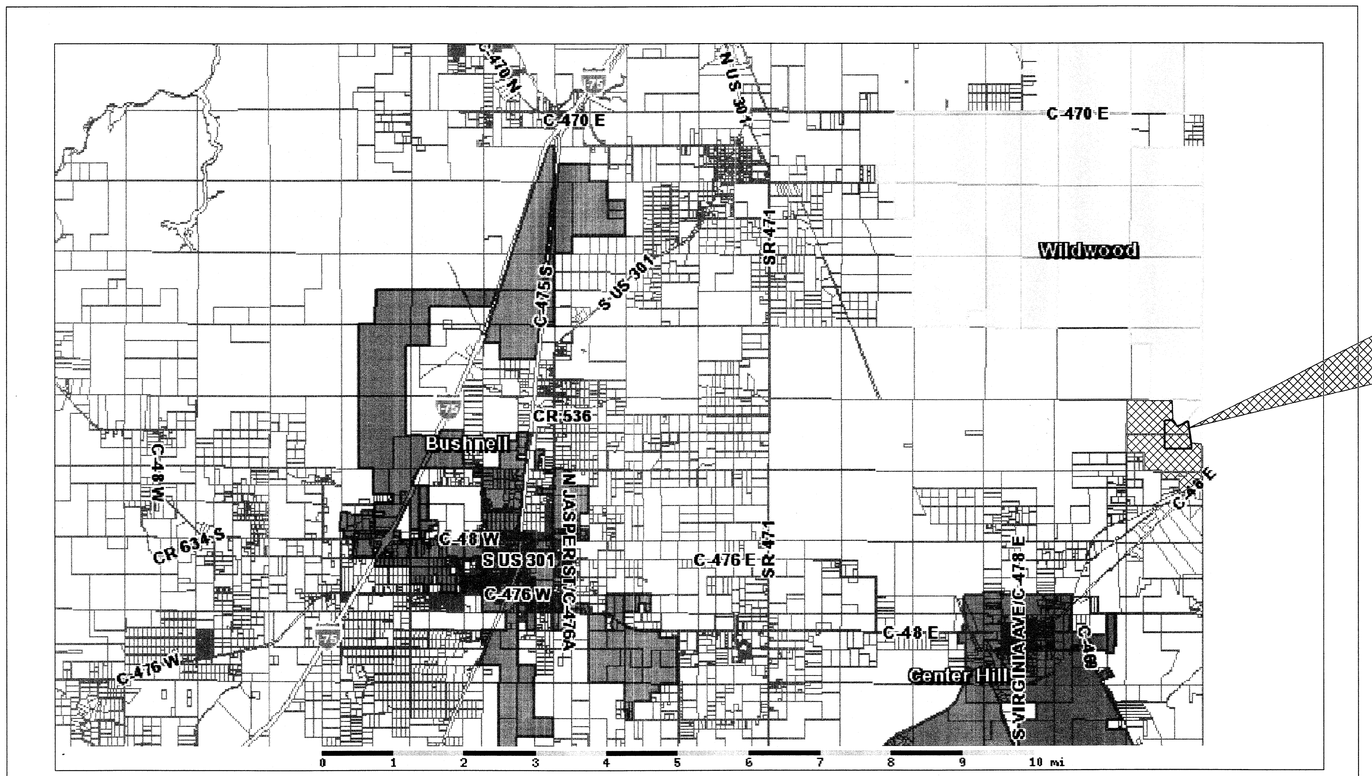
CONCEPT PLANS FOR CONDITIONAL USE PERMIT
COMPOST USA
SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST
SUMTER COUNTY, FLORIDA



PROJECT LOCATION

VICINITY MAP
SCALE 1" 1 MILE

DEVELOPMENT INFORMATION

PARCEL NO. ; PORTIONS OF Q01=002 & Q01=009
PROPERTY OWNER : DAVID AND BARBARA SHELLEY,JR.
ZONING : A-5 WITH SPECIAL USE PERMIT
LAND USE : AGRICULTURE
ACREAGE : 86.05 ACRES
DEVELOPER : COMPOST USA
P.O. BOX 193, SILVER SPRINGS, FLA. 34489
SITE ADDRESS : 8916 E. C-48, CENTER HILL, FLA. 33514
OWNER : BARBARA AND DAVID SHELLEY
P.O. BOX 249, ZELLWOOD, FLA. 32798
TEL. (407)466-8311
SURVEYOR : HALL - FARNER AND ASSOCIATES
2007 W. BUTLER STREET
LEESBURGH, FLA. 34748

LEGEND & ABBREVIATIONS

---Utility Easements are shown by dashed lines on the attached plat. All utility companies serving the public and governmental agencies are granted the right to install and maintain utilities and drainage facilities in the easements.

