

February 22, 2024

PROJECT NAME: HIGHLAND BELLEVIEW EAST

PROJECT NUMBER: 2011080002

APPLICATION: IMPROVEMENT PLAN #31005

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(8) - Calculation & Plan Consistency
STATUS OF REVIEW: INFO
REMARKS: This item will be reviewed upon resubmittal
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: 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.org.
- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.C - Pavement marking
STATUS OF REVIEW: INFO
REMARKS: 1/19/24 - Non of the offsite striping components were reviewed. A seprate offsite improvement plan is required.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Defer to City of Belleview Utilities as the water/sewer service provider for this area. MCU strongly recommends this private utility have an opportunity to review and comment on all utility connections shown prior to final approval through DRC as it is not a part of this review process. No fee for this review. If public services are not available, defer to DOH for onsite requirements in accordance with LDC.
- 7 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: INFO
REMARKS: Land Use on cover page should be MR and Commercial, PUD is the zoning.
- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering
STATUS OF REVIEW: INFO
REMARKS: Please provide buffering plan for this project.

- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Provision for subdivision signs
STATUS OF REVIEW: INFO
REMARKS: Will there be any subdivision sign for this project?
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Will there be any outdoor storage areas in shared areas for the PUD?
- 11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Improvement Plan
STATUS OF REVIEW: INFO
REMARKS: 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]."

- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.4.L(9)(b) - Data Block (Impervious Area)
STATUS OF REVIEW: NO
REMARKS: Please provide data block on the cover sheet detailing the existing impervious area.
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.8 - Topographical Contours
STATUS OF REVIEW: NO
REMARKS: Please provide a survey that is no older than 12 months. Staff would support a waiver.
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.A(3) - Retention/Detention Area Design Parameters
STATUS OF REVIEW: NO
REMARKS: The DRAs for areas 101 & 401 are deeper than the allowable 6ft. Staff may support a waiver based on the soil conditions
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4 - Stormwater Quantity Criteria
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"
- 16 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"
- 17 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.C - Discharge Conditions
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"
- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"
- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"
- 20 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.12.6 - Roadway Flooding Level of Service
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.8 - Stormwater Conveyance Criteria"
- 21 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.6 - Stormwater Quality Criteria
STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.A(3) - Retention/Detention Area Design Parameters"

22 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8 - Stormwater Conveyance Criteria

STATUS OF REVIEW: NO

REMARKS: Please provide calculations for lane spread and roadway flooding level of service

23 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.8 - Stormwater Conveyance Criteria"

24 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.8.B(3) - Lane Spread Calculations

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.8 - Stormwater Conveyance Criteria"

25 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 7.1.3 Drainage Construction Specifications

STATUS OF REVIEW: NO

REMARKS: LDC requires the use of RCP pipe for stormwater conveyance piping. To pursue using an alternative material, the engineer needs to submit a request identifying the alternative material type requested, verification that the material is included on the FDOT Approved Products List, and the site specific installation meets install criteria such as depth of cover and UV protection for pipe ends. County will review the request and provide feedback.

26 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.12 - Operation and Maintenance

STATUS OF REVIEW: NO

REMARKS: An operation and maintenance manual is required for all projects. This is a standalone document from the plans and calculations. If you need an example of O&M documents that have been approved in the past, contact the stormwater department. The O&M manual will need to have the following certification on the cover: "I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management system and associated elements in accordance with the specifications shown herein and on the approved plans." This certification must be signed by the current property owner or their authorized representative. We used the State of Florida Sunbiz website to verify agents/member/officers of business entities. If the owner is an out of state organization we will need to see articles of incorporation/organization to verify the authority of the individual signing the certifications. For property ownership, we use the Marion County Property Appraiser's website. If you need an example contact the stormwater department.

27 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 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.

STATUS OF REVIEW: NO

REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed drainage report/letter. A hard copy signed and sealed report can be submitted if desired.

28 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5.C(4) - Driveway sight distance

STATUS OF REVIEW: NO

REMARKS: 1/19/24 - Show that the driveway connections to CR 25 meet FDOT sight distance criteria.

- 29 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 1/19/24 - Subdivision streets are required to have 50' of right-of-way and 5' easements on each side.
- 30 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.8 - Soil data
STATUS OF REVIEW: NO
REMARKS: 1/19/24 - Provide roadway soil borings every 600 feet.
- 31 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: NO
REMARKS: 1/19/24 - The traffic study indicated the need for turn lanes at the project entrances. A separate offsite improvement plan is required for these turn lanes. A 185' right turn lane at the right-in/right-out driveway is required along with a 235' westbound left turn lane at the full access driveway.
- 32 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 1/19/24 -1. Sidewalk is required to be built along CR 25 with this project. Remove the notes that it will be built in the future. 2. ADA mats are required at all curb ramps.
- 33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Additional Traffic comments
STATUS OF REVIEW: NO
REMARKS: 1/19/24 - 1. The median for the entrance road is not allowed to be placed in the CR 25 right-of-way. 2. None of the offsite improvement components have been reviewed. A separate offsite improvement plan is required.
- 34 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.18.2.B - Improvement Plan fee of \$1,200.00 + (\$10.00 x per lot)
STATUS OF REVIEW: NO
REMARKS: 2024/02/01 - fee due with resubmittal - sk
- 35 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: NO
REMARKS: Environmental Site Assessment provided does not mention if any animals were found on site. Please provide a modified environmental assessment or an EALS as defined by the LDC, Section 6.5.3.
- 36 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Added new road names to RN.01. Please add the new road names to future submittals. On Sheet 07.03 S US HWY 441 is incorrectly labeled as S Highway 441, SE 69th Ter is incorrectly labeled SE 70th Ave, SE 71st Terrace RD is incorrectly labeled as SE 71st Terrace CT in 2 places, and SE 71st Terrace RD is incorrectly labeled as SE 72nd Terrace. On Sheet 07.04

37 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: no tree mitigation, Landscape or Irrigation plans submitted - unable to review



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

AR #31005

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 2/21/2024 Parcel Number(s): 39196-003-01 Permit Number: 31005

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Highland Belleview East 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): C-25 Group, LLC
Signature: _____
Mailing Address: 2323 SE 12th St City: Ocala
State: FL Zip Code: 34480 Phone # 863-619-7103
Email address: J.burrows@highlandhomes.org/ G.Parkinson@highlandhomes.org

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 & Associates Engineering, LLC Contact Name: Jeffrey McPherson
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala
State: Florida Zip Code: 34471 Phone # 352-387-4540
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.13.6.A(3)(c) - Stormwater Quality Criteria
Reason/Justification for Request (be specific): A waiver is requested for 7' pond depths. The proposed ponds are 7' deep with 4:1 sodded side slopes and bottoms. The additional 1' of pond depth is not a significant departure from code criteria, which limits pond depths to 6'. The ponds were sized to retain back-to-back 100-year/24-hour storms without discharge. Additionally, ponds meet SJRWMD treatment volume recovery criteria.

DEVELOPMENT REVIEW USE:

Received By: Email 2/21/24 Date Processed: 2/22/24 CH Project # 2011080002 AR # 31005

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

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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.12.12 - Sidewalks
Reason/Justification for Request (be specific): Waiver requested to pay a fee in lieu of constructing the sidewalk along C-25.

Section & Title of Code (be specific) 2.12.8 - Topographical Contours
Reason/Justification for Request (be specific): A waiver is requested for survey more than 1 year old and using LiDAR for offsite areas. Site topography is consistent with the survey provided which was performed by JCH Consulting Group on 6/24/2022.

Section & Title of Code (be specific) 6.12.2 - Right-of-way Width
Reason/Justification for Request (be specific): Roadways will remain private & row width will be 30' wide with a 15' drainage and utility easement for a total width of 60'. This project is located within the City of Belleview Utility jurisdiction and they have accepted the proposed r/w and easement configuration.

Section & Title of Code (be specific) 6.13.3 - Type of Stormwater Facility Criteria
Reason/Justification for Request (be specific): A waiver is requested to reduce berm width from 12' to 5'. The ponds will be privately owned and maintained by a HOA.

Section & Title of Code (be specific) 7.1.3 Drainage Construction Specifications
Reason/Justification for Request (be specific): A waiver is requested to use alternate pipe materials in lieu of RCP. Pipe material will be high-performance polypropylene (PP) or high-density polyethylene (HDPE).

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

| | | | |
|-----------------|---|-------------------------------------|----------------------------------|
| WATER/SEWER | CITY OF BELLEVUE SUNSHINE UTILITIES OF CENTRAL FLORIDA | JOSH SEE DEWAINE (DEX) CHRISTMAS | 1-352-533-0923 1-352-347-8228 |
| ELECTRIC | DUKE ENERGY | USIC | 1-800-778-9140 |
| GAS | TECO PEOPLES GAS | | |
| FIBER/TELEPHONE | CENTURY LINK | RYAN EGAN | 1-918-547-0063 |

2. MARION COUNTY IMPROVEMENT PLAN - PENDING
3. CITY OF BELLEVUE IMPROVEMENT PLAN UTILITY REVIEW - PENDING
4. S.J.R.W.M.D. - E.R.P. - PENDING
5. FDEP - POTABLE WATER - PENDING
6. FDEP - SANITARY SEWER - PENDING
7. FDEP - NPDES (By Others)
8. FDOT - R/W UTILIZATION / UTILITY PERMIT - PENDING

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12803C/45D, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF REDUCED FLOOD HAZARD.
2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH SECTION 8.2.6 OF THE MARION COUNTY LAND DEVELOPMENT CODE.
3. THIS PROJECT IS NOT LOCATED IN THE SPRINGS PROTECTION ZONE.
4. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT K 50, ELEVATION 85.05' (NAVD 1988).
6. DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 25 M.P.H. EXCEPT FOR CURVES WITH RADII LESS THAN 100'.
7. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY OR UTILITY RIGHTS TO DEVELOP THE PROJECT. THE PROJECT IS 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 PLAN, OR BUILDING PERMIT REVIEW.
8. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
9. 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.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

TEMPORARY BENCHMARK (#232): FOUND 4"X4" CONCRETE MONUMENT (LB 7389)
ELEVATION 75.60' N.1717396.2690, E.658273.7160, (NAVD 1988)

TEMPORARY BENCHMARK (#20228) FOUND 4"X4" CONCRETE MONUMENT (LB 2382)
ELEVATION 84.52' N.1714985.0340, E.648533.4420, (NAVD 1988)

TEMPORARY BENCHMARK (#20228) FOUND 4"X4" CONCRETE MONUMENT (LB 2382)
ELEVATION 84.52' N.1714985.0340, E.648533.4420, (NAVD 1988)

[illegible]

OWNER/DEVELOPER
C-25 GROUP LLC
DAVID M. OWENS
2323 SE 12TH STREET
OCALA, FL 34480-2650

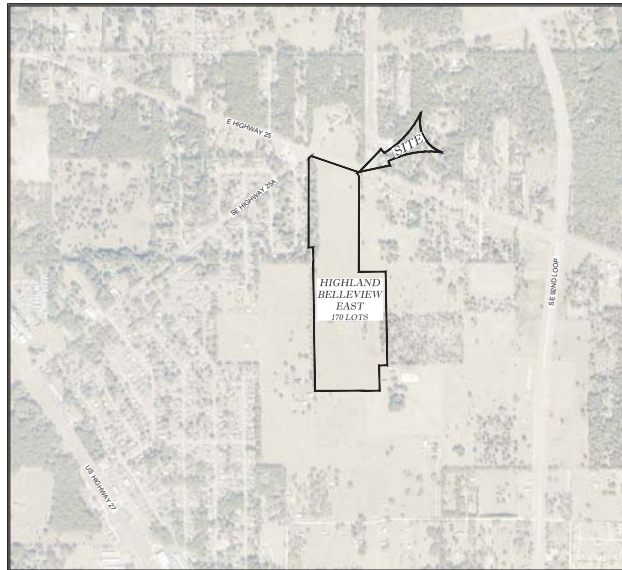
CIVIL ENGINEER
TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY McPHERSON, P.E.
1720 SE 16th AVE., BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
426 SW 15TH STREET
OCALA, FLORIDA 34471
PH: (352) 405-1482

UNIVERSAL ENGINEERING SCIENCES, LLC
4475 SW 35th TERRACE
GAINESVILLE, FLORIDA 32608
PHONE (352) 372-3392

SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
A PORTION OF PARCEL #39196-003-01
RESIDENTIAL LOTS = 170
TOTAL MILES OF ROADWAY = 1.32 MILES
PROJECT AREA = 51.52 ±AC.
ZONING - PUD
LAND USE - PUD
IMPERVIOUS AREA = 22.17 AC. (965,725 S.F.) (43.0%)
AVERAGE DAILY TRIPS (210) = 3,850 TRIPS
PEAK HOUR TRIPS (210) = 239 PEAK AM TRIPS & 365 PEAK PM TRIPS
ITE TRIP GENERATION MANUAL 10TH EDITION

VICINITY MAP
1" = 750'

Call 48 Hours
before you dig

It's the Law!
1-800-432-4770

Sunshine State One Call of Florida, Inc.

| | |
|---------------|--|
| 01.01 | COVER SHEET |
| 02.01 | GENERAL NOTES |
| 03.01 | AERIAL PHOTOGRAPH |
| 04.01 | DEMOLITION PLAN |
| 05.01 - 05.03 | GEOMETRY PLAN |
| 06.01 | MASTER DRAINAGE PLAN |
| 07.01 - 07.02 | MASTER UTILITY PLAN |
| 07.03 - 07.04 | OFFSITE UTILITY PLAN |
| 08.01 - 08.02 | SIGNAGE & STRIPING PLAN |
| 08.03 | OFFSITE SIGNAGE & STRIPPING PLAN |
| 09.01 - 09.03 | LOT GRADING PLAN |
| 10.01 - 10.08 | PLAN AND PROFILE |
| 11.01 | POTABLE WATER DISTRIBUTION DETAILS |
| 12.01 | SANITARY SEWER DETAILS |
| 13.01 - 13.02 | LIFT STATION PLAN & DETAILS |
| 14.01 | ROADWAY & PAVEMENT DETAILS |
| 15.01 | DRAINAGE DETAILS |
| 16.01 | EROSION CONTROL PLAN AND DETAILS |
| 17.01 | AMENITY AREA |
| BL-01 | BORING LOGS |
| RN-01 | 911 MANAGEMENT PLAN |
| SL-01 | SLEEPING PLAN |
| 1-2 | BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC) |

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

DAVID M. OWENS
C-25 GROUP LLC

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. 69905
STATE OF FLORIDA

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON
Registered Land Surveyor No. 6553
STATE OF FLORIDA

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
CERTIFICATE OF AUTHORIZATION #26756

