PHONE: (352) 807-4548

**SURVEYOR:**

GRADEWORKS, LLC  
MARION COUNTY BE  
80 NW 34TH CT, SUITE 100  
OCALA, FLORIDA 34715  
PHONE: (352) 804-0086

MARION COUNTY APPROVAL STAMP

**Gradeworks, LLC**  
ENGINEERING, LLC  
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
1720 SE 14TH AVE, BLDG. 100, OCALA, FL 34711  
PHONE: (352) 804-0086  
OFFICE: (352) 804-0086  
CITY OF OCALA, FLORIDA

DATE	01/01/2024
DRAWN BY	AS
CHECK BY	MM
JOB NO.	24-0101

IMPROVEMENT PLANS  
WEST MINI FARMS  
MARION COUNTY, FLORIDA

COVER SHEET

DATE: 01/01/2024  
DRAWN BY: AS  
CHECK BY: MM  
JOB NO.: 24-0101

01/01





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

MARION COUNTY APPROVAL STAMP

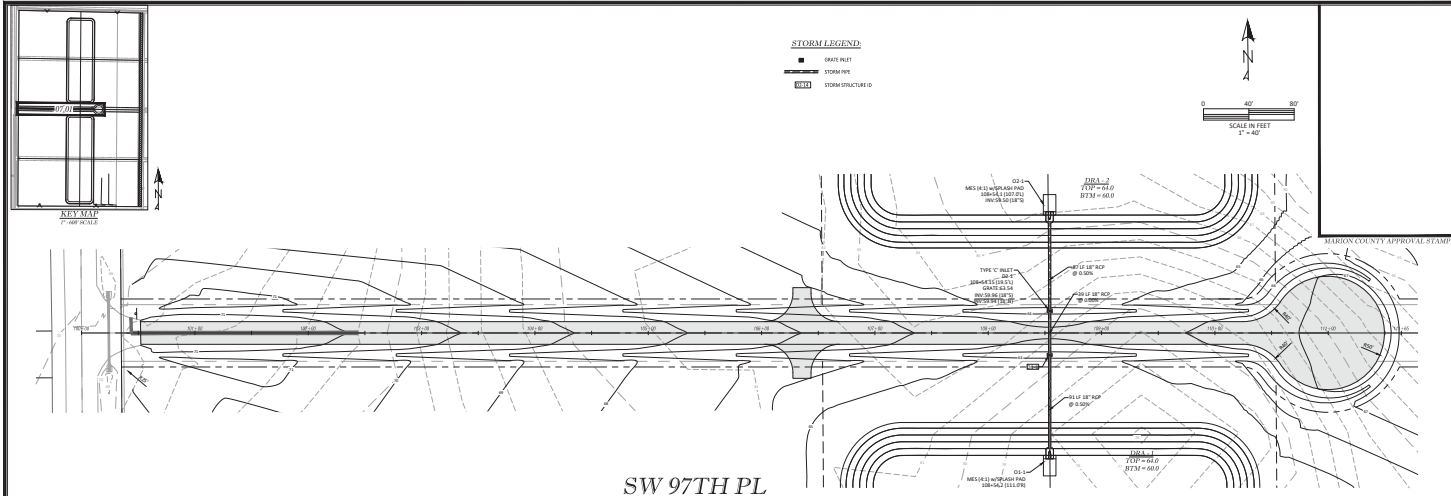
SCALE IN FEET  
1" = 200'

<p><b>INCORPORATING, LLC</b>  <small>ONE INDEPENDENT PARKING - LANDSCAPE ARCHITECTURE - BOUNDWATER          1720 SE 18TH AVE. BOX 100, OCEAH, FL 33471          OFFICE: 407-291-1975          CELL: 407-291-1976</small></p>	
<p>DEPARTMENT PLANS          MARION COUNTY, FLORIDA</p>	<p><b>AERIAL PHOTOGRAPH (2023)</b></p>
<p>DATE: 02/09/2023          DRAWN BY: JAC          CHECK BY: JMA          JOB NO: 24-0162</p>	<p>0011 03.01</p>

