

VIA E - MAIL
April 27, 2021

Ms. Carla Sansone
MARION COUNTY OFFICE OF THE COUNTY ENGINEER
412 S.E. 25th Avenue
Ocala, Florida 34471

Re: Via Paradisus Phase III (Improvement Plan)
Via Paradisus, L.L.C.
Project Number: 2006080043
Application Number: 3680
Permit Extension Request

Dear Ms. Sansone:

The Improvement Plan approval of the above referenced project has expired. We are requesting this project be extended until May 31, 2023.

We would like to be placed on the next available Development Review Committee agenda for consideration.

If you have any questions, please feel free to contact our office.

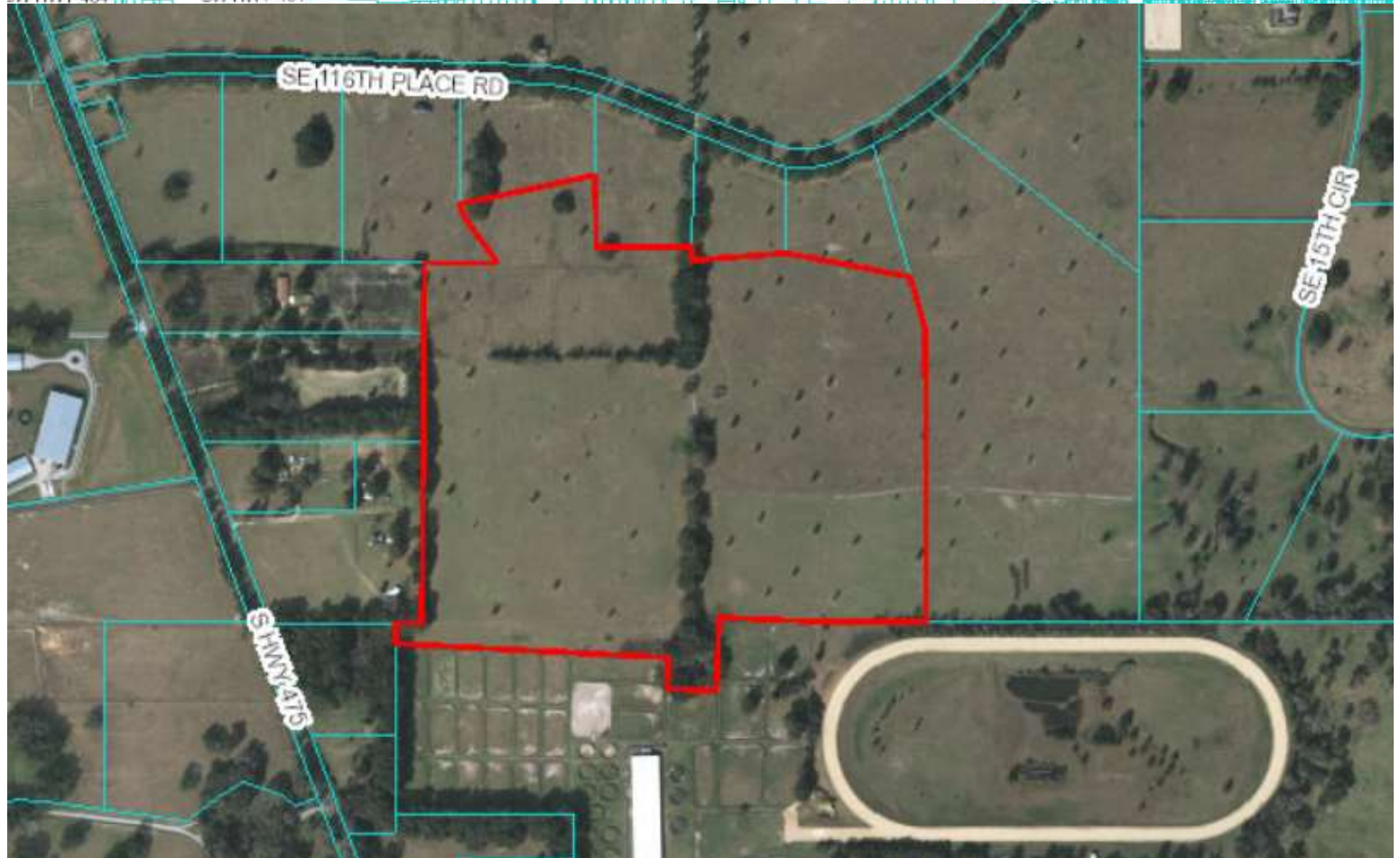
Sincerely,
CLYMER FARNER BARLEY, INC.
Stephen M. Campbell
Stephen M. Campbell, P.E.