City of Bellevue Approval Stamp

REVISIONS

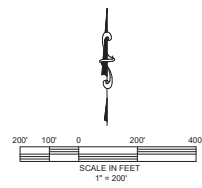
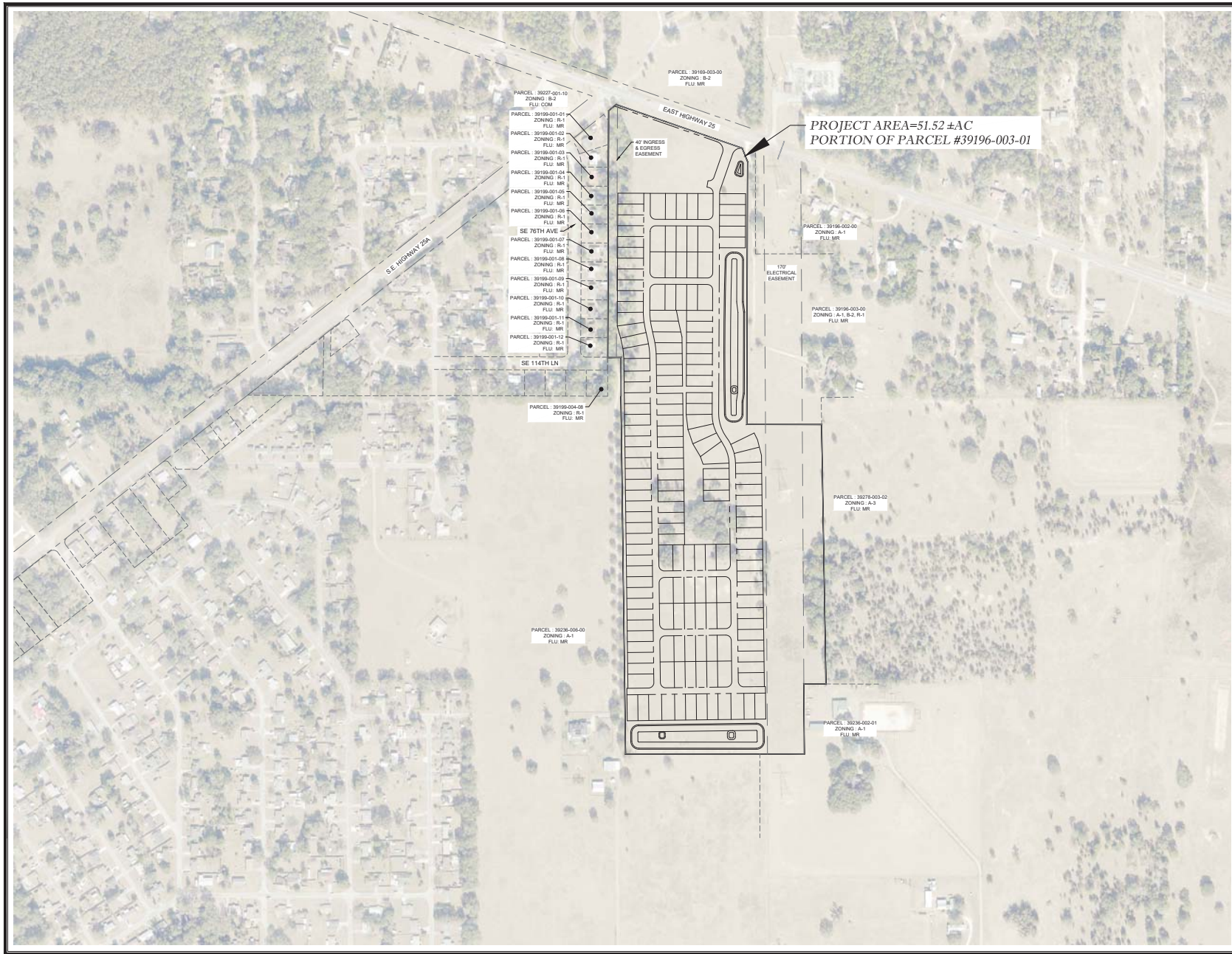
DATE

IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA

COVER

DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

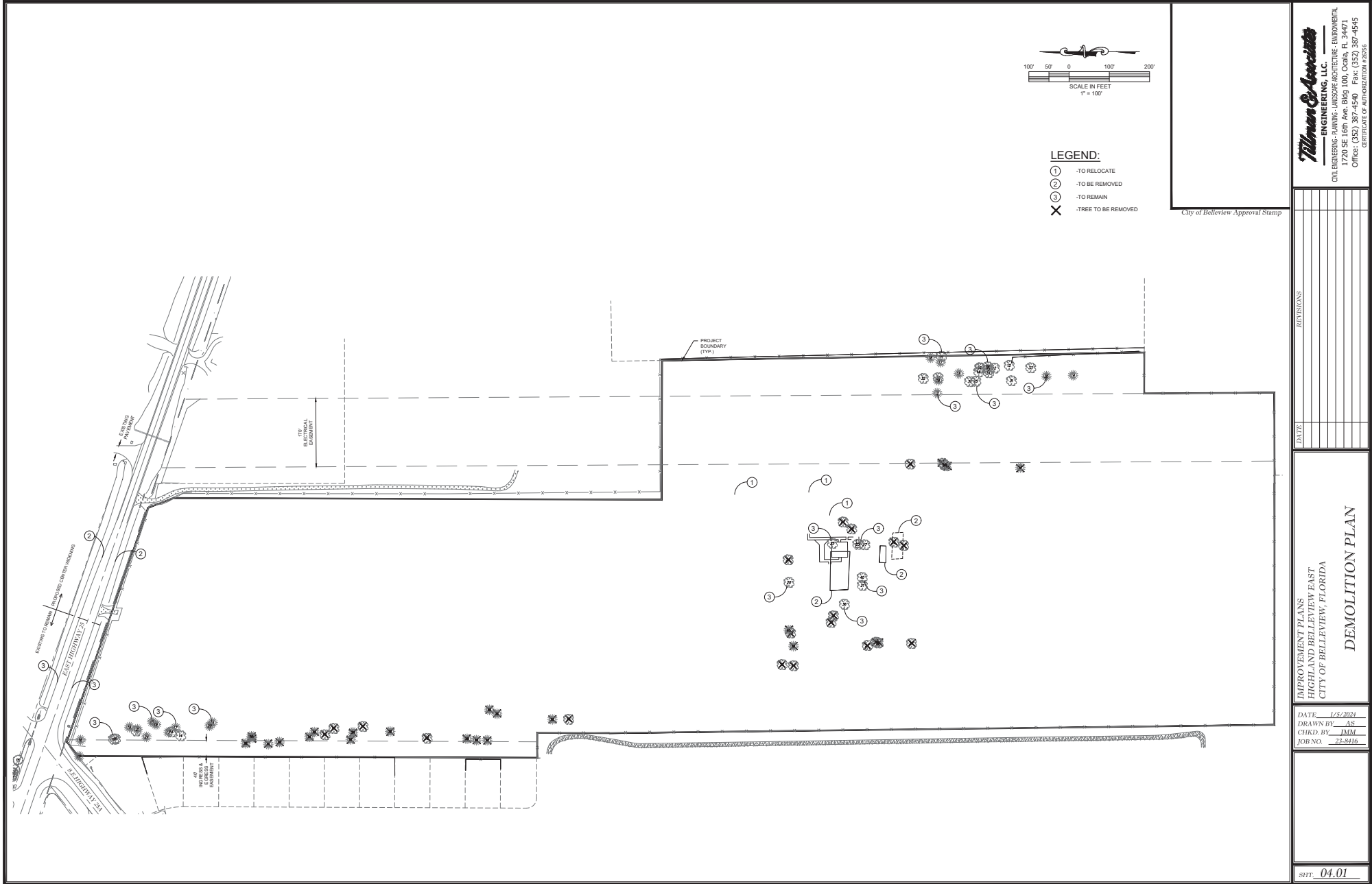
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City of Belleview Approval Stamp

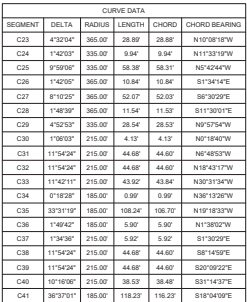
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|--|-----------|
| Tillman & Associates ENGINEERING, LLC CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471 Office: (352) 387-4540 Fax: (352) 387-4545 CERTIFICATE OF AUTHORIZATION #20956 | |
| DATE | REVISIONS |
| | |
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| IMPROVEMENT PLANS HIGHLAND BELLEVIEW EAST CITY OF BELLEVIEW, FLORIDA | |
| AERIAL PHOTOGRAPH | |
| DATE | 1/5/2024 |
| DRAWN BY | AS |
| CHECKED BY | JMM |
| JOB NO. | 23-5416 |
| SHT. 03.01 | |

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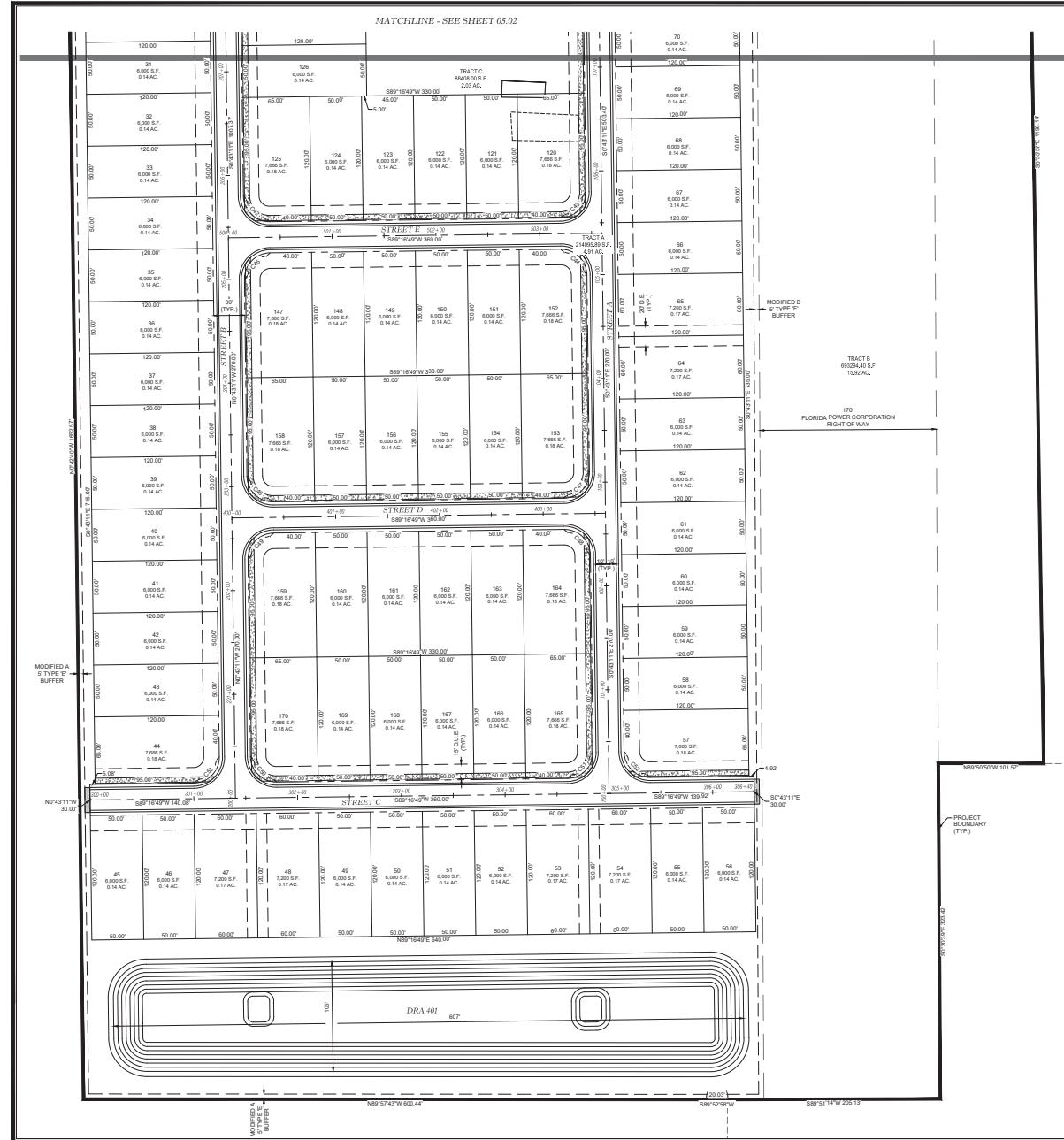
LEGEND

D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL= CENTERLINE



DATE 1/4/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

SHT. 05.02





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|------|
| DATE |
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IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA













MASTER DRAINAGE PLAN




DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

SHT. 06.01

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- | | |
|---|-----------------------------|
|  | WATER MAIN |
|  | FIRE HYDRANT ASSEMBLY (FHA) |
|  | TEE |
|  | BEND |
|  | DOUBLE SERVICE |
|  | SINGLE SERVICE |
|  | GATE VALVE & BOX |
|  | BLOW OFF ASSEMBLY |
|  | SAMPLE POINT NUMBER |
|  | FIRE HYDRANT NUMBER |
|  | SAMPLE POINT |
|  | REDUCER |

- | | |
|---|-------------------------|
|  | SANITARY SEWER |
|  | MANHOLE |
|  | SANITARY MANHOLE NUMBER |
|  | DOUBLE SERVICE |
|  | SINGLE SERVICE |
|  | SANITARY FORCE MAIN |
|  | BENDS |
|  | GATE VALVE & BOX |

ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST CITY OF BELLEVUE SPECIFICATIONS.

3. A METEDED AMPER CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED TO BE INSTALLED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION. THE ASSEMBLY MUST BE APPROVED AND ACCEPTED BY THE DISTRICT. THE VALVE OR VALVES EXISTING AND BEING USED TO PROTECT THE WATER SUPPLY FROM CONTAMINATION MUST BE MAINTAINED IN A WORKING CONDITION. THE DISTRICT WILL BE NOTIFIED OF ANY MAINTENANCE REQUIRED TO BE PLACED INTO SERVICE. WATER UTILIZED DURING TESTING SHALL BE BILLED TO THE PROPERTY OWNER.
4. THE DISTRICT RECOMMENDS INSTALLATION OF GLOW MEDIUM LOW FIRE HYDRANTS. ALL CAPS AND BONNET SHALL BE POWDER COATED FROM FACTORY SAFETY BLUE.
5. ALL FIRE HYDRANTS TO BE PAINTED ACCORDING TO FLOW RATES AND NFPA 291 STANDARDS
6. REFER TO DETAIL U01 FOR UTILITIES OUTSIDE OF ROADWAY.
7. ALL INDIVIDUAL, SEWER CLEANOUT LOCATIONS AND WATER SERVICES SHALL BE STAMPED INTO THE CURBING WITH "18" OR "18" CURBING CONSTRUCTION AS APPLICABLE.
8. MINIMUM 8" SEPARATION BETWEEN WATER MAIN AND SIGNS TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
9. INSTALL WATER LATERALS 12" AND BEWELL LATERALS 11" FROM PROPOSED BACK CURB.
10. ALL PROPOSED SERVICES FOR SEWER LATERAL WILL REQUIRE A 17x20 DRAIN METER BOX INSTALLED TO GRADE.



