



## Marion County Board of County Commissioners

### Growth Services

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

May 9, 2024

Ocala SW 100<sup>th</sup>, LLC  
4912 Turnbury Wood Drive  
Tampa, FL 33647

RE: Final Planned Unit Development (PUD) Master Plan Approval:  
**SW 100<sup>th</sup> Street West PUD, PID# 35695-011-01**  
Zoning Case# 211008Z (AR# 27185); Preliminary Plat AR# 29089  
(Improvement Plan: AR# 29965; Offsite 100th St. – Improvement Plan: AR# 30253)

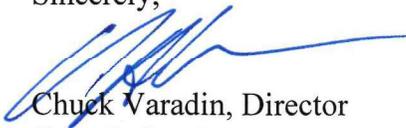
To Whom It May Concern:

The Marion County Board of County Commissioners considered the referenced Preliminary Plat as the Final PUD Master Plan equivalent in a public hearing held on Tuesday, April 16, 2024. The Board approved the submitted Plan/Plat and its accompanying information including revisions, subject to the PUD's original Development Conditions and the following additional conditions related to on-site pile burning of land clearing debris generated on the site:

1. Pile burning to use an air curtain incinerator.
2. Pile burning shall be conducted in a shallow recessed "pit" to facilitate air flow over the pile to and through the required air curtain incinerator; pile burning shall be conducted in the center of the site.
3. Hours for burning shall comply with Chapter 590, F.S. requirements.
4. Applicant shall provide copy of the Florida Forest Service (FFS) Burn Permit to the Growth Services Director and County Engineer prior to commencing any burning activity.
5. Fire extinguishing equipment to be provided on-site, including a minimum of one (1) water truck.

If you have any questions related to the above approval, please contact our offices and reference Zoning Case #211008Z (AR# 27185) and Preliminary Plat AR# 29089