N = NORTH S = South E = East W = West
SEC = Section T = Township R = Range
□ Indicates Existing 4" X 4" Concrete Monument
DRA Indicates Drainage Retention Area
DE Indicates Drainage Easement
PUE Indicates Public Utility Easement
LB LICENSE BUSINESS
No. Number PC = Point of Curvature
L Arc Length PT = Point of Tangency
OCT Octagon CONC Concrete
CHB Chord Bearing CHD = Chord Distance
POB Point of Beginning MON = MONUMENT
■ SET PERMANENT REFERENCE MONUMENT CONCRETE NO. 4353
• SET LOT CORNER REBAR IRON ROD AND CAP 4353
○ SET PERMANENT CONTROL POINT
R/W RIGHT-OF-WAY
S/W SIDEWALK

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE EAST 1/4 CORNER OF SAID SECTION 1, THENCE S00°11'43"W, ALONG THE EAST LINE OF SAID SECTION 1, 682.72'; THENCE N84°30'07"W, 777.43' TO THE POINT OF BEGINNING (POB); THENCE N07°56'51"W, 289.08'; THENCE N07°56'51"W, 1,424.67'; THENCE S60°41'39"W, 597.08'; THENCE S66°46'10"W 184.59'; THENCE S78°35'05"W, 135.40'; THENCE N 53°51'25"W, 100.94'; THENCE N89°56'15"W, 683.83'; THENCE S00°01'57"W, 741.55' TO THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 1; THENCE CONTINUE S00°01'57"W, 1,324.23'; THENCE S89°38'42"E, 1,826.05'; THENCE N00°00'35"E, 712.40' TO THE POINT OF BEGINNING(POB).

CONTAINING 86.05 ACRES MORE OR LESS.

SHEET INDEX

TITLE SHEET 1
SOILS MAP 2
WETLAND MAP 3
FLOOD MAP 4
DEVELOPMENT AREA MAP 5
DEVELOPMENT PLAN 6
LAND USE MAP 7
SITE PLAN ENLARGED