60' 30' 0 60' 1









SCALE IN FEET

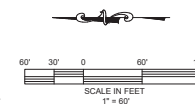
1" = 60'

SHT. 07.01



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|--|-----------------------------|
| | WATER MAIN |
| | FIRE HYDRANT ASSEMBLY (FHA) |
| | TEE |
| | BEND |
| | DOUBLE SERVICE |
| | SINGLE SERVICE |
| | GATE VALVE & BOX |
| | BLOW OFF ASSEMBLY |
| | SAMPLE POINT NUMBER |
| | FIRE HYDRANT NUMBER |
| | SAMPLE POINT |
| | REDUCER |

- | | |
|---|-------------------------|
|  | SANITARY SEWER |
|  | MANHOLE |
|  | SANITARY MANHOLE NUMBER |
|  | DOUBLE SERVICE |
|  | SINGLE SERVICE |
|  | SANITARY FORCE MAIN |
|  | BENDS |
|  | GATE VALVE & BOX |



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Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26766

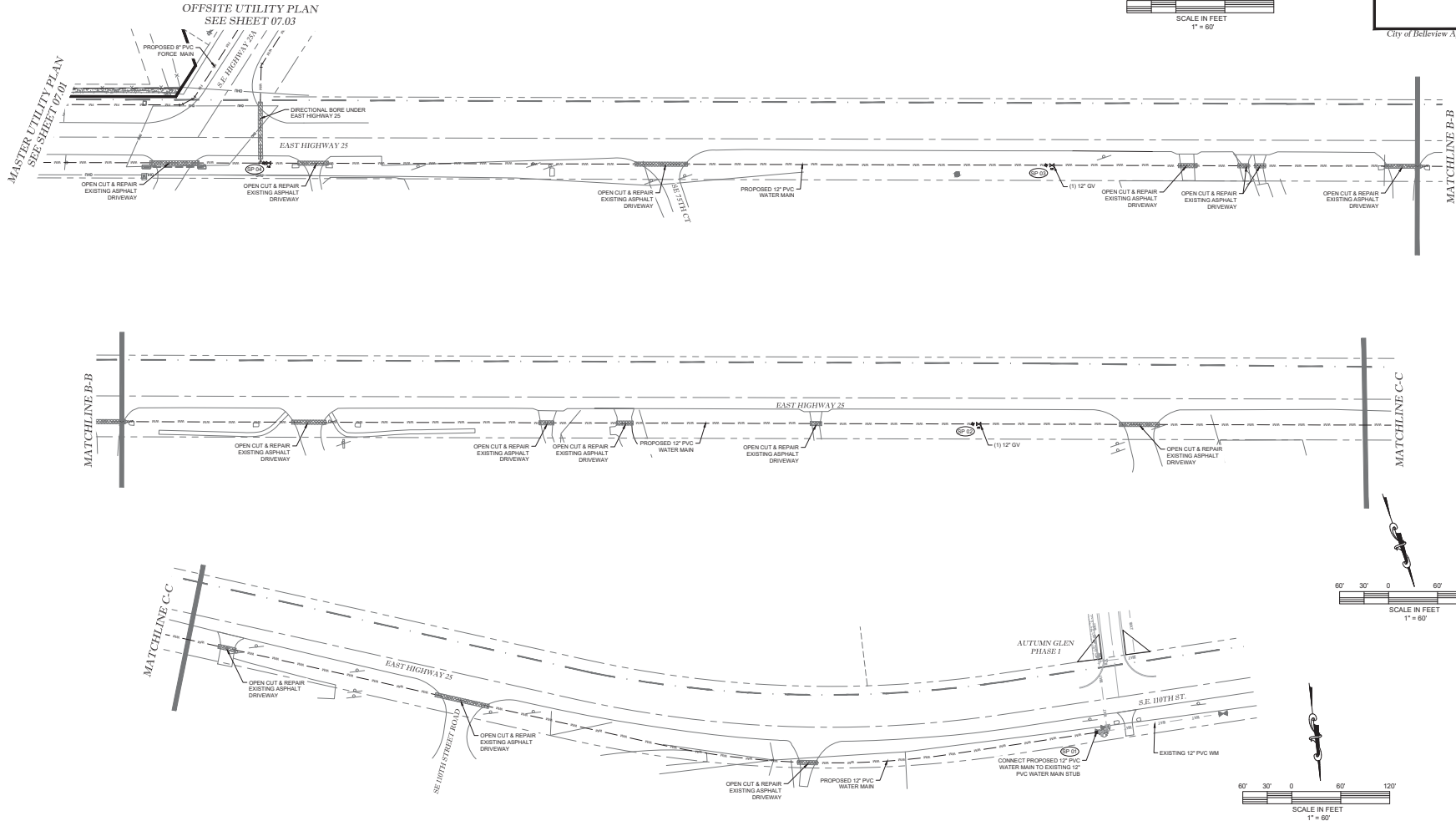
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IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA

DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

SHT. 07.02

- WATER LEGEND:**
- WATER MAIN
 - FIRE HYDRANT ASSEMBLY (FHA)
 - TEE
 - BEND
 - DOUBLE SERVICE
 - SINGLE SERVICE
 - GATE VALVE & BOX
 - BLOW OFF ASSEMBLY
 - SAMPLE POINT NUMBER
 - FIRE HYDRANT NUMBER
 - SAMPLE POINT
 - REDUCER
- SANITARY SEWER LEG END:**
- SANITARY SEWER
 - MANHOLE
 - SANITARY MANHOLE NUMBER
 - DOUBLE SERVICE
 - SINGLE SERVICE
 - SANITARY FORCE MAIN
 - BENDS
 - GATE VALVE & BOX



City of Belview Approval Stamp

Tillman & Associates
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CERTIFICATE OF AUTHORIZATION #26796

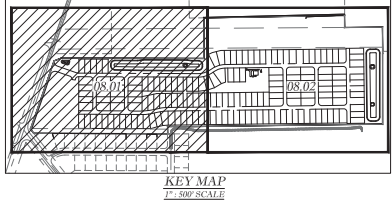
| REVISIONS | DATE |
|-----------|------|
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IMPROVEMENT PLANS
HIGHLAND BELVIEW EAST
CITY OF BELVIEW, FLORIDA

OFFSITE UTILITY PLAN

DATE: 1/5/2024
DRAWN BY: AS
CHKD. BY: JMM
JOB NO.: 23-8416

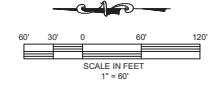
SHT. 07.04



NOTE

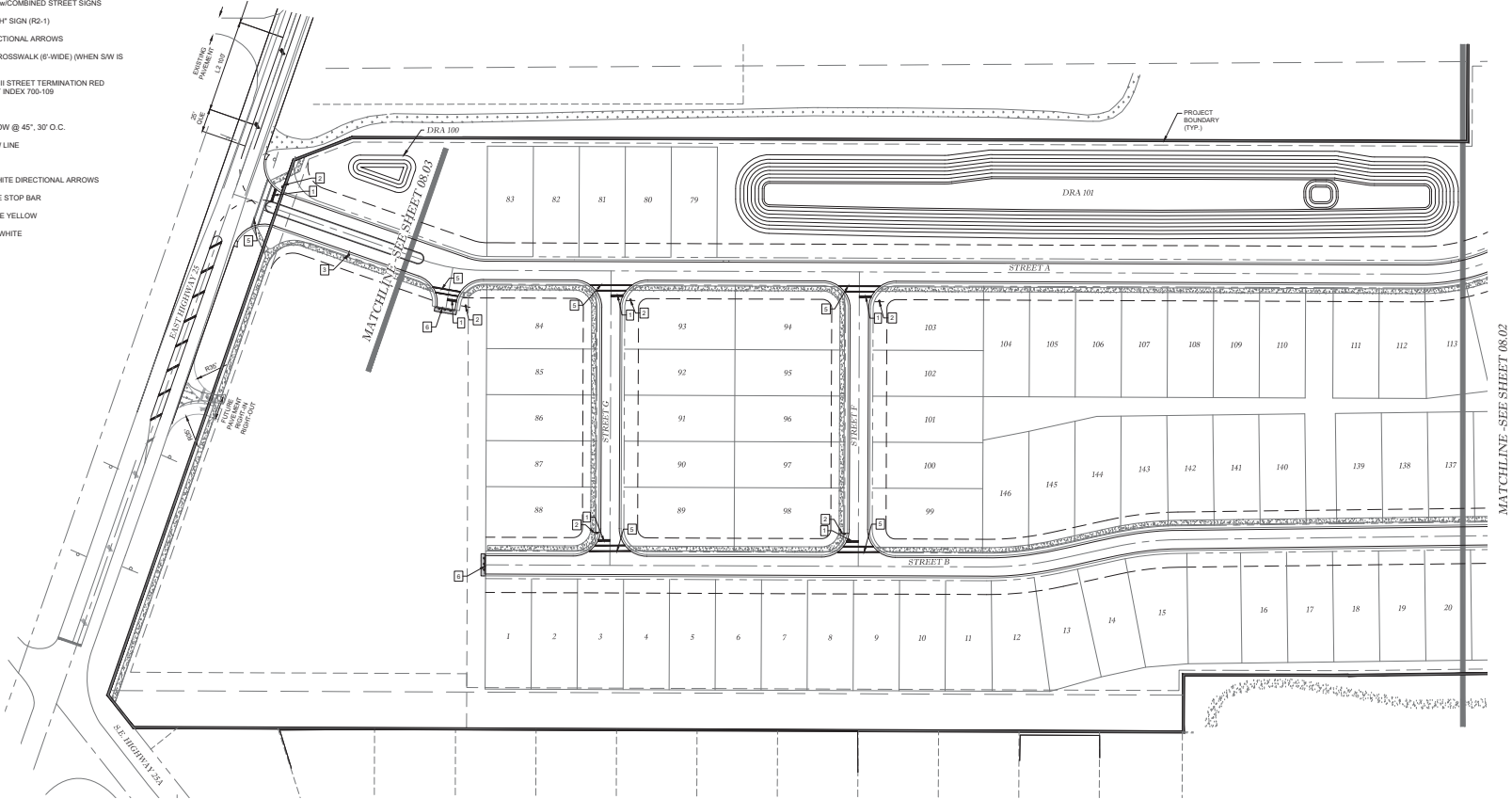
1. ALL STREET NAME SIGNAGE PER 911 MANAGEMENT PLAN (STREET RNL01)

| C/L RADIUS | DESIGN | POSTED |
|------------|--------|--------|
| 107'-197' | 20 | 20 |
| 50'-106' | 15 | 15 |
| 19'-49' | 10 | 15 |



LEGEND:

- 1 24" WHITE STOP BAR
- 2 "STOP" SIGN (R1-1) w/COMBINED STREET SIGNS
- 3 "SPEED LIMIT 25MPH" SIGN (R2-1)
- 4 SOLID WHITE DIRECTIONAL ARROWS
- 5 12" WHITE SOLID CROSSWALK (6'-WIDE) (WHEN S/W IS CONSTRUCTED)
- 6 TEMPORARY CASE II STREET TERMINATION RED REFLECTORS FDOT INDEX 700-109
- 7 6" SOLID WHITE
- 8 12" DOUBLE YELLOW @ 45°, 30' O.C.
- 9 6" DOUBLE YELLOW LINE
- 10 EXISTING SIGN
- 11 EXISTING SOLID WHITE DIRECTIONAL ARROWS
- 12 EXISTING 24" WHITE STOP BAR
- 13 EXISTING 6" DOUBLE YELLOW
- 14 EXISTING 6" SOLID WHITE



City of Belleview Approval Stamp

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CERTIFICATION OF AUTHORIZATION #5576

REVISIONS

DATE

IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA

DATE: 1/5/2024
DRAWN BY: AS
CHKD. BY: JMM
JOB NO. 23-8416

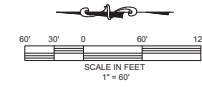
SHT. 08.01

SIGNAGE & STRIPING PLAN



1. ALL STREET NAME SIGNAGE PER 911 MANAGEMENT PLAN (STREET RN.01)

| C/L RADIUS | DESIGN | POSTED |
|------------|--------|--------|
| 107'-197' | 20 | 20 |
| 50'-106' | 15 | 15 |
| 19'-49' | 10 | 15 |



LEGEND:

- 1 24" WHITE STOP BAR
- 2 "STOP" SIGN (R-1) w/COMBINED STREET SIGNS
- 3 "SPEED LIMIT 25MPH" SIGN (R-2-1)
- 4 SOLID WHITE DIRECTIONAL ARROWS
- 5 12" WHITE SOLID CROSSWALK (6-WIDE)
- 6 TEMPORARY CASE 8 STREET TERMINATION RED REFLECTORS FOOT INDEX 700-109
- 7 6" SOLID WHITE
- 8 12" DOUBLE YELLOW @ 45°, 30° O.C.
- 9 6" DOUBLE YELLOW LINE
- 10 EXISTING SIGN
- 11 EXISTING SOLID WHITE DIRECTIONAL ARROWS
- 12 EXISTING 24" WHITE STOP BAR
- 13 EXISTING 6" DOUBLE YELLOW
- 14 EXISTING 6" SOLID WHITE

REVISIONS

DATE _____

IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA

DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

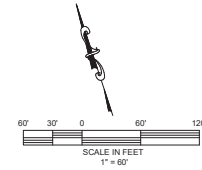
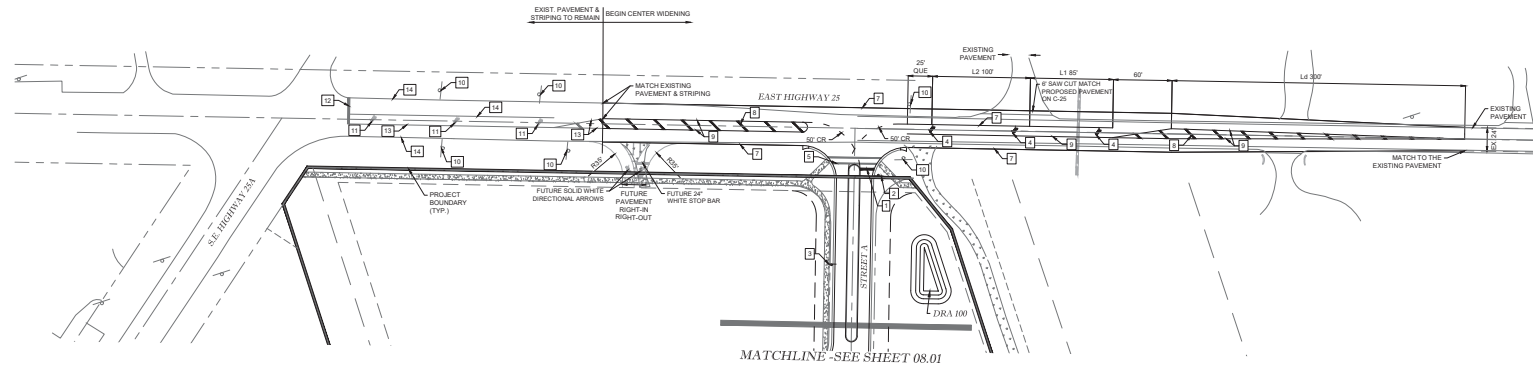
SHT. 08.02