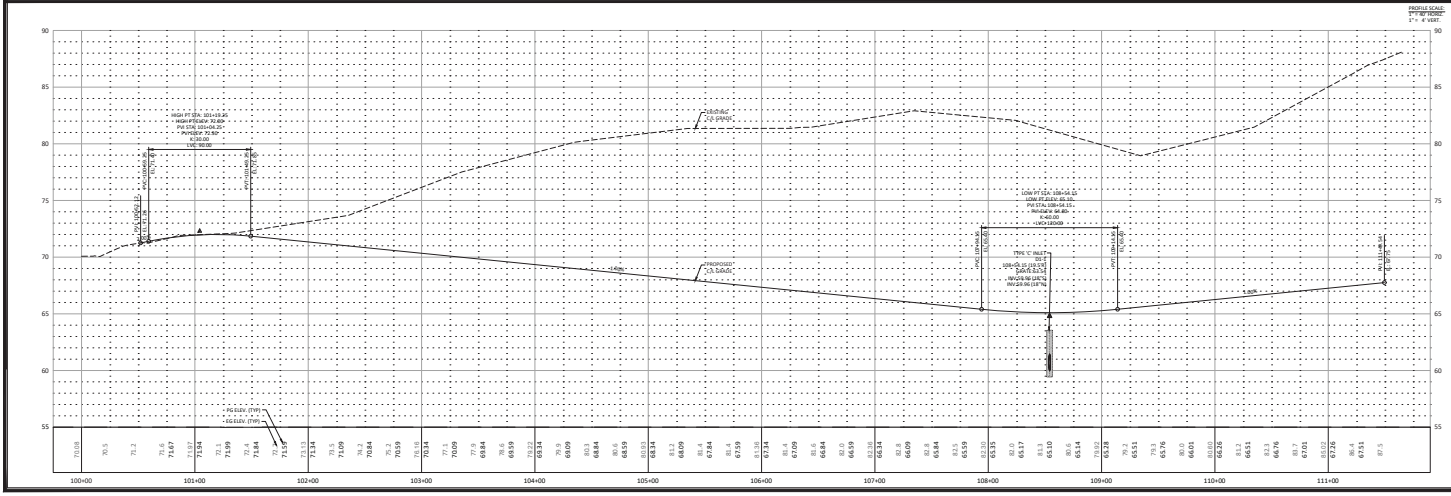








SW 97TH PL



**Storm Legend**

- MANHOLE
- PIPE
- STORM STRUCTURE

**Scale:** 1" = 40'

**North Arrow**

**KEY MAP**

**MARRON COUNTY APPROVAL STAMP**

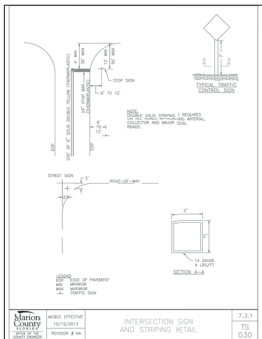
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**DATE:** 8/16/2024  
**DRAWN BY:** JC  
**CHECKED BY:** DM  
**JOBS NO.:** 24-0149

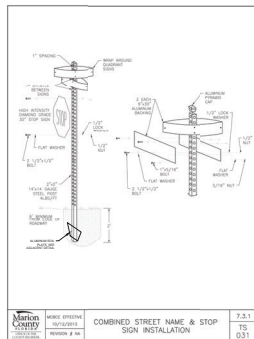
**SW 97TH PL**

**SW 97TH PL**

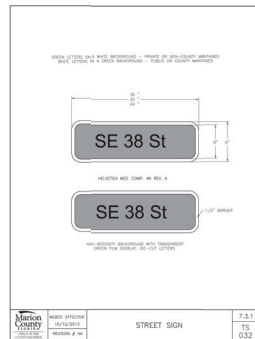
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



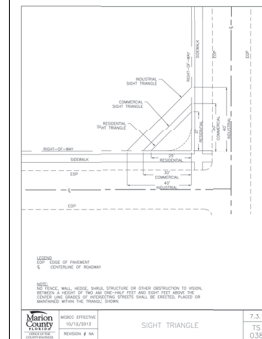
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INTERSECTION SIGN AND STRIPING - RETAIL