Sincerely,



Chuck Varadin, Director  
Growth Services

Enclosure: Submitted Final PUD Master Plan/Preliminary Plat, as revised

sd

cc: *Michael W. Radcliffe Engineering, Inc.*  
*James W. Gooding, III, Esq.*

**West PUD Development Conditions (2110082):**  
(Verbatim)

- THE PUD SHALL CONSIST OF A TOTAL OF 222 SINGLE-FAMILY DETACHED DWELLINGS UNITS AND ACCOMPANYING ACCESSORY AMENITIES (E.G., CLUBHOUSE, POOL, SPORT FIELD, OPEN SPACE WITH TRAIL) CONSISTENT WITH THE PUD APPLICATION AND PUD CONCEPT PLAN DATED 10/09/2021; ATTACHED.
- THE DEVELOPER SHALL BE REQUIRED TO FULLY CONSTRUCT SW 100<sup>TH</sup> STREET, INCLUDING SIDEWALKS FROM SW 62<sup>ND</sup> AVENUE ROAD EASTWARD TO SW 49<sup>TH</sup> AVENUE ROAD IN CONJUNCTION WITH THE COVENANTS (2110082) AND/OR UP TO AND INCLUDING THE SW 54<sup>TH</sup> COURT INTERSECTION IN THE WOODS & MEADOWS EAST SUBDIVISION AT A MINIMUM. THE PUD SHALL NOT BE DEVELOPED AND/OR CONSTRUCTED AS A GATED COMMUNITY AND SHALL ACCOMMODATE RECREATED INTERCONNECTED STREETS WITH THE ADJOINING SURROUNDING SUBDIVISIONS AS PROPOSED AS SHOWN IN THIS PUD.
- NO PUD PROJECT VEHICLE ACCESS SHALL BE ALLOWED TO THE EAST TO SW 56<sup>TH</sup> AVENUE IN THE ALEXANDRIA ESTATES SUBDIVISION.
- GATED EMERGENCY VEHICLE ACCESS IS PERMITTED TO THE EAST TO SW 100<sup>TH</sup> PLACE IN THE WOODS & MEADOWS EAST SUBDIVISION. FULL VEHICLE ACCESS AND CONNECTIVITY TO THE WEST TO SW 151<sup>ST</sup> PLACE IN THE WOODS & MEADOWS EAST SUBDIVISION SHALL BE EVALUATED AS PART OF THE PUD'S TRAFFIC STUDY AND A FINAL ACCESS MANAGEMENT PLAN (E.G., VEHICLE, BICYCLE, PEDESTRIAN, ETC.) SHALL BE PROVIDED AS PART OF THE PROJECT'S FINAL PUD MASTER PLAN FOR BOARD OF COUNTY COMMISSIONERS REVIEW AND CONSIDERATION AS LISTED IN CONDITION #1.
- CONSTRUCTION ACCESS FOR THE INITIAL DEVELOPMENT OF THE SUBDIVISION INFRASTRUCTURE AND PUD RESIDENTIAL DWELLING UNITS SHALL BE PROVIDED VIA SW 100<sup>TH</sup> STREET.
- RESIDENTIAL LOTS ALONG THE PROJECT'S EAST BOUNDARY SHARED WITH THE WOODS & MEADOWS EAST SUBDIVISION SHALL COMPLY WITH THE R-1 ZONING CLASSIFICATION'S MINIMUM 70' WIDE LOT WITH REQUIREMENT.
- A TYPE "A" BUFFER (MINIMUM 27' WIDE, THREE SHADE TREES AND FIVE ACCEPT TREES PER 100' LINEAL FEET, WITH SHRUBS AND GROUND COVER FOR AT LEAST 50% OF THE BUFFER TO BE THREE FEET WITHIN ONE YEAR OF PLANTING) WHEREIN EXISTING VEGETATION IS MAINTAINED, WITH SUPPLEMENTAL PLANTINGS PROVIDED WHEN EXISTING VEGETATION IS INSUFFICIENT TO MEET THE VEGETATION REQUIREMENTS, SHALL BE PROVIDED ALONG THE PUD BOUNDARIES AS FOLLOWS:
  - ALONG THE NORTH BOUNDARY AND BOUNDARIES SHARED WITH THE WOODS & MEADOWS EAST, OAKCREST ESTATES, AND ALEXANDRIA ESTATES SUBDIVISIONS IN THE REMAINDER OPEN SPACE SHALL BE PROVIDED ALONGING PERMITTED WALKING TRAIL TO BE ESTABLISHED WITHIN THE INTERIOR 15' OF THE BUFFER, AND
  - ALONG THE WEST AND NORTHWEST PUD BOUNDARIES SHARED WITH CHERRYWOOD ESTATES SUBDIVISION WHEREIN NO WALKING TRAIL WILL BE PROVIDED.
- THE PUD MASTER PLAN (EQUIVALENT) SHALL DEMONSTRATE COMPLIANCE WITH THE PROJECT'S OPEN SPACE REQUIREMENTS.
- PUD COMMUNITY RECREATION AND AMENITY FACILITIES SHALL BE PROVIDED AS FOLLOWS:
  - THE FINAL PUD MASTER PLAN SUBMITTAL SHALL BE ACCOMPANIED BY DOCUMENTATION DEMONSTRATING CURRENT NATIONAL HOME BUILDER ASSOCIATION RESIDENTIAL COMMUNITY AMENITY FACILITY CHECKLIST.
  - AMENITIES FOR THE PUD SHALL THEN CONFORM TO THE GREATER OF EITHER THE CITED BUILDER PRACTICES AND RATES NOTED PREVIOUSLY, OR SHALL INCLUDE, AT A MINIMUM THE FOLLOWING: 2,500 SQUARE FOOT CLUBHOUSE, POOL, PLAYGROUND, AND BALL/PLAY FIELD (E.G., SOCCER) THAT MAY BE PROVIDED AS A COMPONENT OF THE PUD'S DRAINAGE RETENTION AREA DESIGN ACCEPTABLE TO THE COUNTY ENGINEER, WHOEVER IS GREATER.
  - THE AMENITY DETAILS AND LOCATIONS SHALL BE PROVIDED AS PART OF THE PUD'S SUBDIVISION INFRASTRUCTURE IMPROVEMENTS, AND THE PROJECT'S FINAL PUD MASTER PLAN SHALL ESTABLISH THE SCHEDULE FOR CONSTRUCTION AND COMPLETION OF THE AMENITIES IN COORDINATION WITH THE PUD'S DEVELOPMENT (E.G., THRESHOLDS FOR INITIATING CONSTRUCTION, THRESHOLDS FOR COMPLETING CONSTRUCTION, ETC.).
- ANY LIGHTING PROVIDED FOR THE PUD'S COMMUNITY RECREATION AND AMENITY FACILITIES, INCLUDING THE PROPOSED PLAY/BALL FIELDS, SHALL COMPLY WITH THE PROVISIONS OF LDC DIVISION 6.19, OUTDOOR LIGHTING, PARTICULARLY IN REGARDS TO PREVENTING DIRT CLARE AND LIGHT SPILLAGE ON TO ADJACENT STREETS AND PROPERTIES.
- THE PROJECT'S FINAL PUD MASTER PLAN, OR EQUIVALENT, SHALL REQUIRE APPROVAL BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS, INCLUDING BEING DULY NOTICED AND ADVERTISED CONSISTENT WITH THE LDC'S NOTICE PROVISIONS AT THE APPLICANT'S EXPENSE.