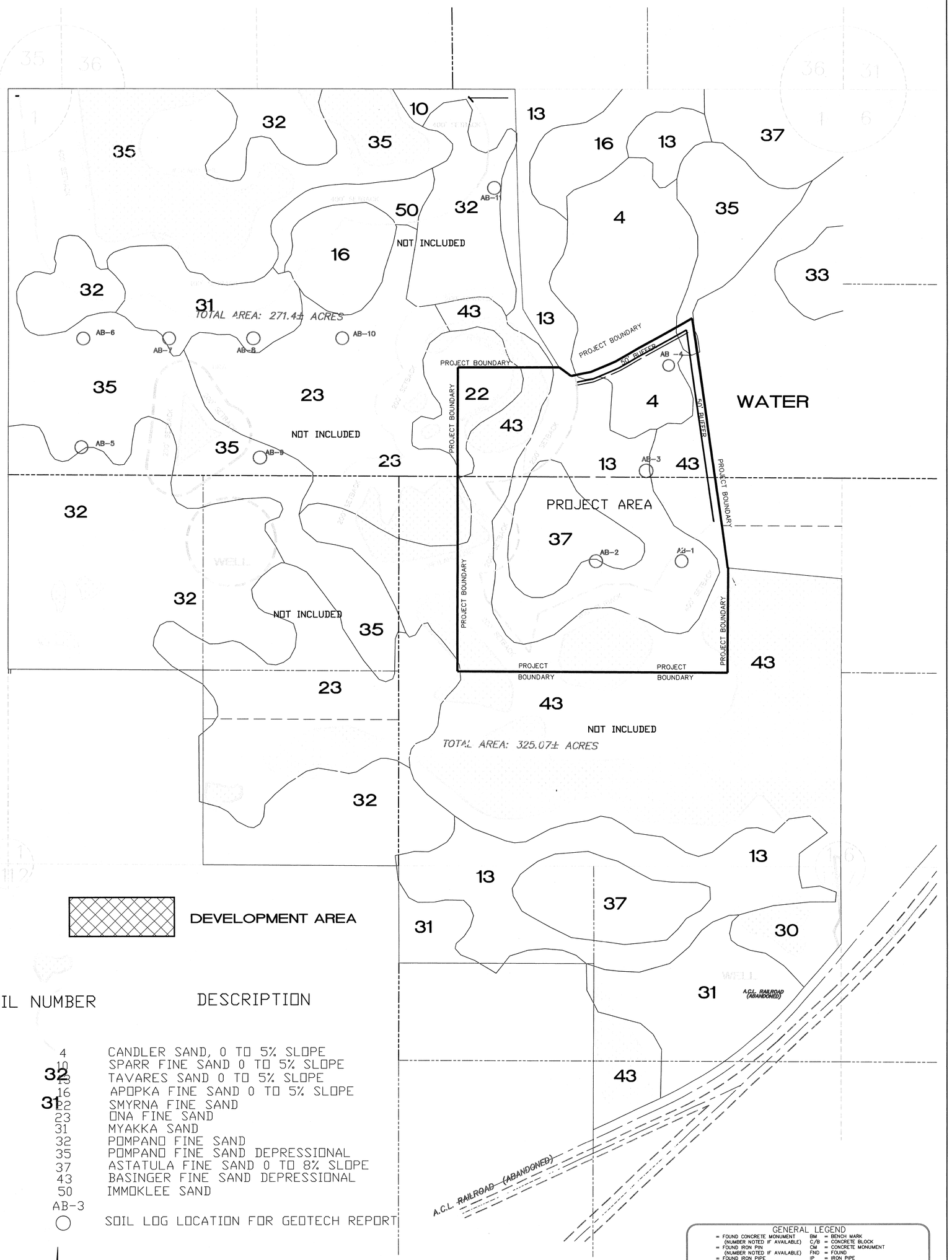
10/25/10

NO.	DATE	REVISION

PLANS PREPARED BY:
PLANNING & ENGINEERING RESOURCES, INC.
1515 E. SILVER SPRINGS BLVD., SUITE 122 - P.O. BOX 2019
OCALA, FLORIDA - 34478-2019 - PHONE 352-629-0211

SHEET TITLE: TITLE SHEET
PROJECT TITLE: COMPOST U.S.A.

SHEET NO. 1



DEVELOPMENT AREA

SOIL NUMBER	DESCRIPTION
4	CANDLER SAND, 0 TO 5% SLOPE
10	SPARR FINE SAND 0 TO 5% SLOPE
13	TAVARES SAND 0 TO 5% SLOPE
16	APOPKA FINE SAND 0 TO 5% SLOPE
22	SMYRNA FINE SAND
23	ONA FINE SAND
31	MYAKKA SAND
32	POMPANO FINE SAND
35	POMPANO FINE SAND DEPRESSIONAL
37	ASTATULA FINE SAND 0 TO 8% SLOPE
43	BASINGER FINE SAND DEPRESSIONAL
50	IMMOKLEE SAND
AB-3	
○	SOIL LOG LOCATION FOR GEOTECH REPORT

GRAPHIC SCALE

300 0 150 300 600 1200

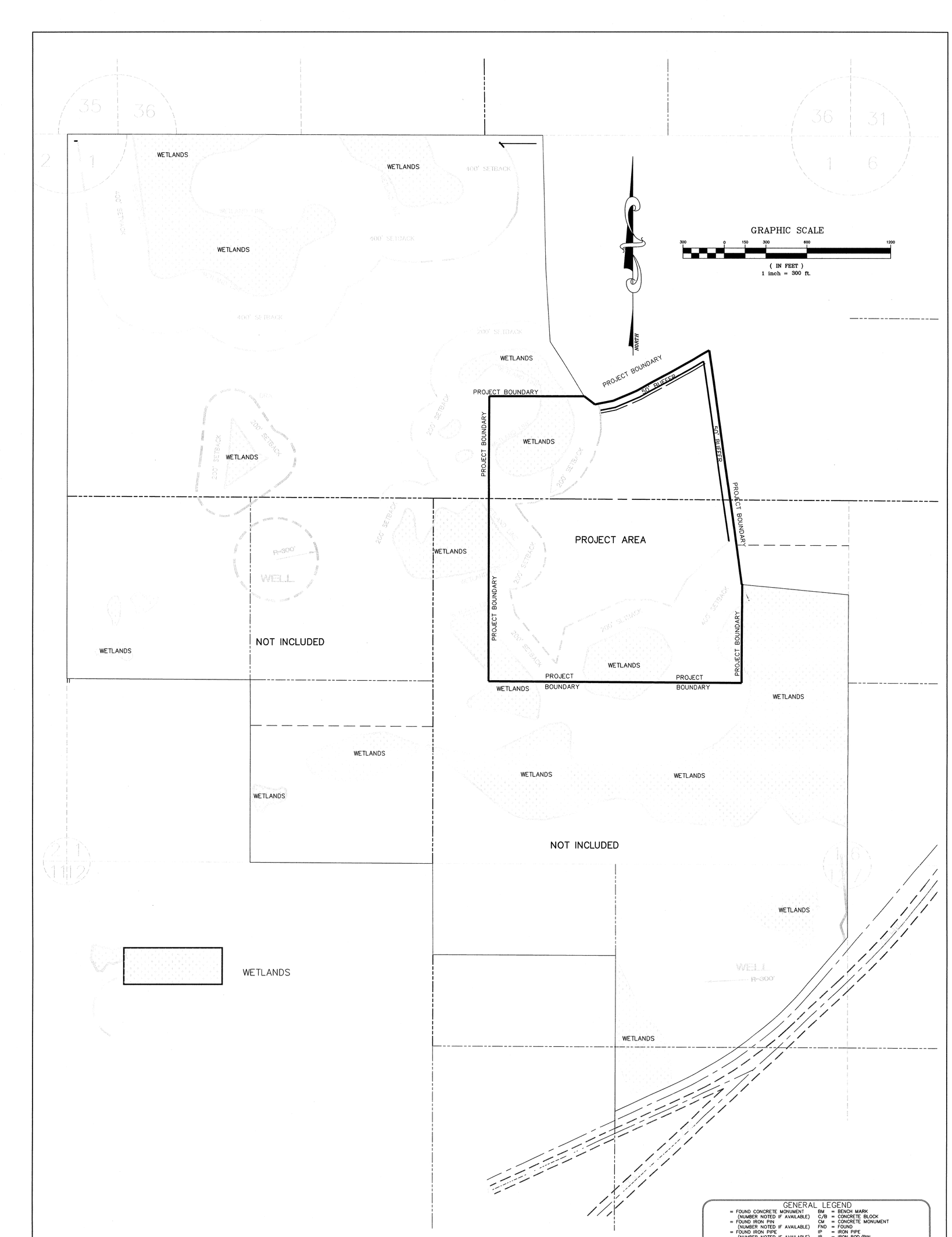
(IN FEET)
1 inch = 300 ft.