7.3.1  
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COMBINED STREET NAME & STOP SIGN INSTALLATION



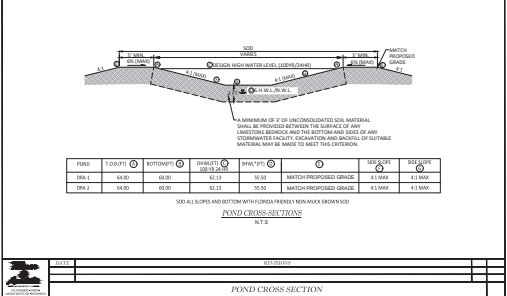
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STREET SIGN



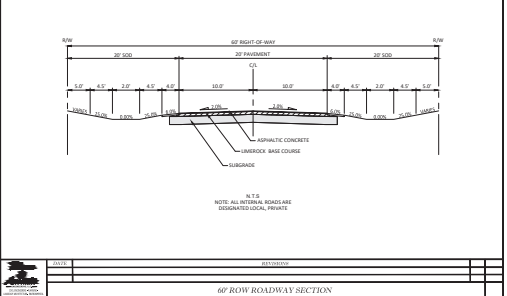
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MARION COUNTY APPROVAL STAMP

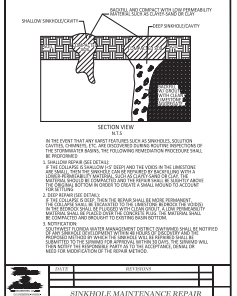
THOMAS & ANNE  
ENGINEERING, LLC  
1720 SE 8th Ave Bldg 100, Ocala, FL 34471  
OFFICE: 352.237.4475  
CELL: 352.237.4475



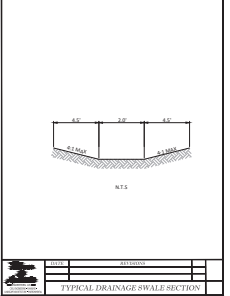
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POND CROSS SECTION



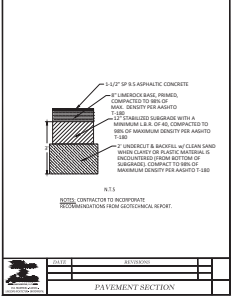
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60' ROW ROADWAY SECTION



7.3.1  
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SINKHOLE MAINTENANCE REPAIR



7.3.1  
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TYPICAL DRAINAGE SWALE SECTION



7.3.1  
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PAVEMENT SECTION

REVISIONS

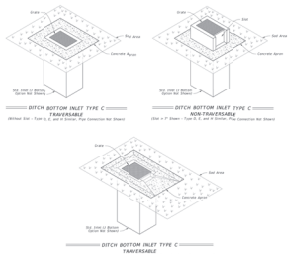
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DATE: 8/10/2012  
DRAWN BY: AS  
CHECK BY: JMM  
JOB NO: 24-0916

SHT: 08.01

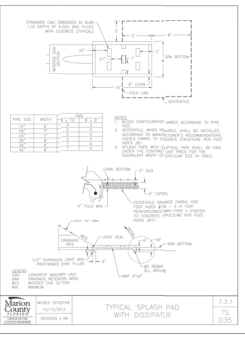
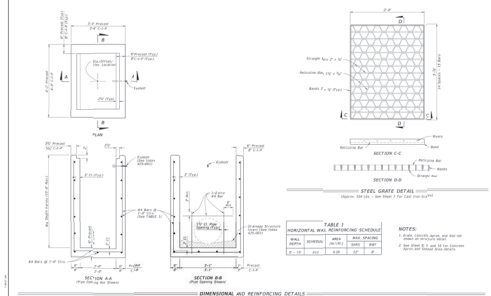
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

- GENERAL NOTES:**
1. Refer to Plans and Specifications for all details.
  2. Quantity of concrete shall be based on 150 lbs/cu yd.
  3. All reinforcing steel shall be #4 unless otherwise noted.
  4. All steel shall be A601 unless otherwise noted.
  5. All steel shall be galvanized unless otherwise noted.
  6. Steel shall be galvanized unless otherwise noted.