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CERTIFICATION OF AUTHORIZATION #26756

| | |
|----|--|
| 2 | 24" WHITE STOP BAR |
| 3 | "STOP" SIGN (R-1-1) ACCOMBED STREET SIGNS |
| 9 | "SPEED LIMIT 25MPH" SIGN (R2-1) |
| 4 | SOLID WHITE DIRECTIONAL ARROWS |
| 12 | 12" WHITE SOLID CROSSWALK (6'-WIDE) |
| 6 | TEMPORARY CASE II STREET TERMINATION RED REFLECTORS FDOT INDEX 700-109 |
| 7 | 6" SOLID WHITE |
| 8 | 12" DOUBLE YELLOW @ 45°, 30° O.C. |
| 9 | 6" DOUBLE YELLOW LINE |
| 10 | EXISTING SIGN |
| 11 | EXISTING SOLID WHITE DIRECTIONAL ARROWS |
| 12 | EXISTING 24" WHITE STOP BAR |
| 13 | EXISTING 6" DOUBLE YELLOW |
| 14 | EXISTING 6" SOLID WHITE |

1. ALL STREET NAME SIGNAGE PER 911 MANAGEMENT PLAN (STREET RN.01)

| C/L RADIUS | DESIGN | POSTED |
|------------|--------|--------|
| 107'-197' | 20 | 20 |
| 50'-106' | 15 | 15 |
| 19'-49' | 10 | 15 |



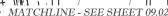
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CERTIFICATION OF AUTHORIZATION #26756

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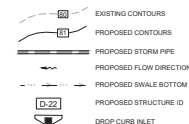
OFFSITE SIGNAGE & W/ TURN LANE IMP

DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

08.03



GRADING LEGEND



GENERAL

- 1% MINIMUM GRADE ALONG LOT LINES UNLESS OTHERWISE DENOTED.
- 25% MAXIMUM SLOPE ANYWHERE ON SITE, UNLESS OTHERWISE DENOTED
- 8" (0.7') DIFFERENCE FROM PAD TO FINISHED FLOOR.
- MINIMUM 1% SLOPE FROM PAD TO ADJACENT LOT CORNER UNLESS OTHERWISE DENOTED.
- IF FINAL PRODUCT FALLS OUTSIDE OF PRESCRIBED, ENGINEER MUST REVIEW AND ADDITIONAL STEM WALLS AND STEP DOWNS MAY BE REQUIRED.

DRIVEWAYS:

- RESTRICT DRIVEWAYS TO HIGH SIDE OF LOT IF STEEPER THAN 8% (BASED ON 25' DRIVEWAY).

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CERTIFICATION OF AUTHORIZATION # 26796

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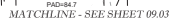
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IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA

DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

SHT. 09.01

GRADING PLAN

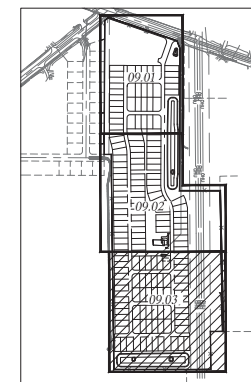


KEY MAP
1" : 500' SCALE

SHT. 09.02

GRADING PLAN

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CERTIFICATION OF AUTHORIZATION # 26765

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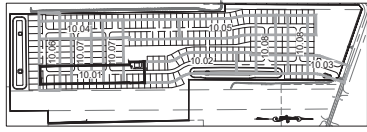
IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA

DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

SHT. 09.03

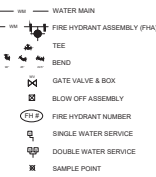
GRADING PLAN

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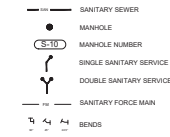


KEY MAP
SCALE 1" = 200'

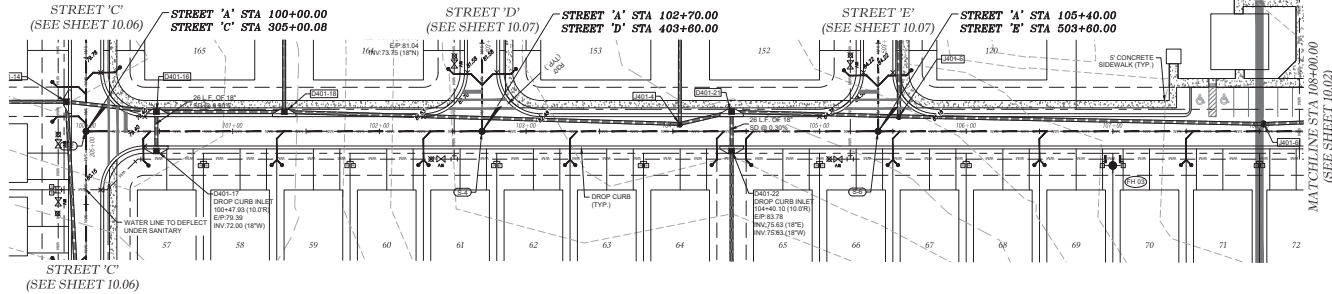
WATER LEGEND:



SANITARY SEWER LEGEND:

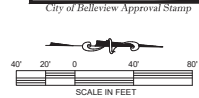


STORM WATER LEGEND:



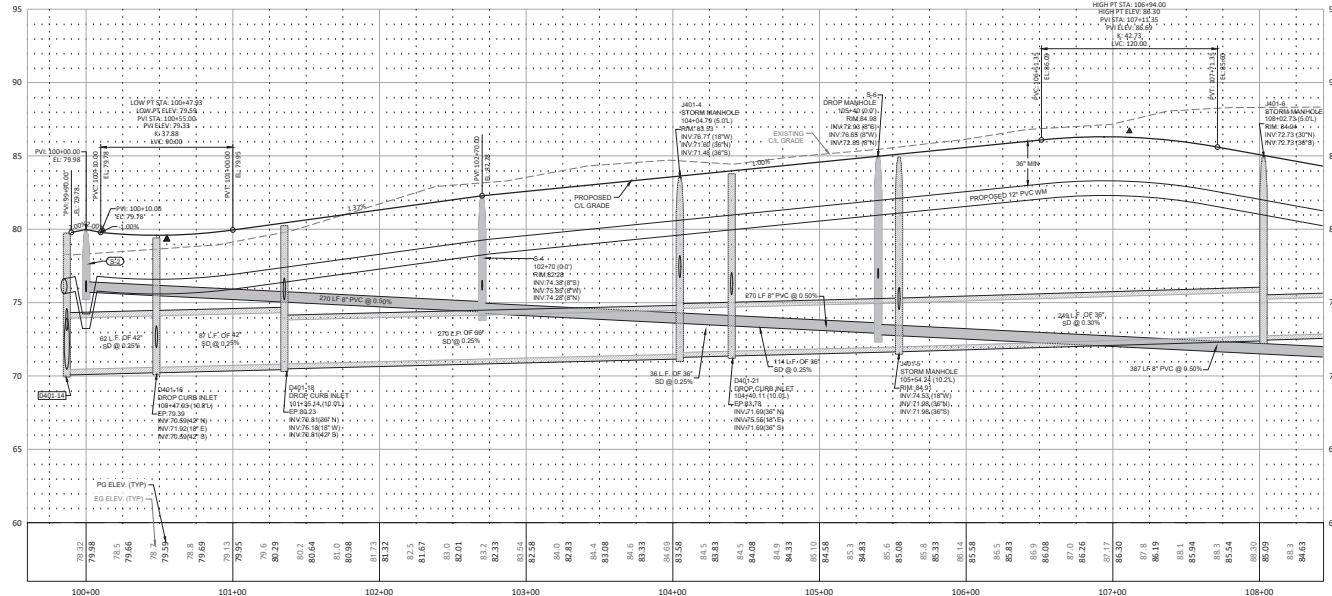
NOTE:
INSTALL SEWER LATERALS 11" FROM PROPOSED BACK OF CURB
INSTALL WATER LATERALS 10" FROM PROPOSED BACK OF CURB

STREET 'A'



City of Bellevue Approval Stamp

HORZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'



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Office: (352) 387-6540 Fax: (352) 387-4945
CERTIFICATE OF AUTHORIZATION #20796

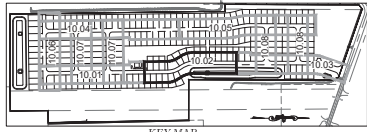
REVISIONS

DATE

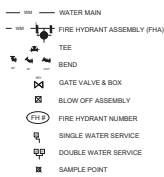
IMPROVEMENT PLANS
HIGHLAND BELLEVUE, FLORIDA
CITY OF BELLEVUE, FLORIDA
PLAN & PROFILE
STREET 'A'

DATE: 1/15/2024
DRAWN BY: KS
CHKD BY: DMM
JOB NO. 23-2416

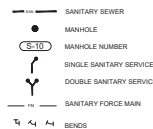
SHT. 10.01



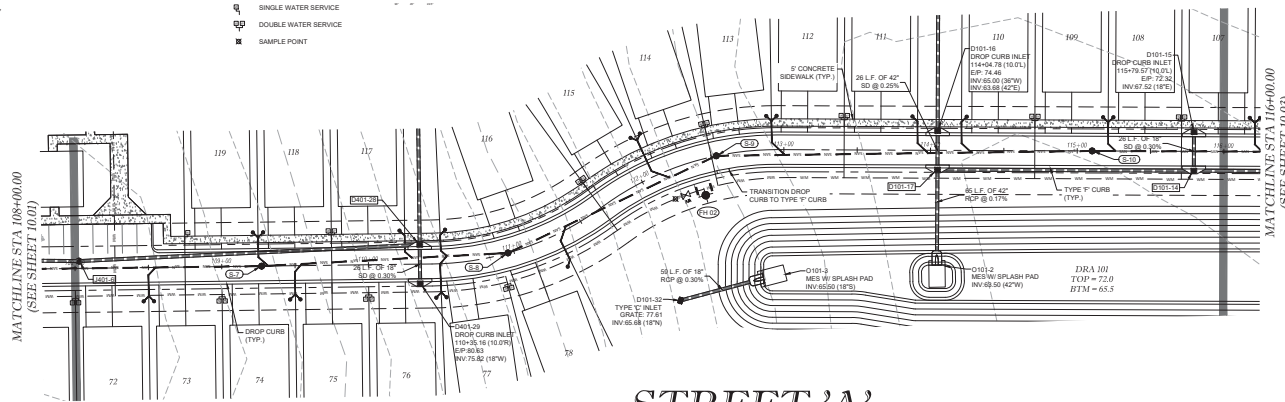
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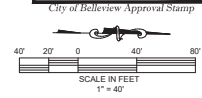
SANITARY SEWER LEGEND:



STORM WATER LEGEND:

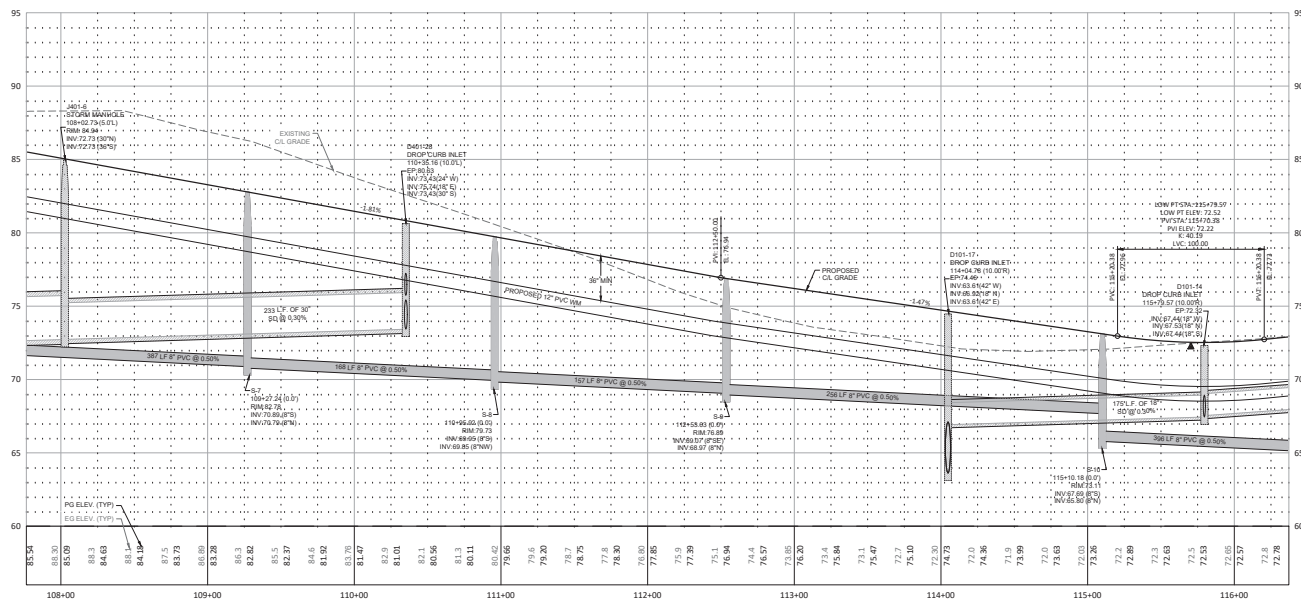


STREET 'A'



NOTE:
INSTALL SEWER LATERALS 11' FROM PROPOSED BACK OF CURB.
INSTALL WATER LATERALS 10' FROM PROPOSED BACK OF CURB.

HORIZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'



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CERTIFICATE OF AUTHORIZATION #29796

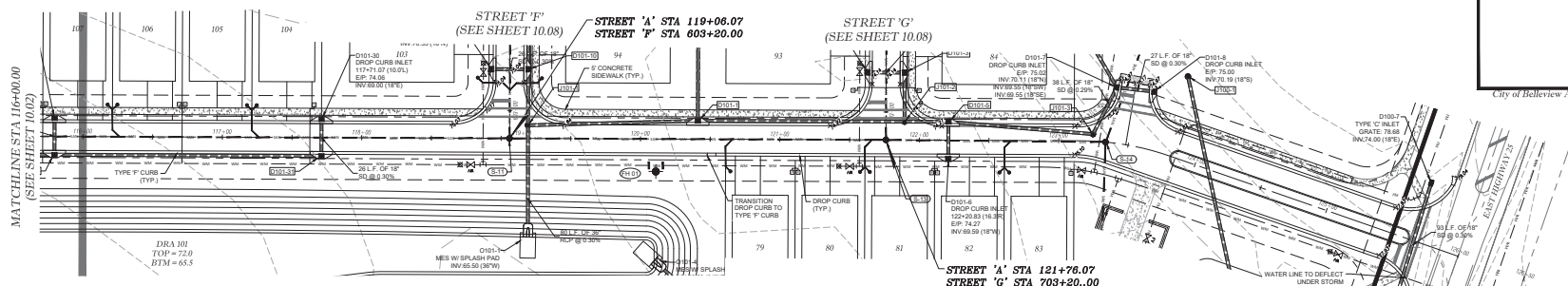
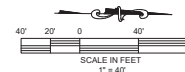
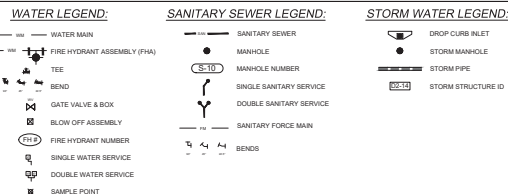
REVISIONS

DATE

IMPROVEMENT PLANS
HIGHLAND BELLEVUE, FLORIDA
PLAN & PROFILE
STREET 'A'

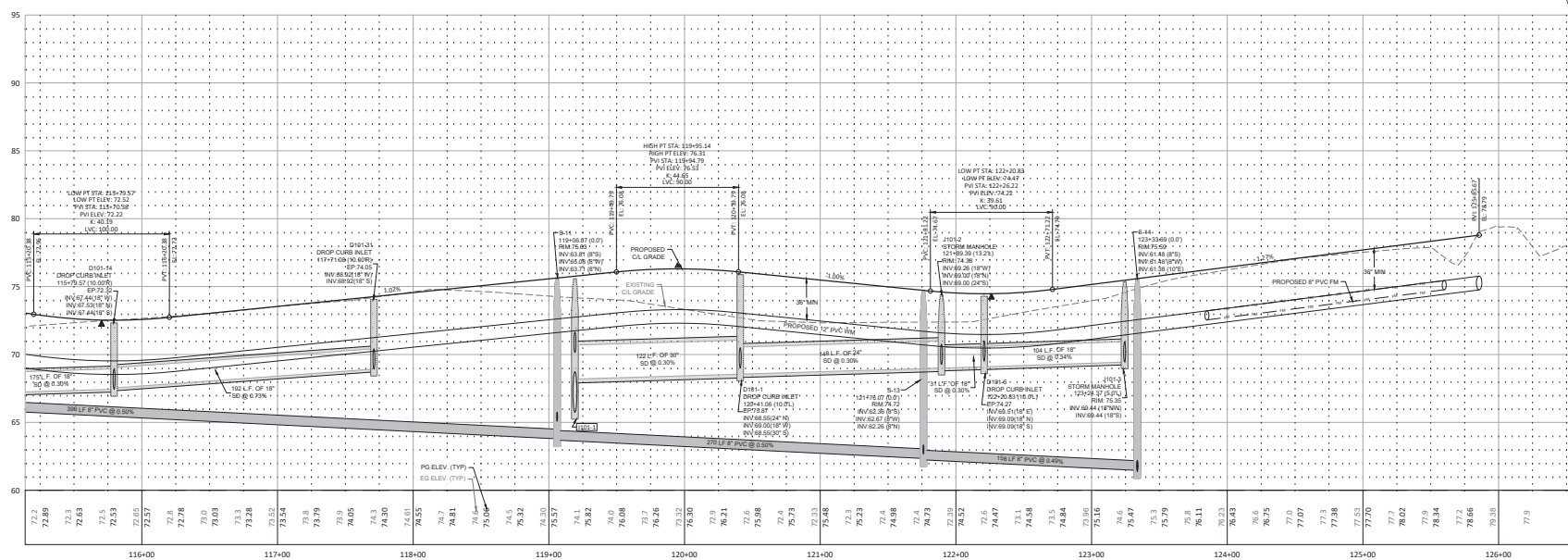
DATE: 1/15/2024
DRAWN BY: AS
CHKD. BY: DM
JOB NO.: 23-8416

SHT. 10.02



NOTE:
INSTALL SEWER LATERALS 11' FROM PROPOSED BACK OF CURB.
INSTALL WATER LATERALS 10' FROM PROPOSED BACK OF CURB.

STREET 'A'



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TELETYPE: (352) 387-4566

15 JULY 2004










11






IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA





DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

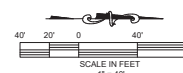
SHT. 10.03



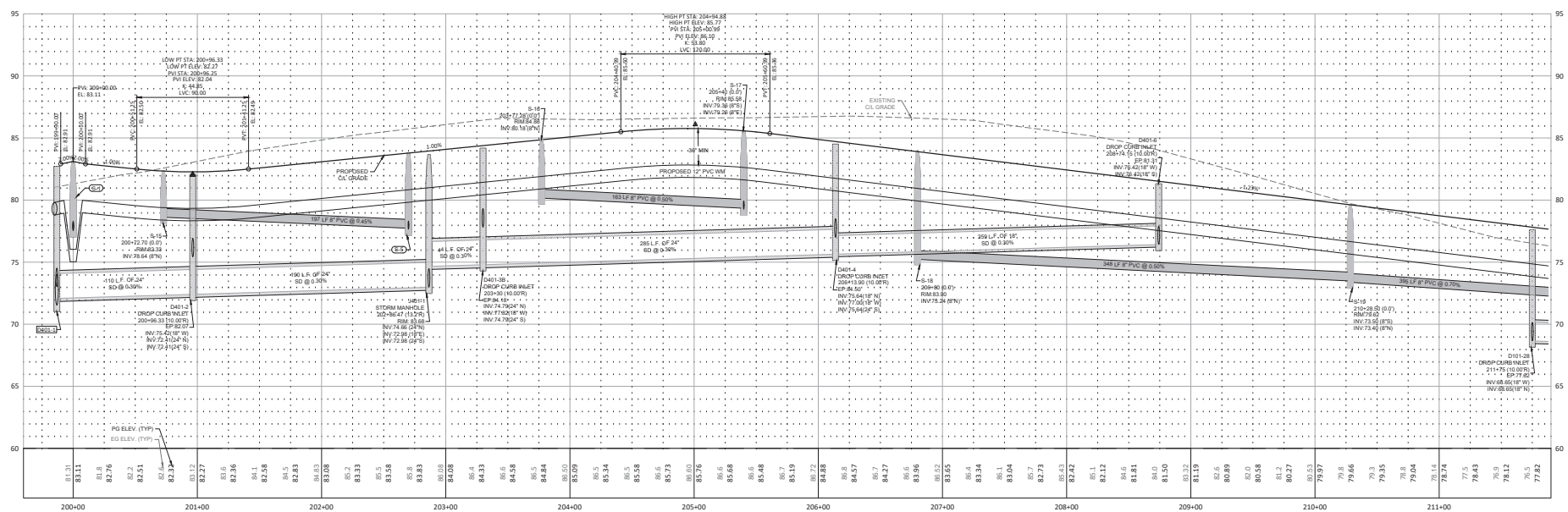
| | |
|---|-----------------------------|
| WM | WATER MAIN |
|  | FIRE HYDRANT ASSEMBLY (FHA) |
|  | TEE |
|  | BEND |
|  | GATE VALVE & BOX |
|  | BLOW OFF ASSEMBLY |
|  | FIRE HYDRANT NUMBER |
|  | SINGLE WATER SERVICE |
|  | DOUBLE WATER SERVICE |
|  | SAMPLE POINT |

| | |
|---|-------------------------|
| | SANITARY SEWER |
|  | MANHOLE |
|  | MANHOLE NUMBER |
|  | SINGLE SANITARY SERVICE |
|  | DOUBLE SANITARY SERVICE |
| | SANITARY FORCE MAIN |
|  | BENDS |

| | |
|---|--------------------|
|  | DROP CURB INLET |
|  | STORM MANHOLE |
|  | STORM PIPE |
|  | STORM STRUCTURE ID |



NOTE:
INSTALL SEWER LATERALS 11' FROM PROPOSED BACK OF CURB.
INSTALL WATER LATERAL 8-10' FROM PROPOSED BACK OF CURB.



HORZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'

IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA










DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416







SHT. 10.04

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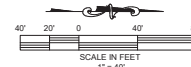
Tillman & Associates
— ENGINEERING, LLC. —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #20756



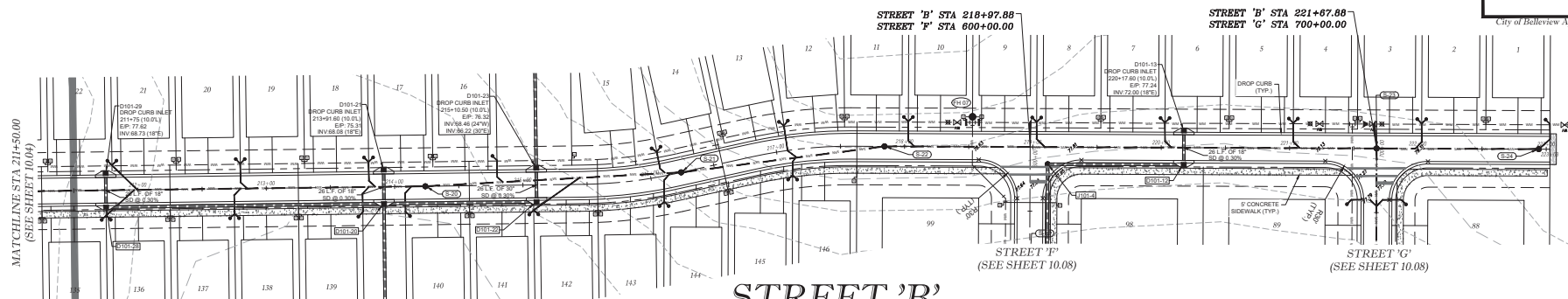
| WATER MAIN | |
|---|-----------------------------|
|  | FIRE HYDRANT ASSEMBLY (FHA) |
|  | TEE |
|  | BEND |
|  | GATE VALVE & BOX |
|  | BLOW OFF ASSEMBLY |
|  | FIRE HYDRANT NUMBER |
|  | SINGLE WATER SERVICE |
|  | DOUBLE WATER SERVICE |
|  | SAMPLE POINT |

| | |
|---|-------------------------|
|  | SANITARY SEWER |
|  | MANHOLE |
|  | MANHOLE NUMBER |
|  | SINGLE SANITARY SERVICE |
|  | DOUBLE SANITARY SERVICE |
|  | SANITARY FORCE MAIN |

| | |
|---|--------------------|
|  | DROP CURB INLET |
|  | STORM MANHOLE |
|  | STORM PIPE |
|  | STORM STRUCTURE ID |



MATCHLINE STA 211+50.00
(SEE SHEET 10.04)



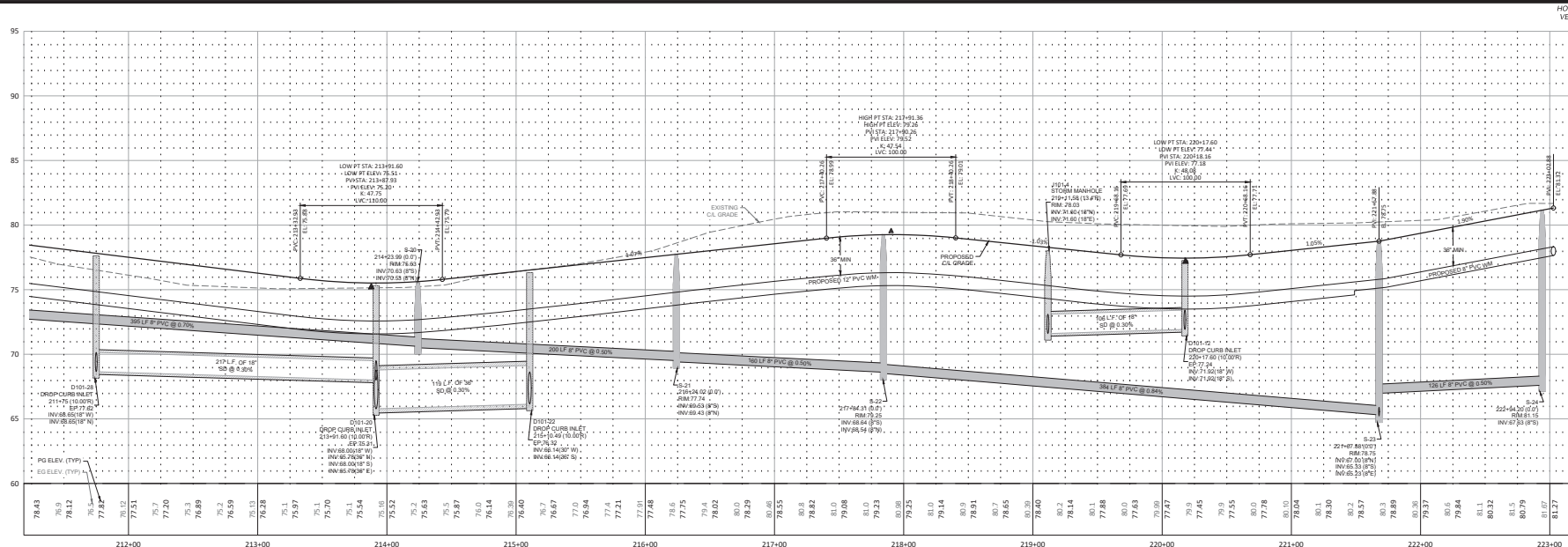
NOTE:
INSTALL SEWER LATERALS 11' FROM PROPOSED BACK OF CURB.

STREET 'B'

STREET 'B' STA 218+97.88-
STREET 'F' STA 600+00.00

STREET 'B' STA 221+67.88
STREET 'G' STA 700+00.00

City of Bellevue Approval Stamp



HORZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'

PLANS LLEVIEW EAST REVIEW, FLORIDA PLAN & PROFILE STREET 'B'

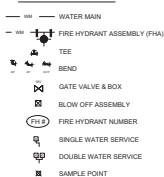
DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

SHT. 10.05

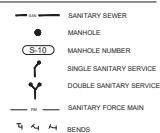
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



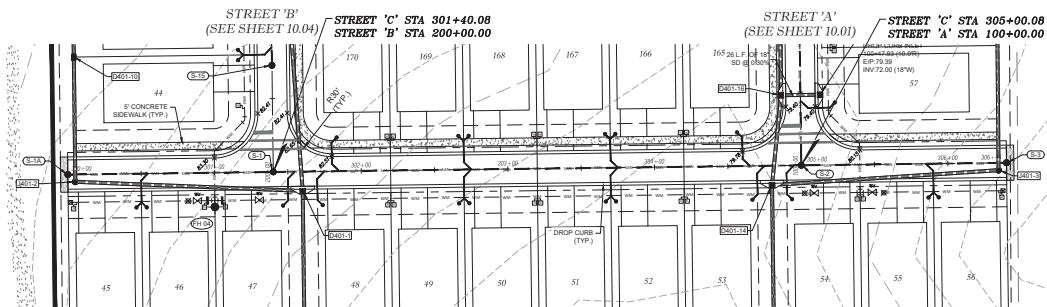
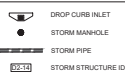
WATER LEGEND:



SANITARY SEWER LEGEND:



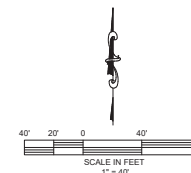
STORM WATER LEGEND:



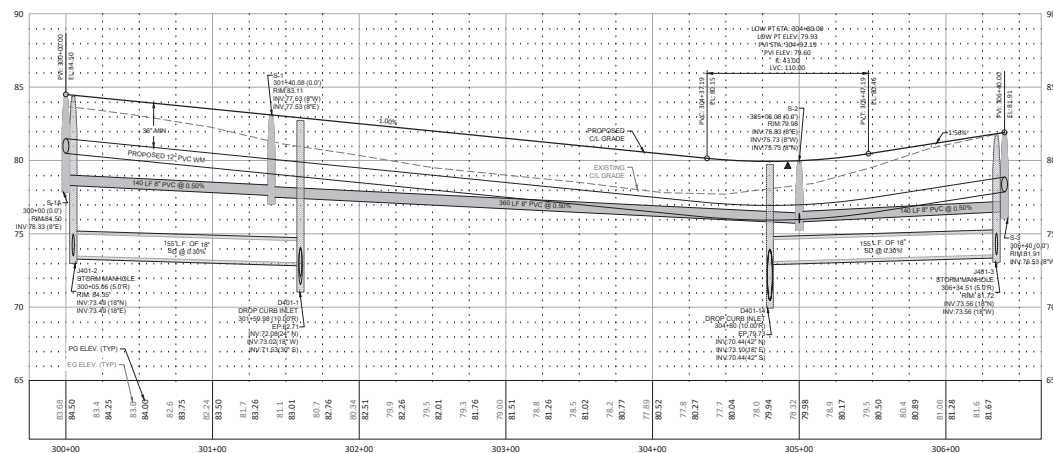
NOTE:
INSTALL SEWER LATERALS 11' FROM PROPOSED BACK OF CURB.
INSTALL WATER LATERALS 10' FROM PROPOSED BACK OF CURB.