cc: Mr. Hall Robertson

Project #2006080043 #3680 Parcel #37370-001-00
CLYMER FARNER BARLEY

Parcel #37370-001-00

CLYMER FARNER BARLEY



Project Name: Via Paradisus Phase III
Project Number: 2006080043
Approved by Development Review Committee on May 7, 2007, and recommendation was as follows:

8.2.7.d – Central Water Provided – Approved
8.2.5a (2) (d) ii Section/Quarter Section Line Roads – Approved
8.2.5a (1) (d) i Sidewalks – Approved to only show sidewalk along CR
475 and to construct it at such time that the County requests.
8.3.3 – Hamlets – Approved – Approved by Board of County
Commissioners on June 5, 2007.

VIA PARADISUS PHASE III
LEGAL DESCRIPTION

THOSE PORTIONS OF SECTION 32, TOWNSHIP 16 SOUTH, RANGE 22 EAST AND SECTION 5, TOWNSHIP 17 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, AND THAT PORTION OF VIA PARADISUS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 58 THROUGH 70, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING ALL OF TRACT D AND A PORTION OF TRACT E, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 32, THENCE RUN S89°54'34"W, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 32 A DISTANCE OF 1,168.10 FEET; THENCE DEPARTING SAID SOUTH LINE, N87°19'36"W, 376.38 FEET; THENCE S02°33'52"W, 272.13 FEET; THENCE N87°03'46"W, 181.75 FEET; THENCE N00°24'56"E, 114.07 FEET; THENCE N86°55'35"W, 1,004.95 FEET; THENCE N00°18'45"E, 73.19 FEET TO TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 32; THENCE S89°53'43"E, ALONG SAID LINE, 90.09 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 32; THENCE ALONG THE WEST LINE THEREOF, N00°01'36"E, 1,331.85 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SOUTHWEST 1/4; THENCE N89°54'41"W ALONG THE SOUTH LINE THEREOF, 1,047.68 FEET TO A POINT THE NORTHEASTERLY LINE OF TRACT B, AS SHOWN ON THE ABOVE MENTIONED PLAT OF VIA PARADISUS; THENCE N20°42'11"W, ALONG SAID NORTHEASTERLY LINE 689.83 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,225.00 FEET AND A CHORD BEARING AND DISTANCE OF N84°36'28"E, 557.59 FEET, SAID POINT ALSO BEING ON THE NORTH LINE OF THE SOUTH 1/2 OF TRACT E AS SHOWN ON THE ABOVE MENTIONED PLAT OF VIA PARADISUS; THENCE ALONG THE SAID LINE RUN EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°23'47", FOR 559.06 FEET; THENCE S88°11'38"E, 1,150.37 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 800.00 FEET; THENCE EASTERLY ALONG THE ARC OF THEREOF, THROUGH A CENTRAL ANGLE OF 19°45'51", FOR 275.96 FEET; THENCE S68°25'47"E, 629.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 360.00 FEET; THENCE EASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 44°13'36", FOR 277.88 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,575.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 16°23'27", FOR 450.57 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1,100.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 11°31'50", FOR 221.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5,000.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 04°23'59", FOR 383.95 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 18°32'33", FOR 372.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 04°06'20", FOR 21.49 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF ABOVE SAID SECTION 32; THENCE DEPARTING SAID NORTH LINE OF THE SOUTH 1/2 OF TRACT E, AND ALONG SAID EAST LINE OF THE SOUTHEAST 1/4 AND ALSO BEING THE WEST LINE OF LOTS 48, 47, 46 AND 45, OF THE AFOREMENTIONED PLAT OF VIA PARADISUS RUN S00°08'49"W, 2,609.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 142.29 ACRES, MORE OR LESS.