GENERAL LEGEND

●	= FOUND CONCRETE MONUMENT (NUMBER NOTED IF AVAILABLE)	BM	= BENCH MARK
○	= FOUND IRON PIN (NUMBER NOTED IF AVAILABLE)	C/B	= CONCRETE BLOCK
		CM	= CONCRETE MONUMENT
		FND	= FOUND
○	= FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	IP	= IRON PIPE
		IR	= IRON ROD/PIN
⊕	= NAIL OR NAIL AND DISK (NUMBER NOTED IF AVAILABLE)	LS	= REGISTERED LAND SURVEYOR NUMBER
		LB	= LICENSED BUSINESS NUMBER
○	= SET IRON PIN (5/8", LB 707)	MEA	= MEASURED
■	= SET CONCRETE MONUMENT (4"x4", LB 707)	( )	= DESCRIBED BEARING OR DISTANCE
		R/W	= RIGHT-OF-WAY
	= GUY WIRE ANCHORS	PRM	= PERMANENT REFERANCE MONUMENT
	= LIGHT POLE	PCP	= PERMANENT CONTROL POINT
	= POWER POLE	PT	= POINT OF TANGENCY
	= POWER/LIGHT POLE	PC	= POINT OF CURVATURE
	= POWER/LIGHT/TRANSFORMER POLE	POC	= POINT ON CURVE
	= ROAD INSTRUCTION SIGN	PL	= PLAT
	= WATER VALVE	N/D	= NAIL AND DISK
	= FIRE HYDRANT	POB	= POINT OF BEGINNING
	= POWER CONNECTION BOX	PB	= PLAT BOOK
	= TELEPHONE BOX	PG	= PAGE
	= CABLE BOX/MARKER SIGN	ORB	= OFFICIAL RECORDS BOOK
	= STORM SEWER MAN HOLE		= WELL
	= OVERHEAD POWER LINE	x 00.00	= SPOT ELEVATION
	= SANITARY SEWER MAN HOLE		= BENCH MARK LOCATION (WHEN APPROPRIATE)
℄	= CENTER LINE		
	= WIRE FENCE LINE		= GAS METER/MARKER POST
	= CHAIN LINK FENCE LINE		= GAS VALVE
	= WATER METER (d = DOUBLE)		= MITERED END SECTION
	= STORM DRAIN		

8/24/10

SHEET NO.	SHEET TITLE / PROJECT TITLE	PLANS PREPARED BY	NO.	DATE	REVISION
2	SOILS MAP COMPOST U.S.A.	PLANNING & ENGINEERING RESOURCES, INC. 1515 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019 OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211			



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= SET IRON PIN (5/8", LB 707)	IP = IRON PIPE
= SET CONCRETE MONUMENT (4"x4", LB 707)	IR = IRON ROD/PIN
= GUY WIRE ANCHORS	LS = REGISTERED LAND SURVEYOR NUMBER
= LIGHT POLE	LB = LICENSED BUSINESS NUMBER
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= POWER/LIGHT POLE	( ) = DESCRIBED BEARING OR DISTANCE
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= CHAIN LINK FENCE LINE	= WELL
= WATER METER (d = DOUBLE)	x 00.00 = SPOT ELEVATION
= STORM DRAIN	= BENCH MARK LOCATION (WHEN APPROPRIATE)
	= GAS METER/MARKER POST
	= GAS VALVE
	= MITERED END SECTION