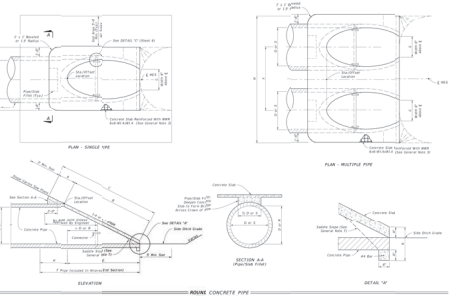
**TABLE OF CONTENTS**

SECTION	DESCRIPTION	DATE
1.0	GENERAL NOTES	08/10/2012
2.0	DITCH BOTTOM INLET TYPES C, D, E, AND H	08/10/2012
3.0	CROSS DRAIN NETERED END SECTION	08/10/2012
4.0	SINGLE AND MULTIPLE CONCRETE PIPE	08/10/2012
5.0	TYPE C - DIMENSIONAL, REINFORCING, AND STEEL GRADE DETAILS	08/10/2012
6.0	TYPICAL SLAB PAD WITH DISSIPATOR	08/10/2012



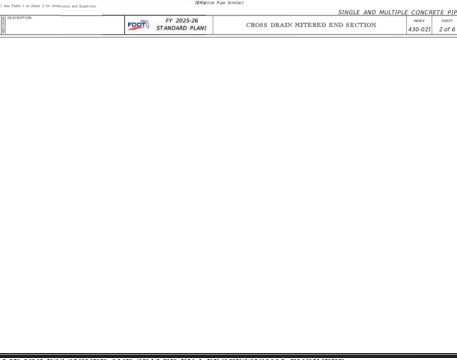
MARION COUNTY APPROVAL STAMP

**THOMAS & ANNE**  
ENGINEERING, LLC  
1720 SE 8th Ave, Bldg 100, Ocala, FL 34471  
PHONE: 352-237-1111  
FAX: 352-237-1112  
WWW.TANDANENGINEERING.COM



**TABLE I - SINGLE AND MULTIPLE CONCRETE PIPE DIMENSIONS AND QUANTITIES**

NO.	DESCRIPTION	QUANTITY	UNIT
1	12" DIA. CONCRETE PIPE	100	LINEAL FEET
2	12" DIA. CONCRETE MANHOLE	10	PIECES
3	12" DIA. CONCRETE SLAB PAD	10	PIECES
4	12" DIA. CONCRETE DISSIPATOR	10	PIECES
5	12" DIA. CONCRETE INLET	10	PIECES
6	12" DIA. CONCRETE MANHOLE	10	PIECES
7	12" DIA. CONCRETE SLAB PAD	10	PIECES
8	12" DIA. CONCRETE DISSIPATOR	10	PIECES
9	12" DIA. CONCRETE INLET	10	PIECES
10	12" DIA. CONCRETE MANHOLE	10	PIECES
11	12" DIA. CONCRETE SLAB PAD	10	PIECES
12	12" DIA. CONCRETE DISSIPATOR	10	PIECES
13	12" DIA. CONCRETE INLET	10	PIECES
14	12" DIA. CONCRETE MANHOLE	10	PIECES
15	12" DIA. CONCRETE SLAB PAD	10	PIECES
16	12" DIA. CONCRETE DISSIPATOR	10	PIECES
17	12" DIA. CONCRETE INLET	10	PIECES
18	12" DIA. CONCRETE MANHOLE	10	PIECES
19	12" DIA. CONCRETE SLAB PAD	10	PIECES
20	12" DIA. CONCRETE DISSIPATOR	10	PIECES



**CONCRETE PIPE DIMENSIONS AND QUANTITIES**

NO.	DESCRIPTION	QUANTITY	UNIT
1	12" DIA. CONCRETE PIPE	100	LINEAL FEET
2	12" DIA. CONCRETE MANHOLE	10	PIECES
3	12" DIA. CONCRETE SLAB PAD	10	PIECES
4	12" DIA. CONCRETE DISSIPATOR	10	PIECES
5	12" DIA. CONCRETE INLET	10	PIECES
6	12" DIA. CONCRETE MANHOLE	10	PIECES
7	12" DIA. CONCRETE SLAB PAD	10	PIECES
8	12" DIA. CONCRETE DISSIPATOR	10	PIECES
9	12" DIA. CONCRETE INLET	10	PIECES
10	12" DIA. CONCRETE MANHOLE	10	PIECES
11	12" DIA. CONCRETE SLAB PAD	10	PIECES
12	12" DIA. CONCRETE DISSIPATOR	10	PIECES
13	12" DIA. CONCRETE INLET	10	PIECES
14	12" DIA. CONCRETE MANHOLE	10	PIECES
15	12" DIA. CONCRETE SLAB PAD	10	PIECES
16	12" DIA. CONCRETE DISSIPATOR	10	PIECES
17	12" DIA. CONCRETE INLET	10	PIECES
18	12" DIA. CONCRETE MANHOLE	10	PIECES
19	12" DIA. CONCRETE SLAB PAD	10	PIECES
20	12" DIA. CONCRETE DISSIPATOR	10	PIECES