OF PRELIMINARY PLATS AND
MENT PLANS SHALL EXPIRE TWO
FROM DATE OF APPROVAL AND A
TTAL SHALL BE REQUIRED
NAL PLATS ARE CONSIDERED BY
ARD. RESUBMITTALS FOR
L MUST COMPLY WITH MARION
SPECIFICATIONS IN EFFECT AT
OF RESUBMITTAL.

PREPARED BY:
FARNER, BARLEY & ASSOCIATES, INC.
4450 N.E. 83rd ROAD
WILDWOOD, FLORIDA 32785
(352) 753-3114



NOTICE
PLEASE BE ADVISED THAT THE APPROVAL OF
THESE PLANS IS LIMITED TO
CONSTRUCTION UNDER THE JURISDICTION
OF MARION COUNTY. YOU SHOULD
CONTACT THE WATER MANAGEMENT
DISTRICT, DER, AND ARMY CORPS OF
ENGINEERS TO ASCERTAIN IF ANY
ADDITIONAL PERMITS ARE REQUIRED FROM
THESE AGENCIES PRIOR TO CONSTRUCTION.

THESE PLANS ARE APPROVED IN
SCOPE ONLY AND NOT IN DETAIL.
THE RESPONSIBILITY FOR THE
DETAIL LIES WITH THE ENGINEER
OF RECORD.

IMPROVEMENT PLANS FOR VIA PARADISUS PHASE III

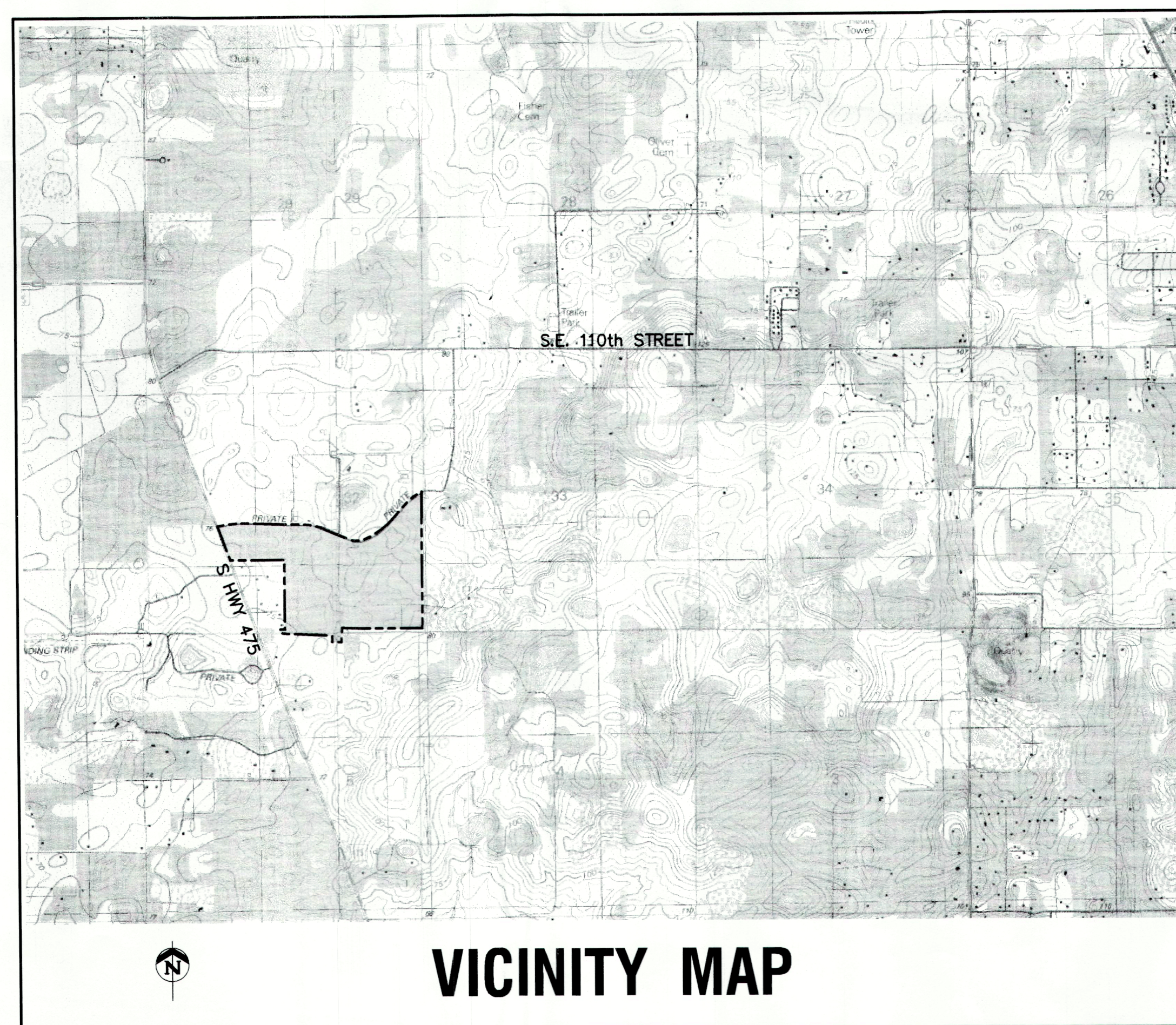
NOTE: THE ELECTRIC COMPANY AND TELEPHONE COMPANY,
AND OTHER PUBLIC UTILITIES EXPECTED TO SERVE
SUBDIVISION, MUST BE GIVEN THE OPPORTUNITY TO
LOCATE EASEMENTS NECESSARY FOR THEIR SYSTEMS
PURSUANT TO LAND DEVELOPMENT CODE.