8/24/10

SHEET NO. 3

SHEET TITLE: **WETLANDS MAP**

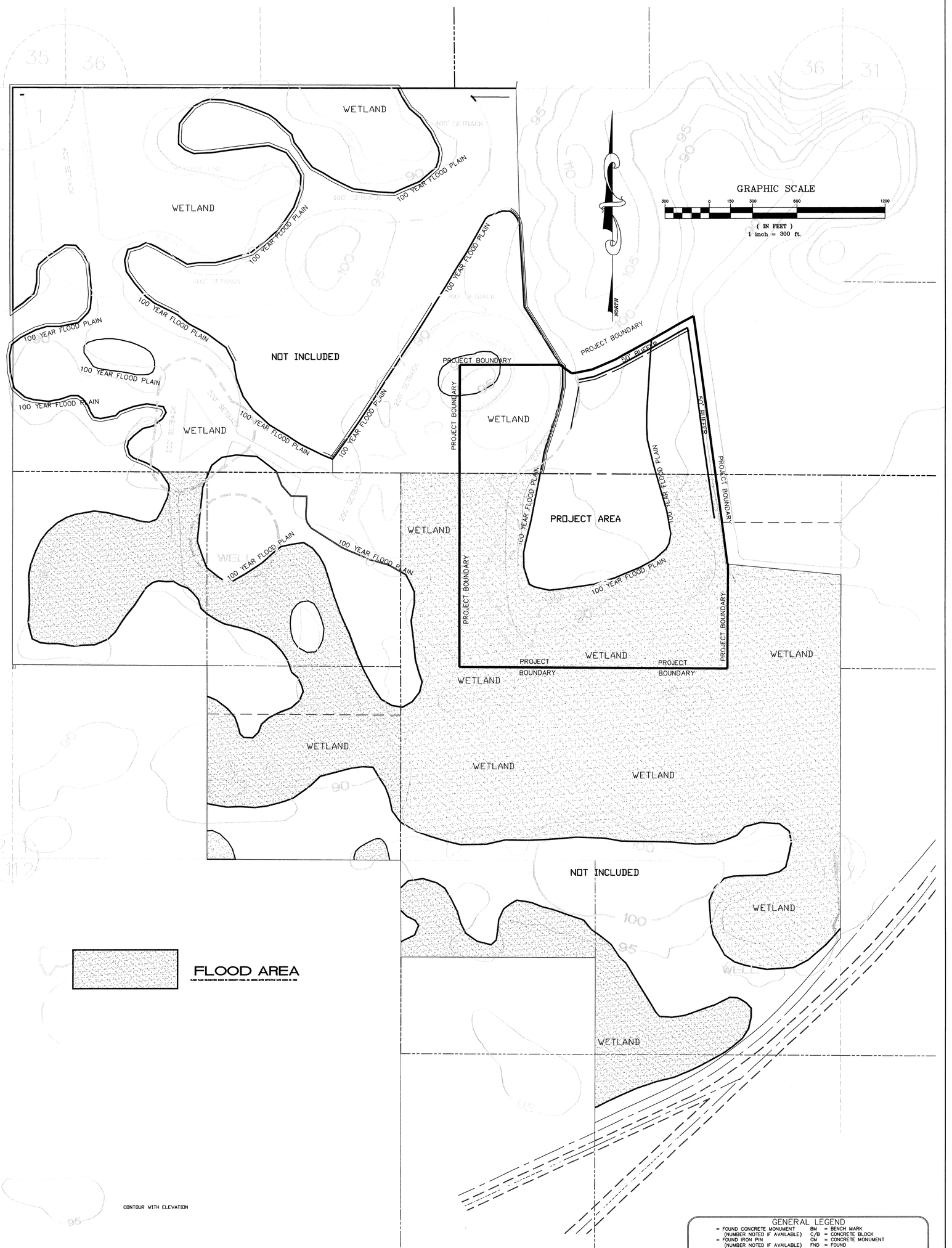
PROJECT TITLE: **COMPOST U.S.A.**

PLANS PREPARED BY:

PLANNING & ENGINEERING RESOURCES, INC.