STREET 'C'

City of Bellevue Approval Stamp



HORZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'

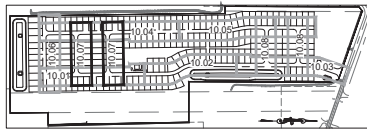


IMPROVEMENT PLANS
HIGHLAND BELLEVUE EAST
CITY OF BELLEVUE, FLORIDA

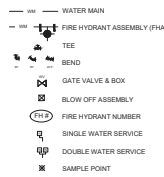
DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

SHT. 10.06

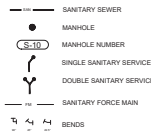
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



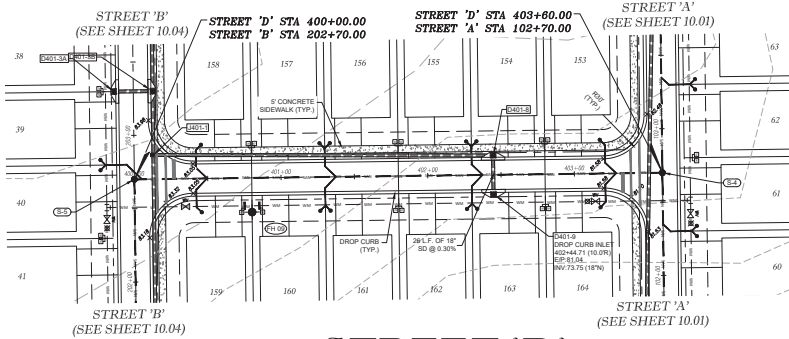
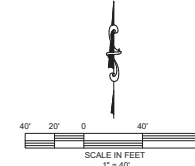
WATER LEGEND:



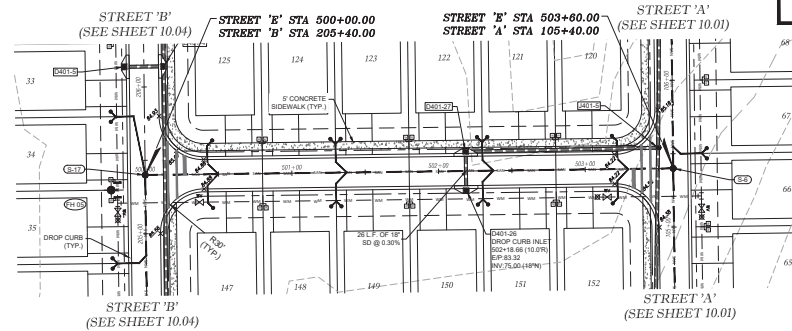
SANITARY SEWER LEGEND:



STORM WATER LEGEND:



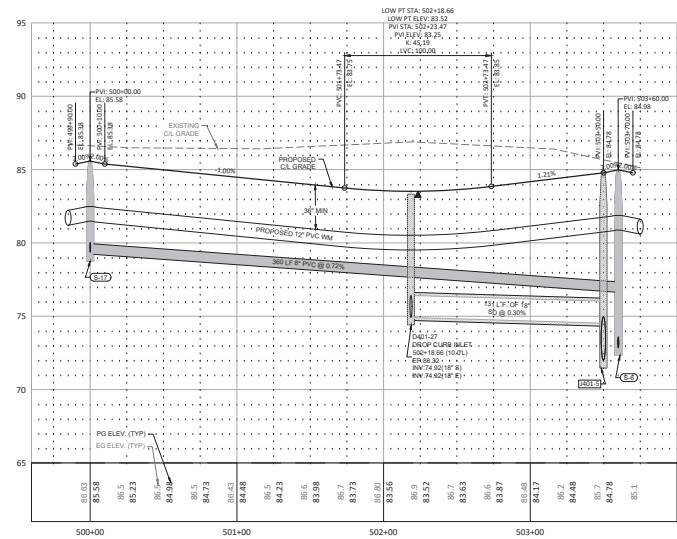
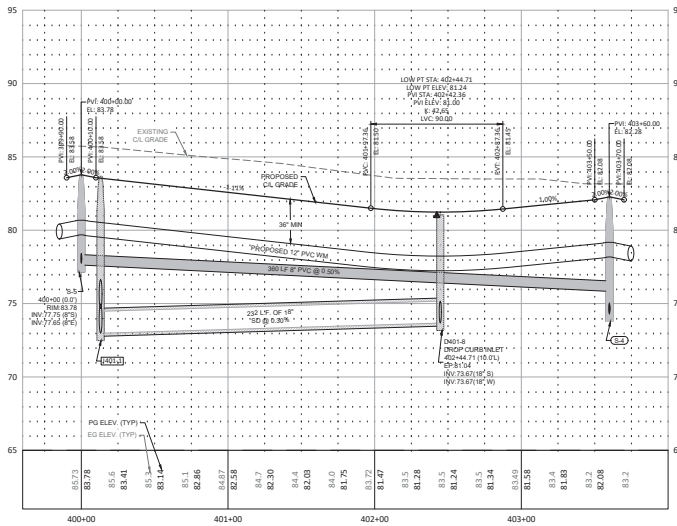
STREET 'D'



STREET 'E'

City of Bellevue Approval Stamp

NOTE:
INSTALL SEWER LATERALS 11" FROM PROPOSED BACK OF CURB.
INSTALL WATER LATERALS 10" FROM PROPOSED BACK OF CURB.



HORZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'

Tillman & Associates
ENGINEERS, P.L.L.C.
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Office: (352) 387-6640 Fax: (352) 387-4945
CERTIFICATE OF AUTHORIZATION #20796

REVISIONS

DATE











IMPROVEMENT PLANS
HIGHLAND BELLEVUE EAST
CITY OF BELLEVUE, FLORIDA
PLAN & PROFILE
STREET 'D&E'








DATE: 1/5/2024
DRAWN BY: AS
CHKD BY: DM
JOB NO.: 23-8416

SHT. 10.07

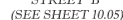
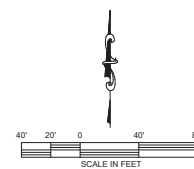
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| | |
|---|-----------------------------|
|  | WATER MAIN |
|  | FIRE HYDRANT ASSEMBLY (FHA) |
|  | TEE |
|  | BEND |
|  | GATE VALVE & BOX |
|  | BLOW OFF ASSEMBLY |
|  | FIRE HYDRANT NUMBER |
|  | SINGLE WATER SERVICE |
|  | DOUBLE WATER SERVICE |
|  | SAMPLE POINT |

| | |
|---|-------------------------|
|  | SANITARY SEWER |
|  | MANHOLE |
|  | MANHOLE NUMBER |
|  | SINGLE SANITARY SERVICE |
|  | DOUBLE SANITARY SERVICE |
|  | SANITARY FORCE MAIN |
|  | BENDS |

| | |
|---|-----------------|
|  | DROP CURB INLET |
|  | STORM MANHOLE |
|  | STORM PIPE |
|  | STORM STRUCTURE |



STREET 'F'

STREET A
(SEE SHEET 10.03)

NOTE:
INSTALL SEWER LATERALS 11" FROM PROPOSED BACK OF CURB.
INSTALL WATER LATERAL 8 1/2" FROM PROPOSED BACK OF CURB.



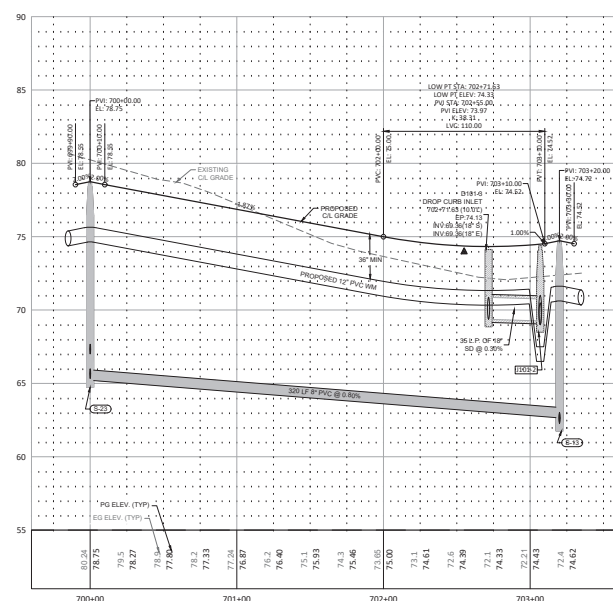
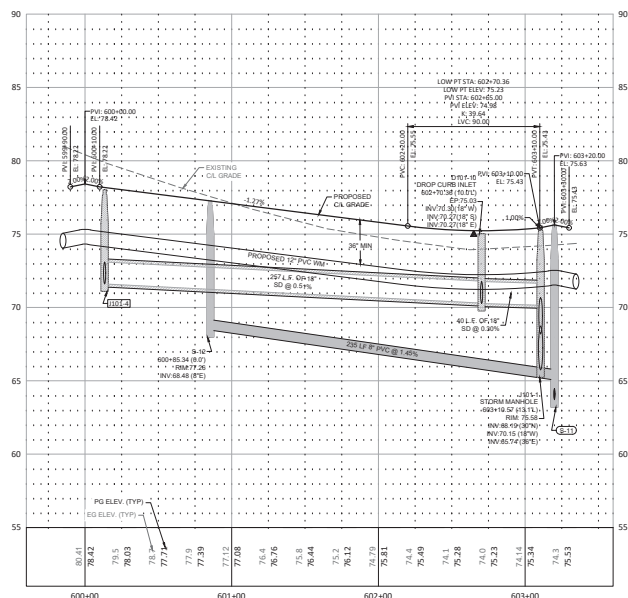
STREET 'G'

STREET 'A'
(SEE SHEET 10.03)

City of Bellevue Approval Stamp

REVIEWS

1550



HORZ. SCALE 1" = 40'
VERT. SCALE 1" = 4'

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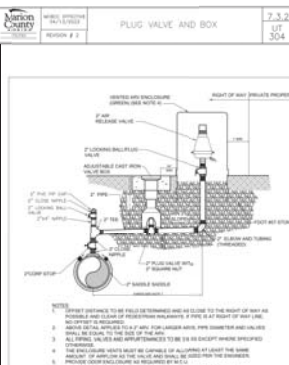
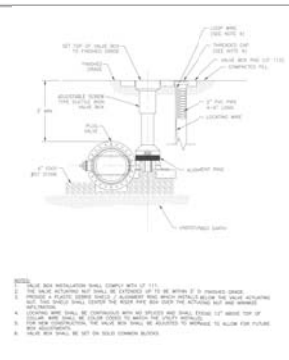
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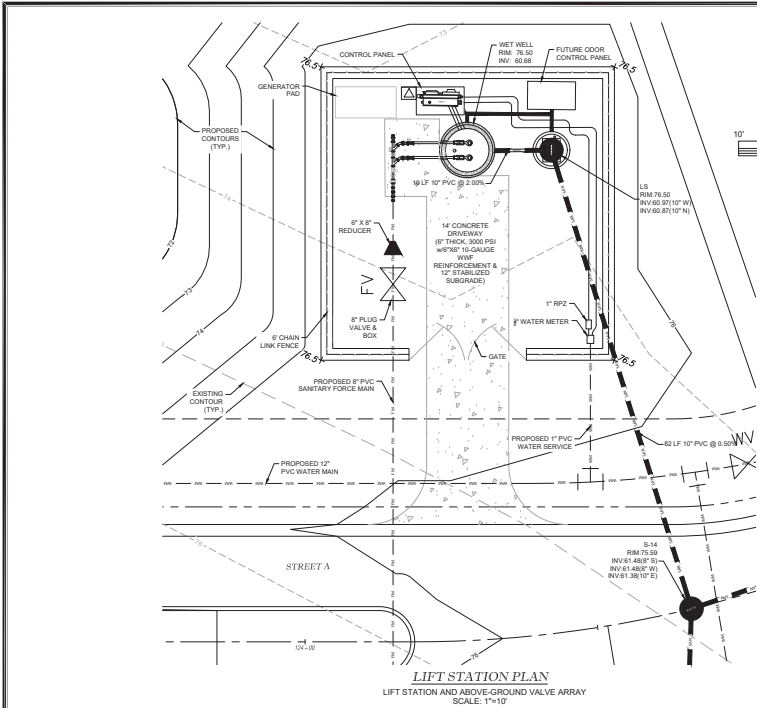
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TELETYPE: (352) 387-4640 FAX: (352) 387-4545

PLANS LLEVIEW EAST VIEW, FLORIDA PLAN & PROFILE STREET 'F&G'

DATE 1/5/2024
DRAWN BY AS
CHKD. BY IMM
JOB NO. 23-8416

SHT. 10.08





WASTE WATER PUMP STATION SPECIFICATIONS

GENERAL NOTES:

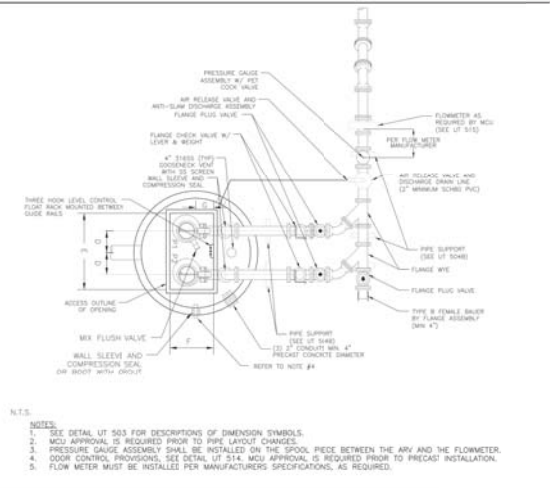
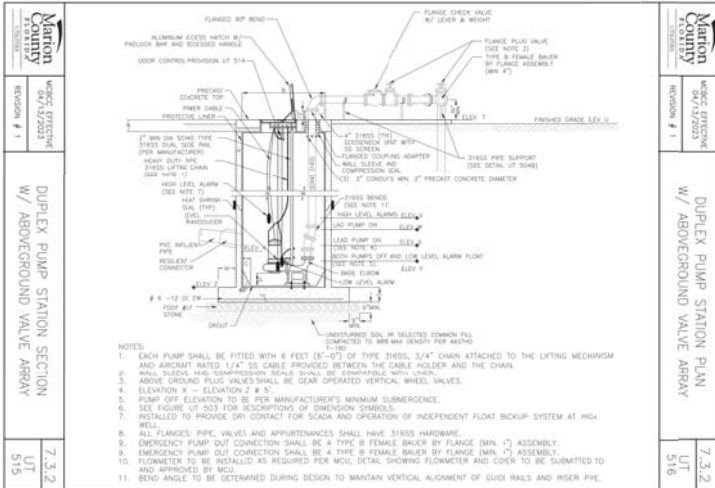
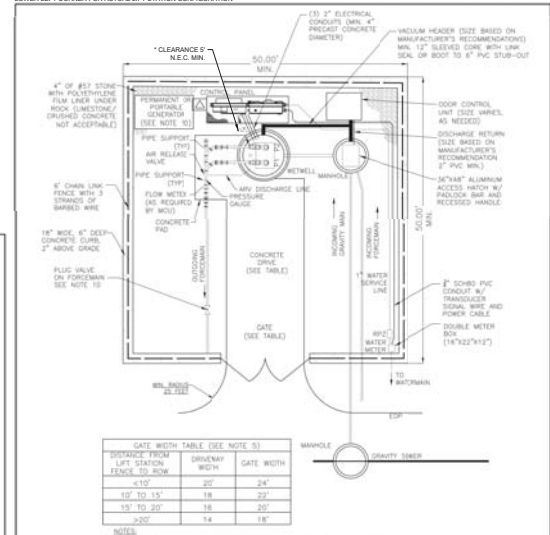
- MINIMUM DISTANCE BETWEEN FENCE AND ALL INSTALLED EQUIPMENT SHALL BE 5'.
- MANHOLE AND WETWELL SHALL HAVE HOPE LING.
- AIR RELEASE VALVE DISCHARGE LINE SHALL BE A MINIMUM OF 2" SCHEDULE 80 PVC PIPE.
- CONDUITS FROM CONTROL PANEL SHALL BE 2" DIAMETER MINIMUM. PRECAST PENETRATIONS SHALL BE 1" MINIMUM. THERE SHALL BE A MINIMUM OF ONE CONDUIT FOR LEVEL CONTROLS. THE NUMBER OF CONDUITS REQUIRED FOR PUMP LEADS WILL BE AS REQUIRED BY THE PUMP MANUFACTURER. CONDUIT PENETRATIONS SHALL BE A MAXIMUM OF 36" FROM THE TOP BLANK OF THE LIFT STATION.
- 24-HOUR ACCESS TO LIFT STATION SHALL BE PROVIDED TO CITY OF BELLEVUE PUBLIC WORKS.
- ALL EQUIPMENT PLACEMENT SHALL BE COORDINATED WITH CITY OF BELLEVUE PUBLIC WORKS IN THE FIELD. THE MAXIMUM NUMBER OF CONDUIT BENDS SHALL BE LESS THAN 270-DEGREES OF TOTAL TURNS.

| DESCRIPTION | SYMBOL | DIMENSION | ELEVATION |
|-------------------------------------|--------|------------|-----------|
| THICKNESS OF WALL | A | 8" | — |
| DIAMETER OF WET WELL | B | 8'-0" | — |
| WIDTH OF BOTTOM FLUET | C | SEE NOTE 1 | — |
| CL OF WET WELL TO CL OF PIPES | D | SEE NOTE 1 | — |
| LENGTH OF PUMP ACCESS OPENING | E | SEE NOTE 1 | — |
| WIDTH OF PUMP ACCESS OPENING | F | SEE NOTE 1 | — |
| CENTER OF WET WELL TO EDGE OF HATCH | G | SEE NOTE 1 | — |
| LIP WIDTH OF WETWELL BASE | H | 18" | — |
| THICKNESS OF WETWELL BASE | I | 12" | — |
| TOP OF WET WELL | J | — | 76.5 |
| FINISHED GRADE | K | — | 76.5 |
| HIGH LEVEL ALARM | L | — | 60.52 |
| LAG PUMP ON | M | — | 60.02 |
| LEAD PUMP ON | N | — | 59.52 |
| PUMPS OFF TOP OF PUMP VOLUME | O | — | 56.50 |
| BOTTOM OF PUMP TO FLOOR OF WET WELL | P | — | — |
| STEP HEIGHT (IF REQUIRED) | Q | — | — |
| FLOOR OF WET WELL | Z | — | 54.50 |

LIFT STATION NOTES:

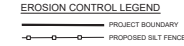
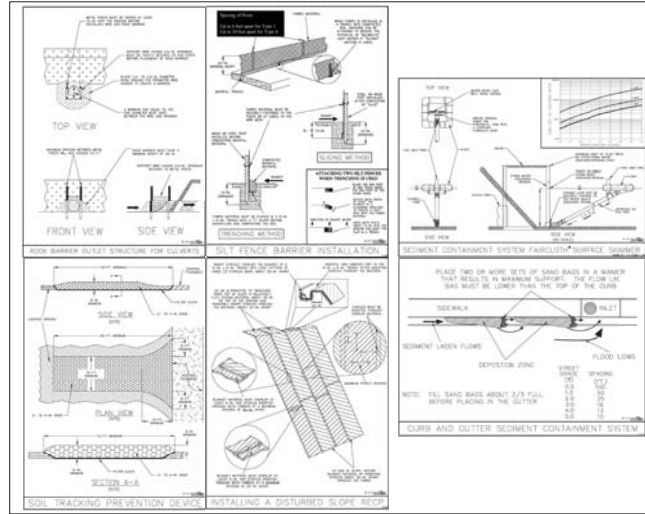
- PER PUMP MANUFACTURER'S REQUIREMENTS, DIMENSION P AND ELEVATIONS Y AND Z MUST MEET MANUFACTURER'S REQUIREMENTS.
- ELEVATION L - ELEVATION Z ± 5'
- TOP ELEVATION OF WET WELL SHALL BE A MINIMUM OF 1' ABOVE THE 100 YEAR FLOOD ELEVATION AND THE ELEVATION OF THE CROWN OF THE ROAD.
- SYMBOLS SHOWN IN TABLE ARE USED IN DETAILS U715 AND U716.
- LIGHTING ARRESTOR/STURGE CAPACITOR AND KILL SWITCH SHALL BE PROVIDED.
- BATTERY BACKUP FOR AUDIBLE ALARM AND WARNING LIGHT SHALL BE PROVIDED.

*DETAIL FOR INFORMATIONAL PURPOSE ONLY. USE SITE PLAN IN LOWER LEFT CORNER FOR ACTUAL LIFT STATION CONFIGURATION.



| DATE | REVISION | DESCRIPTION |
|------------|----------|---------------|
| 04/13/2023 | 1 | MOE EFFECTIVE |
| 04/13/2023 | 2 | MOE EFFECTIVE |
| 04/13/2023 | 3 | MOE EFFECTIVE |
| 04/13/2023 | 4 | MOE EFFECTIVE |
| 04/13/2023 | 5 | MOE EFFECTIVE |
| 04/13/2023 | 6 | MOE EFFECTIVE |
| 04/13/2023 | 7 | MOE EFFECTIVE |
| 04/13/2023 | 8 | MOE EFFECTIVE |
| 04/13/2023 | 9 | MOE EFFECTIVE |
| 04/13/2023 | 10 | MOE EFFECTIVE |
| 04/13/2023 | 11 | MOE EFFECTIVE |
| 04/13/2023 | 12 | MOE EFFECTIVE |
| 04/13/2023 | 13 | MOE EFFECTIVE |
| 04/13/2023 | 14 | MOE EFFECTIVE |
| 04/13/2023 | 15 | MOE EFFECTIVE |
| 04/13/2023 | 16 | MOE EFFECTIVE |
| 04/13/2023 | 17 | MOE EFFECTIVE |
| 04/13/2023 | 18 | MOE EFFECTIVE |
| 04/13/2023 | 19 | MOE EFFECTIVE |
| 04/13/2023 | 20 | MOE EFFECTIVE |
| 04/13/2023 | 21 | MOE EFFECTIVE |
| 04/13/2023 | 22 | MOE EFFECTIVE |
| 04/13/2023 | 23 | MOE EFFECTIVE |
| 04/13/2023 | 24 | MOE EFFECTIVE |
| 04/13/2023 | 25 | MOE EFFECTIVE |
| 04/13/2023 | 26 | MOE EFFECTIVE |
| 04/13/2023 | 27 | MOE EFFECTIVE |
| 04/13/2023 | 28 | MOE EFFECTIVE |
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| 04/13/2023 | 30 | MOE EFFECTIVE |
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| 04/13/2023 | 54 | MOE EFFECTIVE |
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| 04/13/2023 | 98 | MOE EFFECTIVE |
| 04/13/2023 | 99 | MOE EFFECTIVE |
| 04/13/2023 | 100 | MOE EFFECTIVE |

- THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE MODIFIED TO HELP PREVENT OR LIMIT SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
2. TEMPORARY EROSION CONTROL, TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE DISTRICT AS AREAS OF HIGH EROSION RISK, SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE PROJECT. EROSION CONTROL MAY BE REMOVED AFTER UPOUSE AREA HAS BEEN STABILIZED BY SOIL, OR COMPACTED AS REQUIRED BY THE DISTRICT.
3. PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME, CONSISTENT WITH GOOD CONSTRUCTION PRACTICES, ONE OF THE FIRST CONSTRUCTION ACTIVITIES. THE EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT AREAS, AND THE ENVIRONMENT FROM EROSION AND SEDIMENTATION.
4. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL, THROUGHOUT THE PROJECT AND AFTER COMPLETION OF THE PROJECT. EROSION CONTROL SHALL NOT BE CONSTRUCTED FOR EROSION IN LIEU OF PERMANENT MEASURES.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
6. NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS SHALL BE ACCOMPLISHED PROMPTLY.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL, THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
8. MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES IT AVAILABLE FOR WIND OR WATER BLOWING OR WASHING OF MATERIALS ONTO THE ADJACENT AREAS.
9. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DISPOSED TO CONFORM TO THE EXISTING GRADA, PREPARED AND SEEDED.
10. SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STUMP SILT FENCE, (S.F.)
11. ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.O.T. EROSION SEDIMENT CONTROL MANUAL, 1978 EDITION.
12. CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
13. EROSION CONTROL MUST COOPERATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO GUIDANCE AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AS REQUIRED.
14. THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER EXHAUSTIVE OR REDUCED EROSION CONTROL MEASURES. THE ENGINEER'S DESIGN SHALL BE BASED ON THE STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
15. ALL DISTURBED AREAS TO BE SOEDED OR SEEDED AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.



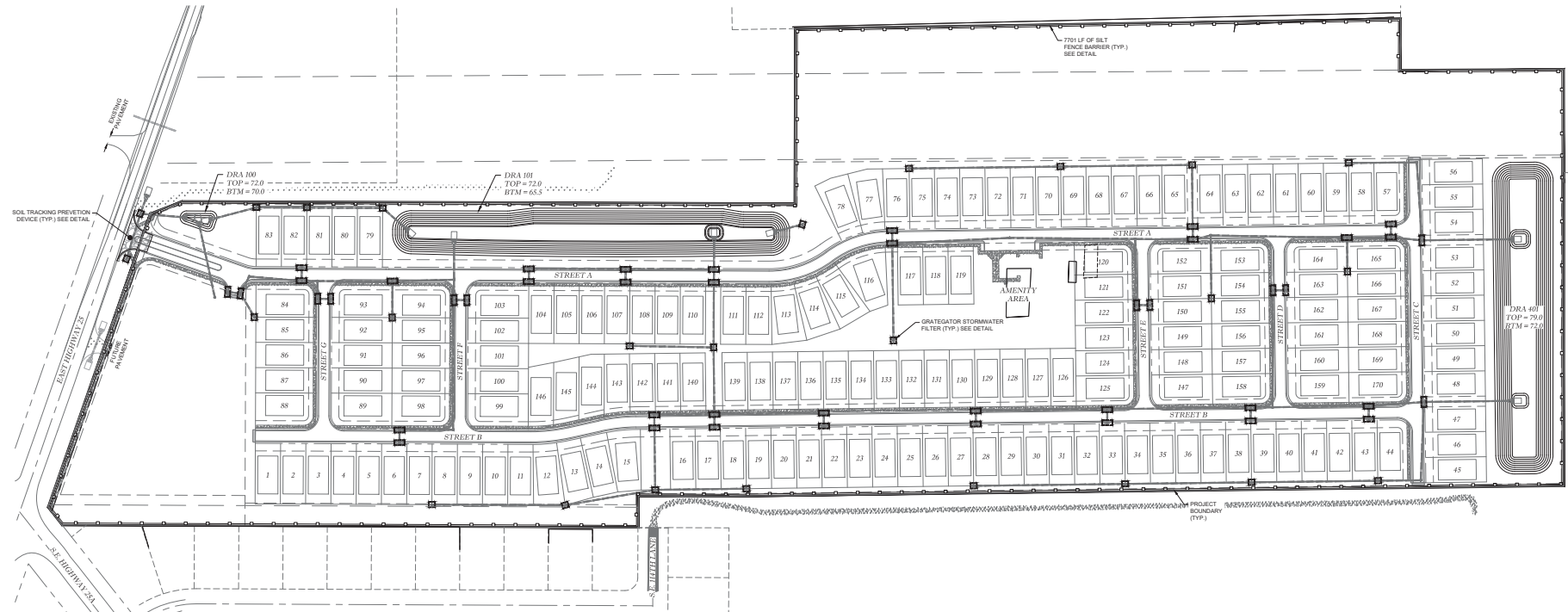
Tillman & Associates
— **ENGINEERING, LLC.** —
CIVIL ENGINEERING — PLANNING — LANDSCAPE ARCHITECTURE — ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #26756

[illegible]

IMPROVEMENT PLANS
HIGHLAND BELLEVUE EAST
CITY OF BELLEVUE, FLORIDA

EROSION CONTROL PLAN

DATE 1/5/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8416

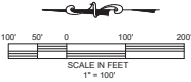
SHT. 16.01

[illegible][illegible]

| | | | |
|--|----------|---------------------------|--|
| <p>IMPROVEMENT PLANS HIGHLAND BELLEVUE EAST CITY OF BELLEVUE, FLORIDA</p> | | <p>BORING LOGS</p> | |
| DATE | 1/5/2024 | DATE | |
| DRAWN BY | AS | | |
| CHKD. BY | JMM | | |
| JOB NO. | 23-8416 | | |
| | | | |
| SHT. <u>BL.01</u> | | | |