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SCOPE ONLY AND NOT IN DETAIL.
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OF RECORD.

SECTIONS 32 & 5

TOWNSHIPS 16 & 17 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

THIS DEVELOPMENT CONTAINS A
TOTAL OF 0.52 MILES OF PRIVATE ROADS AND 21 LOTS
TOTAL AREA=142± ACRES
DESIGN SPEED 30 MPH



VICINITY MAP

INDEX OF SHEETS

1. COVER SHEET
2. AERIAL PHOTOGRAPH
3. PROJECT BOUNDARY
4. PRELIMINARY PLAT
5. PRE-DEVELOPED DRAINAGE BASIN MAP
6. POST-DEVELOPED DRAINAGE BASIN MAP
7. MASTER DEVELOPMENT PLAN
8. INDEX OF SHEETS
- 9.-11. GEOMETRY PLAN
- 12.-14. GRADING AND DRAINAGE PLAN
- 15.-17. PLAN AND PROFILES
- 18.-19. DETAILS

NOTE:

1. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. DIRECT DRIVEWAY/VEHICLE ACCESS TO CR 475 IS PROHIBITED.
2. ALL ROADS ARE DESIGNED ABOVE THE 25 YEAR, 24 HOUR DESIGN STORM FLOOD LEVEL.
3. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

PROPERTY DESCRIBED HEREON LIES IN ZONE "C", ACCORDING TO THE F.I.R.M.
COMMUNITY-PANEL. NUMBERS 120160 0675B & 120160 0700B. EFFECTIVE DATE, JANUARY 19, 1983.

ENGINEERS CERTIFICATE

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

THE WATER AND WASTEWATER FACILITIES DESIGNED FOR THIS PROJECT ARE SUFFICIENT IN SIZE AND LOCATION TO ACCOMMODATE THIS DEVELOPMENT. ALL ROAD INTERSECTIONS IN THIS DEVELOPMENT MEET OR EXCEED THE DESIGN REQUIREMENTS FOR SIGHT DISTANCE AS ESTABLISHED BY AASHTO POLICIES AND FDOT SITE IMPACT HANDBOOK.

I HEREBY CERTIFY TO THE ABOVE STATEMENTS.

JEFFREY A. HEAD, P.E.
PROFESSIONAL ENGINEER NO. 58058
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

"I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AND DRAWING, AND TOPOGRAPHIC SURVEY WERE PREPARED UNDER MY SUPERVISION, AND THE INFORMATION SHOWN IS TRUE AND CORRECT, AND ALL ADJACENT PROPERTIES HAVE LEGAL ACCESS.