MARION COUNTY APPROVAL STAMP

REVISIONS

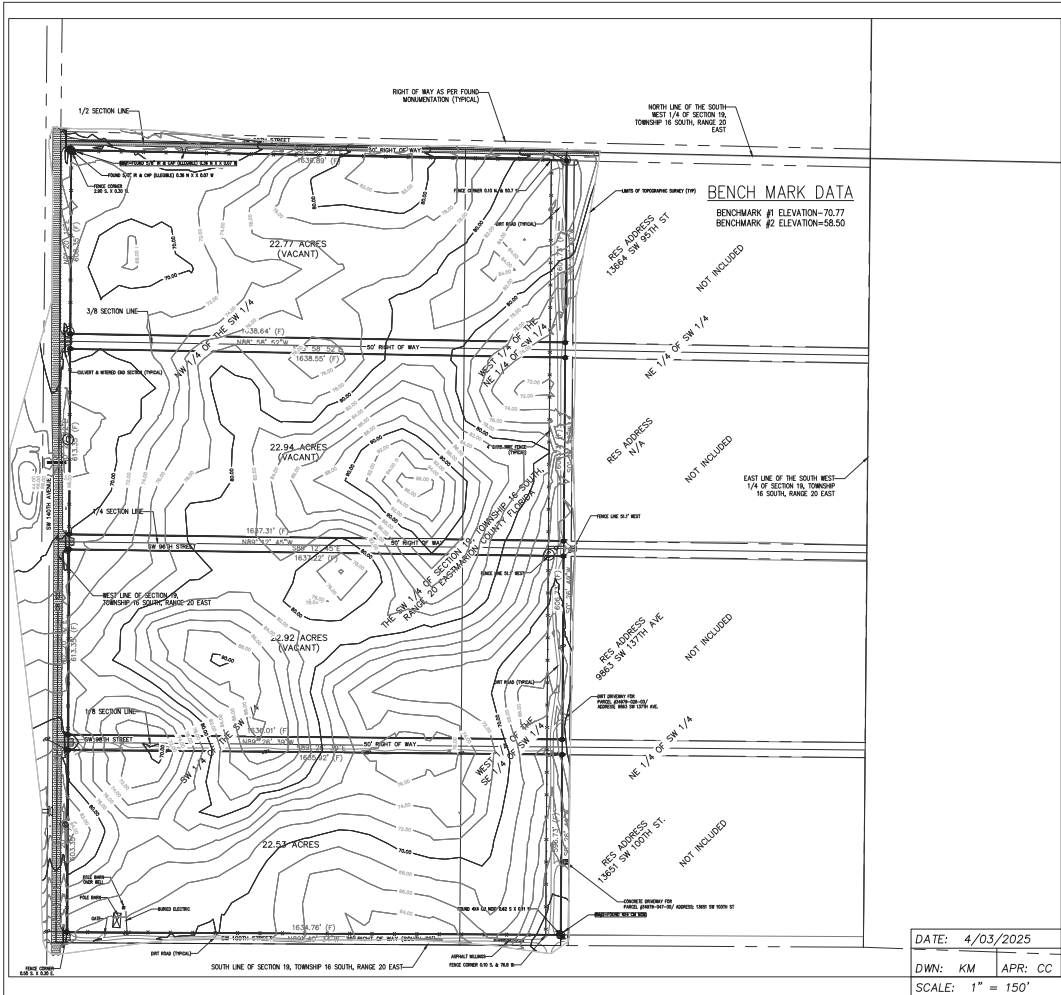
DATE: 08/10/2012  
DRAWN BY: AS  
CHECK BY: MJA  
JOB NO: 12-0910