ROAD NAME LEGEND

| IMPROVEMENT PLAN STREET NAME | MARION COUNTY STREET NAME |
|------------------------------------|------------------------------|
| STREET 'A' | N/A |
| STREET 'B' | N/A |
| STREET 'C' | N/A |
| STREET 'D' | N/A |
| STREET 'E' | N/A |
| STREET 'F' | N/A |
| STREET 'G' | N/A |



City of Belleview Approval Stamp

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1770 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #2056

REVISIONS

DATE

IMPROVEMENT PLANS
HIGHLAND BELLEVIEW EAST
CITY OF BELLEVIEW, FLORIDA

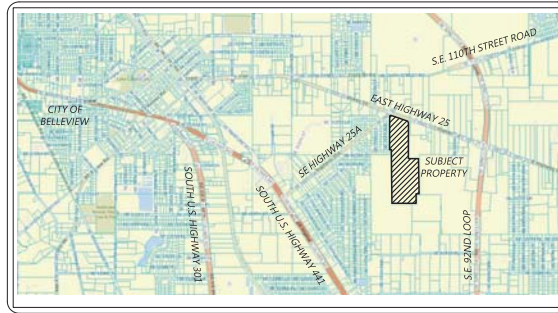
911 MANAGEMENT PLAN

DATE: 1/5/2024
DRAWN BY: AS
CHKD. BY: JMM
JOB NO. 23-8416

SHT. RN.01

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
HIGHLAND HOMES
A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

VICINITY MAP:
NOT TO SCALE



RECORD DESCRIPTION:

(PER ALLIANT NATIONAL TITLE INSURANCE COMPANY, ALLIANT NATIONAL FILE NO. 20074871, COMMITMENT NO. 20074871, BEARING A COMMITMENT DATE OF APRIL 08, 2022)

BEGIN AT THE SE CORNER OF LOT 12, BLOCK "A", BELLEVUE OAKS ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK V, PAGE 68, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.00°05'40"E, ALONG THE EAST BOUNDARY OF SAID BLOCK "A", 1141.01 FEET TO A POINT ON THE SOUTHEASTLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25-A (100 FEET WIDE); THENCE N. 51°41'50"E, ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE, 44.95 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 25 (100 FEET WIDE); THENCE S.70°52'24"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 615.57 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, S.21°07'44"E, 68.11 FEET; THENCE S.00°03'37"W, 1211.90 FEET; THENCE S.89°52'59"E, 346.38 FEET; THENCE S.01°04'15"E, 1198.14 FEET; THENCE N.89°59'10"W, 101.58 FEET; THENCE S.00°29'09"E, 323.54 FEET; THENCE S.89°43'10"W, 203.13 FEET; THENCE S.89°43'05"W, 20.05 FEET; THENCE S.89°52'59"W, 600.33 FEET; THENCE N. 00°51'53" W., 1652.89 FEET; THENCE N.00°04'10"E, 178.91 FEET; THENCE N.89°54'20"W, 62.08 FEET TO THE POINT OF BEGINNING.

PROPERTY DATA:

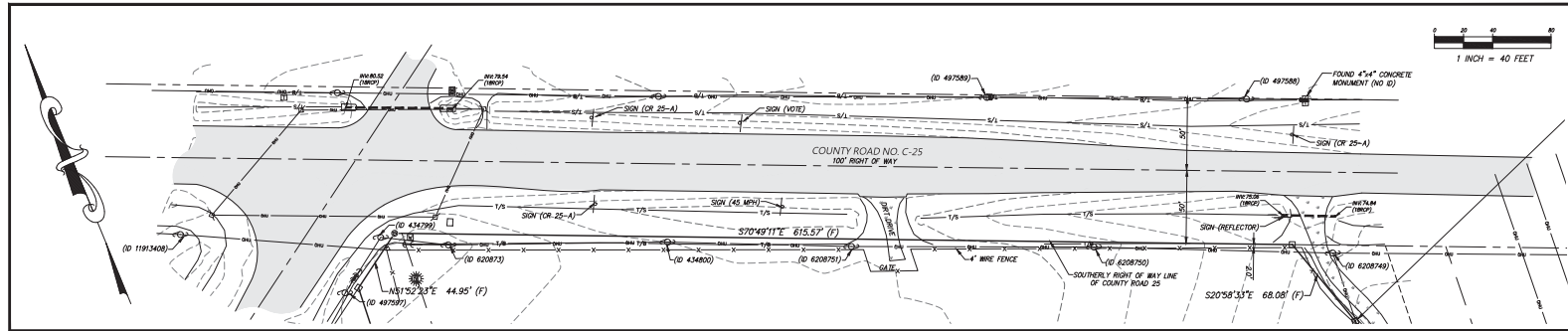
PARCEL NO. 39196-003-01
ADDRESS: 7730 EAST HIGHWAY 25
BELLEVUE, FL 34420
ACREAGE: +/- 51.51 ACRES

CERTIFIED TO:

1. HIGHLAND HOMES
2. ALLIANT NATIONAL TITLE INSURANCE COMPANY

NOTES:

- DATE OF FIELD SURVEY: JUNE 24, 2022.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED TITLE COMMITMENT PER ALLIANT NATIONAL TITLE INSURANCE COMPANY, ALLIANT NATIONAL FILE NO. 20074871, COMMITMENT NO. 20074871, BEARING A COMMITMENT DATE OF APRIL 08, 2022. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C07450, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF REDUCED FLOOD HAZARD.
- UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY IRTM ONE CALL TICKET NO. 168204072. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
- THERE ARE EXISTING INTERIOR IMPROVEMENTS THAT WERE NOT LOCATED AS PART OF THIS SURVEY.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON AREA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT K 581, ELEVATION 85.05' (NAVD 1988).



LEGEND AND ABBREVIATIONS:

- # MORE OR LESS
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- LD. IDENTIFICATION
- C CENTERLINE
- R RADIUS
- L ARC LENGTH
- A DELTA (CENTRAL ANGLE)
- CH CHORD LENGTH
- C.B. CHORD BEARING
- (F) FEET MEASUREMENT
- (P) PLAT MEASUREMENT
- (D) DEED MEASUREMENT
- (C) CALCULATED MEASUREMENT
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCP REINFORCED CONCRETE PIPE
- HDPE HIGH DENSITY POLYETHYLENE
- NAVD NORTH AMERICAN VERTICAL DATUM
- NOVD NATIONAL GEODETIC VERTICAL DATUM
- PB PLAT BOOK
- ONS OFFICIAL RECORDS BOOK
- PAGE(S) PAGE(S)
- R/W RIGHT OF WAY
- CURB INLET GRATE
- CATCH BASIN
- STORM MANHOLE
- MIXED END SECTION
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC RISER BOX
- CABLE TELEVISION RISER BOX

- TEL TELEPHONE RISER BOX
- W WELL
- ICV IRRIGATION CONTROL VALVE
- WM WATER METER
- WV WATER VALVE
- FD FIRE HYDRANT
- BF BACK FLOW PREVENTER
- ACP AIR CONDITIONER PAD
- GV GAS VALVE
- GM GAS METER
- GLM GAS LINE MARKER
- TSCB TRAFFIC SIGNAL CONTROL BOX
- TSP TRAFFIC SIGNAL POLE
- WUP WOOD UTILITY POLE
- UGA UTILITY POLE GUY ANCHOR
- LP LIGHT POLE
- ET ELECTRIC TRANSFORMER
- EV ELECTRIC VAULT
- S SIGN
- FP FLAG POLE
- MB MAILBOX
- DR DIRT ROAD
- AP ASPHALT PAVEMENT
- CON CONCRETE
- LB LINE BREAK
- FL FENCE LINE AS NOTED
- OB OVERHEAD UTILITY LINE
- CB CATCH BASIN
- AP APPROXIMATE TOP OF BANK
- AP APPROXIMATE TOE OF SLOPE
- EX EXISTING CONTOUR
- CB CONTROL/BENCHMARK AS DESCRIBED
- FO 4"x4" CONCRETE MONUMENT (AS NOTED)
- FO 5/8" IRON ROD & CAP (AS NOTED)
- SE 5/8" IRON ROD & CAP (LB 8071)

TREE LEGEND:

- (SIZE DENOTED INSIDE SYMBOL)
- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY ALLIANT NATIONAL TITLE INSURANCE COMPANY, ALLIANT NATIONAL FILE NO. 20074871, COMMITMENT NO. 20074871, BEARING A COMMITMENT DATE OF APRIL 08, 2022. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCELS:

- ITEM 9: EASEMENT AS CONTAINED IN THAT CERTAIN INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1630, PAGE 1702, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AFFECTS THE SUBJECT PARCEL, AND IS DEPICTED HEREON.
- ITEM 10: FLORIDA POWER CORPORATION'S CENTRAL FLORIDA TO SILVER SPRINGS 240 KV TRANSMISSION LINE EASEMENT AFFECTS SUBJECT PARCEL, AND IS DEPICTED HEREON. (NO RECORDING INFORMATION PROVIDED)

UTILITY CONTACTS:

- FIBER, TELEPHONE: CENTURYLINK CONTACT: RYAN EGAN 1-918-547-0063
- WATER, SEWER: CITY OF BELLEVUE CONTACT: JOSH SEE 1-352-533-0923
- ELECTRIC: DUKES ENERGY CONTACT: USIC 1-800-778-9140
- WATER: SUNSHINE UTILITIES OF CENTRAL FLORIDA CONTACT: DEWANE (DEX) CHRISTMAS 1-352-343-8228
- CATV: CHARTER COMMUNICATIONS CONTACT: USIC 1-800-778-9140

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 507.050-052, PURSUANT TO SECTION 412.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

| NO. | REVISIONS | BY | DATE |
|-----|-----------|----|------|
| | | | |
| | | | |
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| | | | |

| | |
|-----------|-----------|
| DRAWN: | K.L.J. |
| REVISED: | |
| CHECKED: | C.J.H. |
| APPROVED: | C.J.H. |
| SCALE: | 1" = 100' |



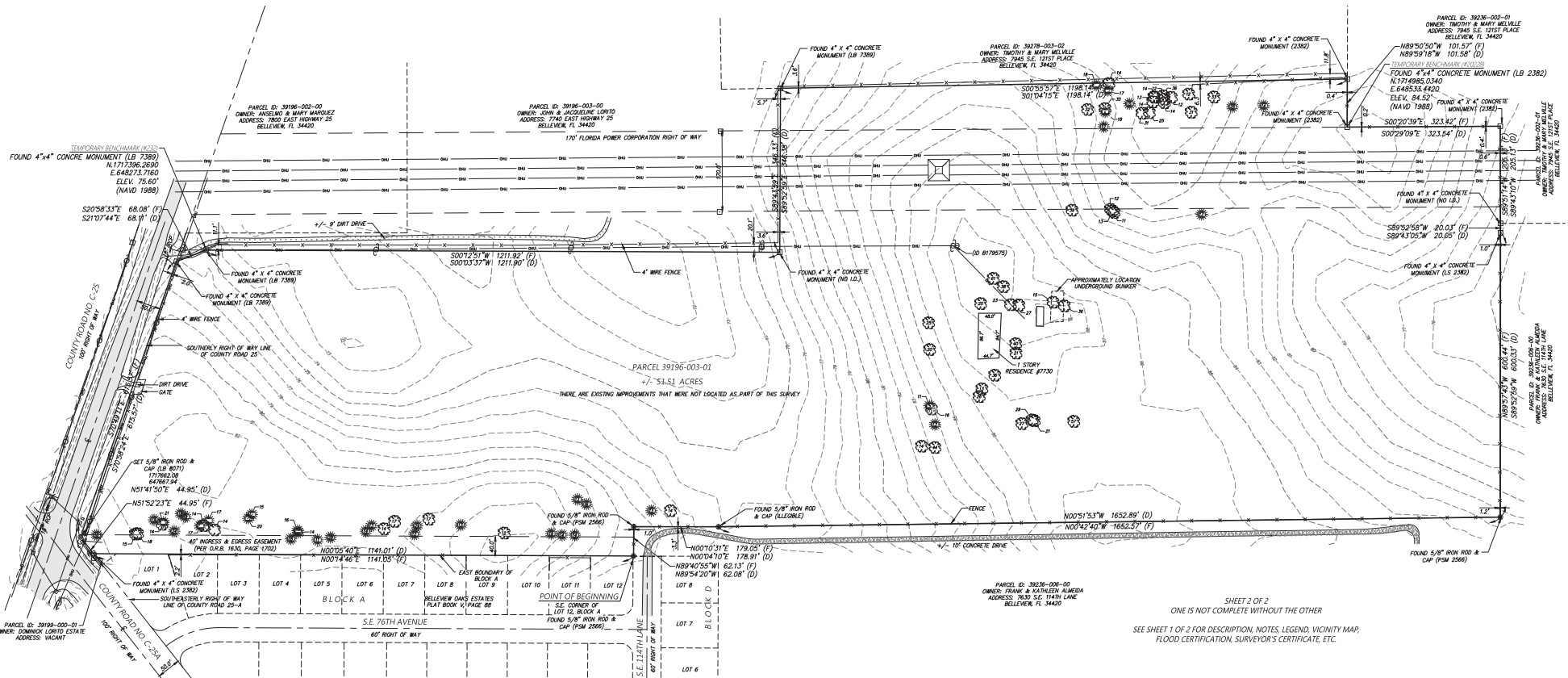
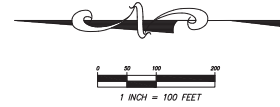
PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY -FOR-
HIGHLAND HOMES

FIELD BOOK/PAGE:
22-3/16-19

FILE: BELLEVUE MSTA

J.O.# 221006
DWG.# 221006TOPD
SHT 1 OF 2

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:
HIGHLAND HOMES
 A PORTION OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 23 EAST
 MARION COUNTY, FLORIDA



SHEET 2 OF 2
 ONE IS NOT COMPLETE WITHOUT THE OTHER
 SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, LEGEND, VICINITY MAP,
 FLOOD CERTIFICATION, SURVEYOR'S CERTIFICATE, ETC.

| REVISIONS | | | | |
|-----------|------|-------|----------|-----|
| FB/PG | DATE | DRAWN | REVISION | OKD |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT - SURVEYING & MAPPING
 PLANNING - ENVIRONMENTAL - C.E.A.S.
 2638 17TH STREET, OCALA, FLORIDA 34771
 PHONE: (352) 861-1801 FAX: (352) 775-3333 www.jchgroup.com
 4301 18TH AVE. SE, ALTOONA, PA 15106

LOCATED IN SECTION 32, TOWNSHIP 16
 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND
 TOPOGRAPHIC SURVEY
 -FOR-
 HIGHLAND HOMES

| FB/PG | FIELD DATE | JOB NO. | 2 OF 2 |
|--------------|------------|-----------|--------------|
| 22-3/16-19 | 06/24/22 | 221006BND | |
| DRAWING DATE | BY | APPROVED | SCALE |
| 06/29/22 | KLJ | C.H. | 1" = 100' |