NOTICE
A CONSTRUCTION PERMIT MUST BE
ISSUED BY COUNTY ENGINEERING DIVISION
PRIOR TO COMMENCEMENT OF
CONSTRUCTION

WILLIAM S. BARLEY, P.L.S.
REGISTERED SURVEYOR NO. 3815
STATE OF FLORIDA

UTILITY COMPANIES

ELECTRIC:
SUMTER ELECTRIC
330 SOUTH U.S. HWY. 301
SUMTERVILLE, FL 33585
(352)793-3801, X-1198
CONTACT: MARK GRILE

TELEPHONE:
EMBARQ
302 S.E. BROADWAY STREET
OCALA, FL 34471-2126
(352)207-5434
CONTACT: DON CARTER

WATER:
INDIVIDUAL WELLS

SEWER:
INDIVIDUAL SEPTIC TANKS

NOTE:
ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH MARION COUNTY
UTILITY CONSTRUCTION SPECIFICATIONS.

Approval of these plans by Marion County denotes apparent conformance with applicable regulations, ordinances, and specifications, and does not denote approval of any non-standard or non-conforming features unless specifically waived or permitted by the Board of County Commissioners. Approval does not indicate verification of endorsement of functional aspects, materials selection and aesthetic considerations. This approval does not constitute an Engineering Certification in a professional capacity by the division nor any of its employees, or agents in any way.

Approved _____
as Noted _____

Date: 10-21-08

DRC 4/25/16 -
EXTENSION GRANTED TO
6/21/17
DRC 5/15/17 - GRANTED

ion of Authorization #4709

SITE BENCHMARKS:
BM #1-RR SPIKE N.W. CORNER OF SEC. 33-16-22. ELEV.=76.78'
BM #2-8" OCT. MARION CO. MON. SOUTH 1/4 CORNER 33-16-22. ELEV.=128.06'

Certification of Authorization #4709

SEP 17 2008

Legend

- D.E. DRAINAGE EASEMENT
- A.E. ACCESS EASEMENT
- U.E. UTILITY EASEMENT
- STATE PLANE COORDINATE
- EXISTING GRADE
- POST DEVELOPMENT FLOODPLAIN
- PROPERTY IDENTIFICATION NUMBER



Scale: 1" = 200'
SCALE IN FEET

17' EXISTING LAND DEDICATED TO MARION COUNTY FOR R.O.W. PER VIA PARADISUS PHASE I PLAT

FUTURE SIDEWALK (NOT TO BE CONSTRUCTED AT THIS TIME)

Summary

- PROPOSED LAND USE..... SINGLE FAMILY RESIDENTIAL
- SINGLE-FAMILY DETACHED..... 21 LOTS
- TOTAL AREA..... 142± ACRES
- GROSS DENSITY..... 1 DWELLING/6.76 ACRES
- ZONING..... A-3
- ROAD LENGTH..... 0.52 MILES
- WATER SUPPLY..... INDIVIDUAL WELLS
- SEWAGE DISPOSAL SYSTEM..... ENHANCED SEPTIC TANKS