DEPARTMENT PLANS  
WATER MANAGEMENT  
MARION COUNTY, FLORIDA  
**CONSTRUCTION**  
DETAILS

DATE: 08.02







### LEGEND

(N)	=NORTH
(S)	=SOUTH
(E)	=EAST
(W)	=WEST
(P)	=PLAT
(F)	=FIELD
(E-)	=ELECTRICAL SERVICE & MAINS
(SP)	=STATE PLANE
(S)	=SIGN
(C)	=CABLEMARKER/RISE
(B)	=BENCHMARK
(S)	=SET IRON ROD AND CAP (GRADEWORKS LB 7946)
(R)	=FOUND IRON ROD AND CAP LB 2418
(C)	=FOUND CONCRETE MONUMENT
(R)	=FOUND IRON ROD
(P)	=POWER POLE
(A)	=ASPHALT PAVEMENT
(F)	=FENCE (4" BARB WIRE)
(E)	=OVERHEAD ELECTRIC LINES



**LEGAL DESCRIPTION**  
 The NW 1/4 of the SW 1/4, the SW 1/4 of the SW 1/4, the West 1/4 of the NE 1/4 of SW 1/4, the West 1/4 of the SE 1/4 of the SW 1/4, of Section 19, Township 18 South, Range 20 East, lying and being in Marion County, Florida, Less and Except rights of way as described in Right of Way Deed recorded in Official Records Book 87, Page 160, Public Records of Marion County, Florida.

- NOTES:**
1. SURVEY BASED ON EXISTING MONUMENTATION.
  2. BEARINGS ARE BASED ON FOUND MONUMENTATION, VIA STATE PLANE COORDINATES (SP083-FLORIDA (WEST)).
  3. DESCRIPTION PROVIDED BY THE CLIENT VIA ALTA COMMITMENT FOR TITLE SEARCH, BY FIRST AMERICAN, COMMITMENT NUMBER: 1183999, ENSURING OFFICE FILE NUMBER: 00 SW 140 AVE.
  4. ADDITIONAL UNDERGROUND IMPROVEMENTS NOT SHOWN MAY EXIST.
  5. LANDS AND RIGHT-OF-WAYS ARE SHOWN HEREON PER PROVIDED DOCUMENTATION AND THE LOCATION OF MONUMENTATION ALONG WITH PROSCRIPTIVE OCCUPATION.
  6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  7. THIS SURVEY DEPICTED HEREON IS COVERED BY PROFESSIONAL LIABILITY INSURANCE.
  8. THE BEARINGS & DISTANCES LABELED AS (FIELD) ARE PER FOUND MONUMENTATION, BASED ON STATE PLANE COORDINATE SYSTEM.
  9. THE ENTIRE PROPERTY SURVEYED FALLS WITHIN ZONE AE, FEMA PANEL 12063C0678E, 4/17/2017.
  10. DATE OF FIELD SURVEY: 01/20/25, DATE OF TOPOGRAPHIC FIELD SURVEY: 3/20/25.
  11. BENCHMARK & TOPOGRAPHIC DATUM DERIVED FROM LOCAL NGS BENCHMARK 0086.
  12. ADDITIONAL ABOVE GROUND & SUBSURFACE UTILITIES & IMPROVEMENTS, MAY EXIST OUTSIDE PROPERTY BOUNDARY LIMITS.

**THIS SURVEY IS CERTIFIED TO:**  
 SW 140TH, LLC

SURVEY CERTIFICATION	
I HEREBY CERTIFY THAT THE BOUNDARY SURVEY SHOWN HEREON WAS MADE UNDER MY DIRECT SUPERVISION OR PARTICIPATION AND I FURTHER CERTIFY THAT THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 46-10, FLORIDA ADMINISTRATIVE CODE, PARAGRAPH 10 SECTION 46E02, FLORIDA STATUTES.	
FOR THE FIRM: GRADEWORKS, LLC 851 NW 24TH CT, SUITE 101 OCALA, FL 34478 (352) 840-0086	FOR THE SURVEYOR AND MAPPER: JOHN C. COULTER JR. FLORIDA LICENSE NO. 4484 (THIS CERTIFICATION IS INVALID UNLESS SIGNED AND SEALED)

**BOUNDARY & TOPOGRAPHIC SURVEY**

DATE: 4/03/2025	<b>GRADEWORKS, LLC</b> 851 NW 24TH CT, SUITE 101 Ocala, FL 34475 (352) 840-0086 LB# 7946	FOR:
DWN: KM APR: CC		SOUTHWEST 140TH, LLC
SCALE: 1" = 150'		SHEET: 1 OF 1