1515 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019
OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211

NO.	DATE	REVISION



GENERAL LEGEND

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= SET IRON PIN (5/8", LB 707)	IP	=	IRON PIPE
= SET CONCRETE MONUMENT (4"x4", LB 707)	IR	=	IRON ROD/PIN
= GUY WIRE ANCHORS	LS	=	REGISTERED LAND SURVEYOR NUMBER
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= CABLE BOX/MARKER SIGN	PL	=	PLAT
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= WATER METER (d = DOUBLE)	x 00.00	=	SPOT ELEVATION
= STORM DRAIN		=	BENCH MARK LOCATION (WHEN APPROPRIATE)
		=	GAS METER/MARKER POST
		=	GAS VALVE
		=	MITERED END SECTION

8/24/10

SHEET NO.	SHEET TITLE	PROJECT TITLE	PLANS PREPARED BY:	NO.	DATE	REVISION
4	FLOOD MAP	COMPOST U.S.A.	PLANNING & ENGINEERING RESOURCES, INC. 1515 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019 OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211			

GENERAL LEGEND

= FOUND CONCRETE MONUMENT (NUMBER NOTED IF AVAILABLE)	BM	=	BENCH MARK
= FOUND IRON PIN (NUMBER NOTED IF AVAILABLE)	C/B	=	CONCRETE BLOCK
= FOUND IRON PIPE (NUMBER NOTED IF AVAILABLE)	CM	=	CONCRETE MONUMENT
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= SET CONCRETE MONUMENT (4"x4", LB 707)	IR	=	IRON ROD/PIN
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= POWER POLE	MEA	=	MEASURED
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= POWER/LIGHT/TRANSFORMER POLE	R/W	=	RIGHT-OF-WAY
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= TELEPHONE BOX	POC	=	POINT ON CURVE
= CABLE BOX/MARKER SIGN	PL	=	PLAT
= STORM SEWER MAN HOLE	N/D	=	NAIL AND DISK
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= WATER METER (d = DOUBLE)	x 00.00	=	SPOT ELEVATION
= STORM DRAIN		=	BENCH MARK LOCATION (WHEN APPROPRIATE)
		=	GAS METER/MARKER POST
		=	GAS VALVE
		=	MITERED END SECTION