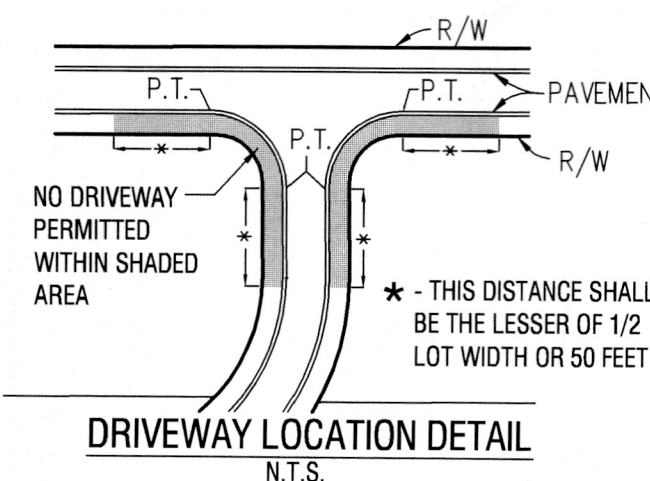
SETBACKS:
25' FRONT
25' SIDE
25' REAR

Notes

- ALL PAVEMENT RADII AT INTERSECTIONS TO BE 40', UNLESS OTHERWISE INDICATED ON PLANS.
- ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
- PRIVATE ROAD STATUS WITH 100' & 140' DRAINAGE, ACCESS & UTILITY EASEMENT WIDTH.
- PROPERTY DESCRIBED HEREON LIES IN EITHER ZONE "C" OR ZONE "A", ACCORDING TO THE F.I.R.M. COMMUNITY-PANEL, NUMBERS 120160 0675B & 120160 0700B, EFFECTIVE DATE, JANUARY 19, 1983.
- ALL CONTOURS BASED ON NAVD OF 1988.
- ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
- TRAFFIC GENERATED BY THIS SUBDIVISION SHALL BE 23 PM PEAK HOUR TRIPS.
- DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED ON THE MINOR ROAD AND A MINIMUM OF 50' OR HALF THE LOT WIDTH FROM INTERSECTION, WHICH EVER IS LESS.
- THE BUILDABLE AREA IS TO BE CLUSTERED ON 40 PERCENT OF THE GROSS LAND AREA WITH THE REMAINING 60 PERCENT DEDICATED TO PERMANENT OPEN SPACE. OPEN SPACE SHALL BE PERMANENTLY PRESERVED VIA INDIVIDUAL SITE PLANS AT TIME OF BUILDING PERMIT REVIEW. EACH LOT WILL BE LIMITED TO A SPECIFIED BUILDABLE AREA PER THE RECORD PLAT.
- THE VIA PARADISUS HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE NEW AND REPLACEMENT QUADRANT STREET SIGN MAINTENANCE.
- ENHANCED SEPTIC TANKS ARE REQUIRED FOR ALL LOTS.
- THE VIA PARADISUS HOMEOWNERS ASSOCIATION WILL MAINTAIN AND MANAGE ALL COMMON AREAS.

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA	BEARING
C1	79.81	500.00	39.99	79.72	9°08'44"	S84°45'44"W
C2	87.16	500.00	43.69	87.05	9°59'18"	N85°11'01"E
C3	267.11	180.00	165.01	243.27	85°01'29"	S47°18'36"E
C4	109.06	200.00	55.92	107.71	31°14'32"	N20°25'07"W
C5	127.10	200.00	63.78	124.97	36°24'41"	S12°50'03"E
C6	181.72	250.00	95.09	177.75	41°38'53"	S19°11'29"W
C7	277.09	180.00	174.43	250.53	88°11'58"	S45°43'56"E

LINE	LENGTH	BEARING
L1	114.69	S89°20'06"W
L2	226.12	N89°49'20"W
L3	192.76	N04°47'51"W
L4	144.71	N36°02'24"W
L5	405.28	N00°22'18"E
L6	52.95	S42°54'55"W
L7	332.29	S01°37'57"E
L8	126.27	S89°49'56"E



VIA PARADISUS, PHASE 3

LOT #	AREA (AC)	% OF TOTAL	BUILDABLE AREA (40%)
1	6.89	4.84	2.69
2	7.07	4.97	2.77
3	6.98	4.91	2.73
4	3.90	2.74	1.53
5	3.89	2.73	1.52
6	4.41	3.10	1.72
7	4.35	3.06	1.70
8	3.47	2.44	1.36
9	4.24	2.98	1.66
10	3.30	2.32	1.29
11	3.02	2.12	1.18
12	4.48	3.15	1.75
13	4.11	2.89	1.61
14	3.84	2.70	1.50
15	3.02	2.12	1.18
16	3.07	2.16	1.20
17	3.47	2.44	1.36
18	30.63	21.53	11.98
19	12.31	8.65	4.81
20	3.01	2.12	1.18
21	22.83	16.04	8.93
TOTAL	142.29	100.00	55.66
40% OF TOTAL	56.92 AC		
60% OF TOTAL	85.37 AC		
ROADS	1.26 AC		
40% - ROADS	55.66 AC		

VIA PARADISUS PHASE III PRELIMINARY PLAT

DATE 11-15-06
DRAWN BY MJT
CHKD BY JAH
FILE NAME PLPLAT
JOB NO. 043013.0047