9/29/10

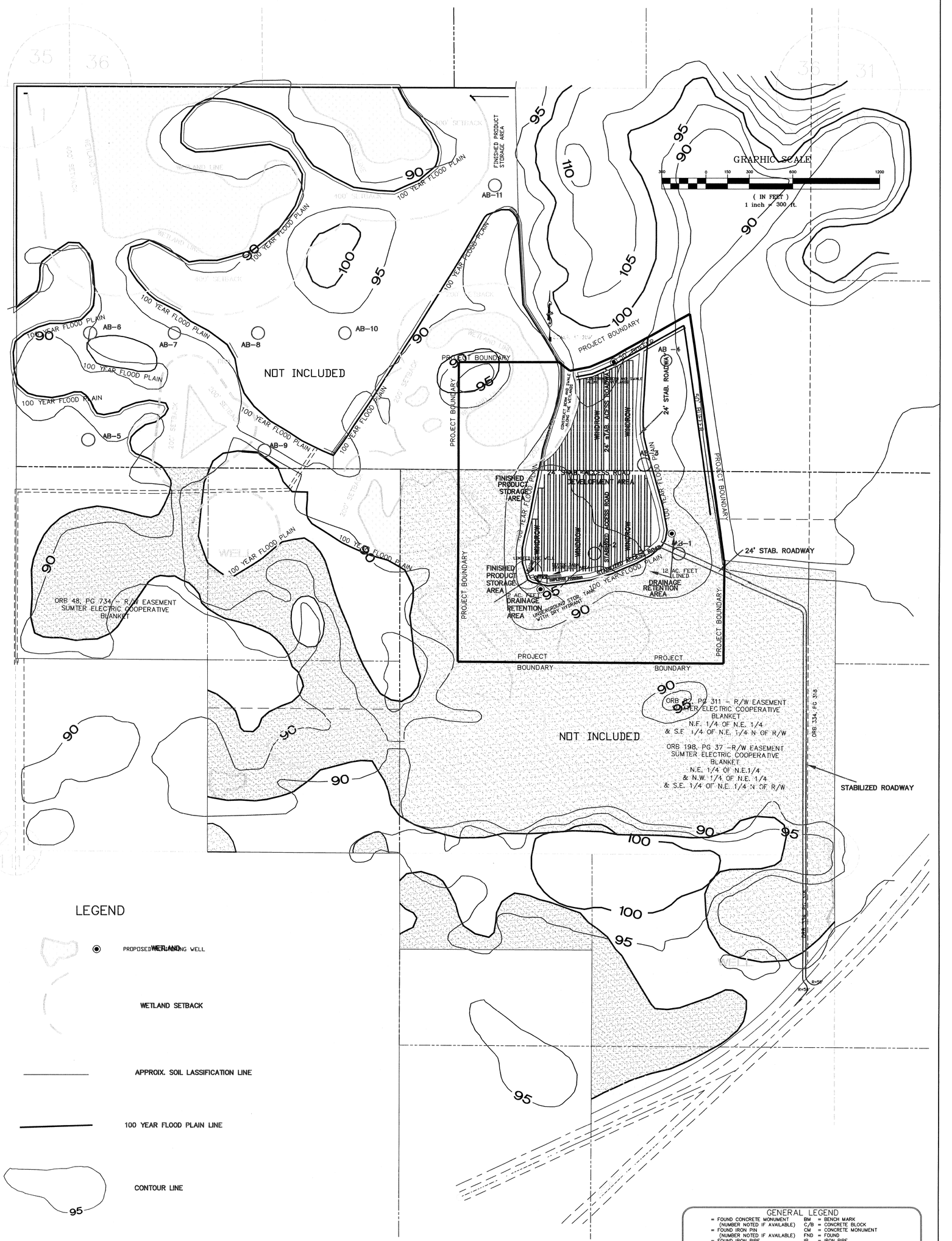
SHEET NO. 5

SHEET TITLE: **DEVELOPMENT AREA MAP**

PROJECT TITLE: **COMPOST U.S.A.**

PLANS PREPARED BY:
PLANNING & ENGINEERING RESOURCES, INC.
1515 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019
OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211

NO.	DATE	REVISION



GENERAL LEGEND

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= STORM DRAIN		=	BENCH MARK LOCATION (WHEN APPROPRIATE)
		=	GAS METER/MARKER POST
		=	GAS VALVE
		=	MITERED END SECTION

10/25/10

SHEET NO. 9

SHEET TITLE: **DEVELOPMENT PLAN**

PROJECT TITLE: **COMPOST U.S.A.**

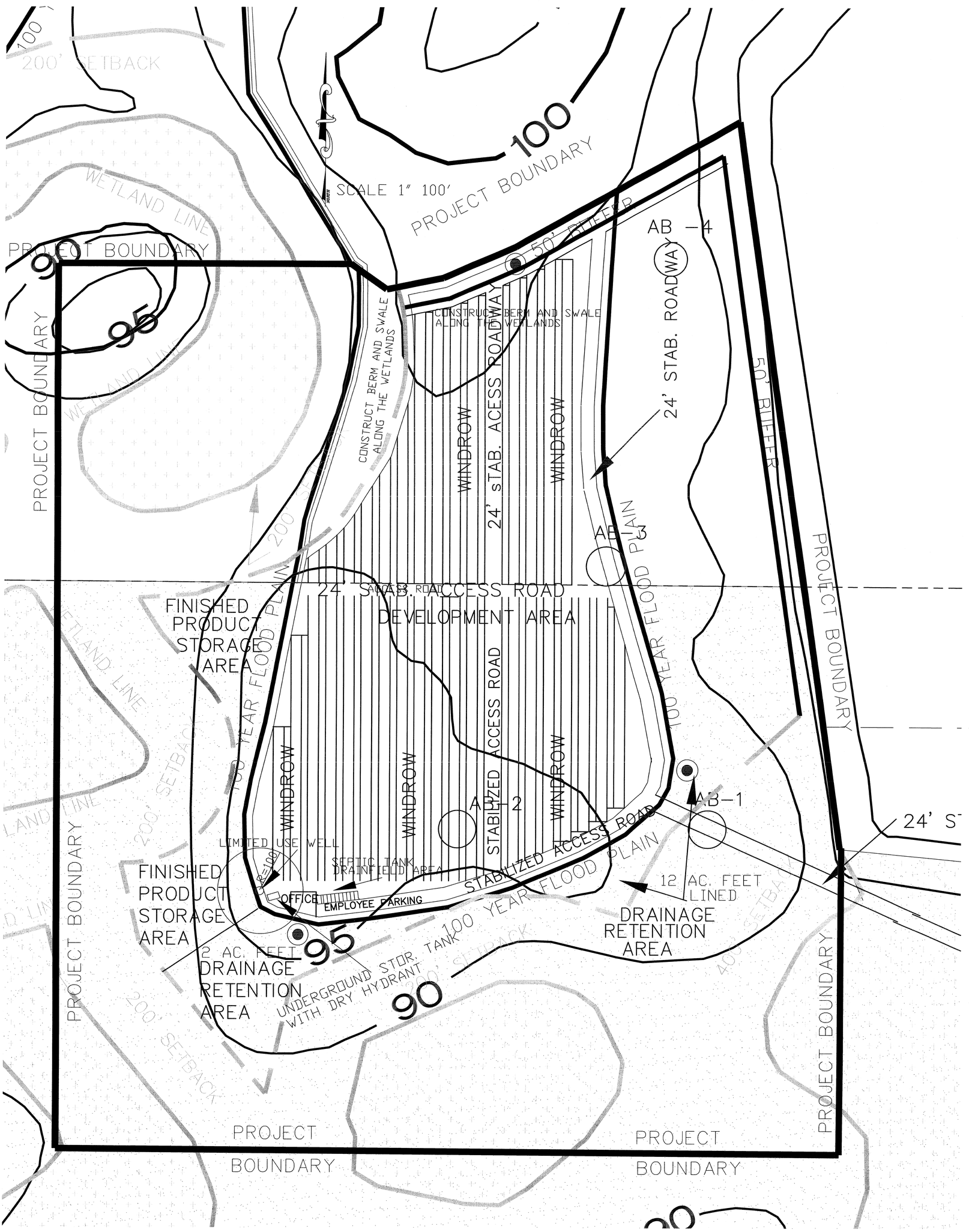
PLANS PREPARED BY:

PLANNING & ENGINEERING RESOURCES, INC.
1515 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019
OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211

NO.	DATE	REVISION

10/25/10

SHEET NO.	SHEET TITLE	PLANS PREPARED BY:	NO.	DATE	REVISION
7	LAND USE MAP	PLANNING & ENGINEERING RESOURCES, INC.			
	PROJECT TITLE	1515 E. SILVER SPRINGS BLVD., SUITE 122 – P.O. BOX 2019			
	COMPOST U.S.A.	OCALA, FLORIDA – 34478-2019 – PHONE 352-629-0211			


SCALE 1" 100'
PROJECT BOUNDARY
200' SETBACK
WETLAND LINE
100
95
90
50' BUFFER
AB -4
AB -3
AB -2
AB-1
24' STAB. ROADWAY
24' STAB. ACCESS ROAD
CONSTRUCT BERM AND SWALE ALONG THE WETLANDS
WINDROW
100 YEAR FLOOD PLAIN
FINISHED PRODUCT STORAGE AREA
DEVELOPMENT AREA
STABILIZED ACCESS ROAD
LIMITED USE WELL
SEPTIC TANK DRAINFIELD AREA
OFFICE
EMPLOYEE PARKING
12 AC. FEET LINED
DRAINAGE RETENTION AREA
2 AC. FEET
UNDERGROUND STOR TANK WITH DRY HYDRANT
PROJECT BOUNDARY

4. Comments from Tetra Tech Letter dated October 25, 2010

   a. Land Use Map (Sheet 7) of the Plans has been updated. Our field visit indicates an existing residence to the east about 4,000 feet from the project boundary.
   b. Compost USA will implement practices that will minimize any adverse impacts on the residential properties in the vicinity of the project site. In addition a 100' wide vegetative buffer with a 7' high berm will be constructed to shield these properties. The construction details and operating practices will be included in the Operating Permit. It is also pointed out that the nearest windrows will be at least 500' from any future residences in the vicinity of this project. We have requested City of Leesburg to provide you a letter regarding the status of the Comprehensive Plan on the adjacent property located to the east of this property.
   c. O.K.
   d. O.K. In addition the Plan Sheet 6 shows the construction of the proposed stabilized road with C-48 E. to allow for truck traffic to make proper turns
   e. O.K.
   f. O.K.
   g. O.K.
   h. O.K.
   i. O.K.

5. We are also including a letter from Barbara and David Shelley regarding the termination of the current Special Use Permit on the subject property.

   Two sets of revised Plans with PDF file are submitted herewith for your review and approval.

If you have any questions please feel free to call us.

Sincerely yours,

Sheikh M. Hasan
SMH/slk

Planning & Engineering Resources, Inc.

1515 E.Silver Springs Blvd. Suite 122
Ocala, Florida 34470
(352) 629-0211

E-Mail: PEROCALA@AOL.COM

P.O. Box 2019
Ocala, Florida 34478-2019
Fax (352) 629-9740

November 1, 2010

Aimee Webb
Development Review Coordinator
Board of County Commissioners
Sumter County
Division of Planning & Development
7375 Powell Road, Suite 115
Wildwood, Florida 34785

RE: Compost USA (C2010-0001)

Dear Ms. Webb,

We have revised our Plans for Special Use Permit. These revisions are described as follows:

1. Revisions based on your letter of October 22, 2010

    a. Vicinity Map on Cover Sheet of Plans is at a scale of 1" equals 1 mile.
    b. Zoning for the property has been corrected from A1 to A5 on the Cover Sheet of Plans.
    c. Property owners and the surveyor's address are now shown on the Cover Sheet of Plans.
    d. Legal Description of the Property as well as area to be utilized is on the Cover Sheet of Plans.
    e. Future Land Use is now shown on Sheet 7 of the Plans.

2. Comments from Sumter County Health Department

    a. Well and Septic Tank - Drainfield System location for the proposed office is shown on the Development Plan Sheet 6 of the Plans.

3. Comments from Fire Safety

    a. An underground storage tank with dry hydrant will be installed for fire protection. The location of the tank is shown on the Development Plan Sheet 6 of the Plans.