**Public & Private Facilities:**

- ROADS WITHIN PUD DEVELOPMENT WILL BE PRIVATE.
- INTERIOR ROADS SHALL BE 20' WIDE PAVEMENT.
- ALL ROAD RIGHT-OF-WAYS TO HAVE A UTILITY & DRAINAGE EASEMENT.
- POTABLE WATER, SANITARY SEWER, ELECTRICAL AND SOLID WASTE COLLECTION SERVICES ARE PUBLIC FOR THE DEVELOPMENT AND WILL BE PROVIDED BY MARION COUNTY AND SECO ELECTRIC.
- UTILITY PROPOSED SW 100TH ST TO BE PUBLIC. (CURRENTLY UNDER DESIGN BY RADCLIFFE ENGINEERING)

**Water & Sewer Notes:**

- WATER NOTES:
- NO EXISTING WATER SYSTEM IS PRESENT ON-SITE.
  - PROJECT WILL CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY. ALL PVC WATER PIPE TO BE DR 18.

SEWER NOTES:

- NO EXISTING SEWER SYSTEM IS PRESENT ON-SITE.
- GRAVITY SEWER SHALL BE DESIGNED TO CONNECT TO EXISTING MEADOW GLEN (MARION COUNTY OPERATED) SEWER ALONG PROPOSED SW 100TH STREET.
- ALL WATER AND SEWER CONSTRUCTION WILL BE IN ACCORDANCE WITH MARION COUNTY WATER AND SEWER CONSTRUCTION DESIGN STANDARDS.

DESIGN PROFESSIONALS			
DESIGN SUBJECT	COMPANY	CONTACT PERSON	PHONE NUMBER
ENGINEER	RADCLIFFE ENGINEERING, LLC	MICHAEL W. RADCLIFFE, P.E.	(352) 629-5500
SURVEYOR	ROGERS ENGINEERING, LLC	RODNEY ROGERS	(352) 622-9214
DEVELOPER	NEW STRATEGY HOLDINGS, LLC	DAWSON RANSOME	(813) 444-8742

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT PERSON	PHONE NUMBER
ELECTRIC	SECO ELECTRIC	JERRY BOLDUC	(352) 237-4107
TELEPHONE	CENTURY LINK	GREG SCHMID	(352) 401-6555
CABLE	SPECTRUM	KENNETH POWELL	(352) 330-2905
WATER	MARION COUNTY UTILITIES	JOSH KRAMER	(352) 438-2383
SEWER	MARION COUNTY UTILITIES	JOSH KRAMER	(352) 438-2383
FIRE	MARION COUNTY FIRE DEPT.	KEN MCCANN	(352) 291-8000

**SW 100TH STREET PUD - WEST**  
**PRELIMINARY PLAT & MASTER PUD PLAN**  
MARION COUNTY, FLORIDA

**Drainage Design Summary:**

THIS PROPERTY WILL HAVE ON-SITE RETENTION AREAS HANDLING THE 100 YR/24 HR. PEAK (110") STORM EVENT SUCH MEETING SWFWMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 55.8 AC SITE WILL BE ACCOMMODATED IN MULTIPLE DRAINAGE RETENTION AREAS EACH CONTAINED WITHIN AN INDIVIDUAL BASIN. STORMWATER RUNOFF FROM THIS PROJECT WILL BE COLLECTED THROUGH A SERIES OF DRAINAGE INLETS, UNDERGROUND PIPES, GUTTERS, DOWN SPOUTS, OVERLAND FLOW AND SWALES WHICH DISCHARGE INTO PROPOSED DRAINAGE RETENTION AREAS (DRA) FOR WATER QUALITY AND/OR WATER QUANTITY ATTENUATION AS REQUIRED BY MARION COUNTY AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

EXISTING SOIL TYPE = A4b (APOPKA) HYDROLOGIC SOIL GROUP = A  
A1b (ASTATULA) HYDROLOGIC SOIL GROUP = A  
C1b (CANDLER) HYDROLOGIC SOIL GROUP = A

DESIGN TO MEET MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6A(3)(c):  
+ DIRT RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SLOPES THAT ARE NO STEEPER THAN 4:1 AND SLOPED BOTTOMS

STORMWATER MANAGEMENT DESIGN TO BE COMPLETED DURING FINAL IMPROVEMENT PLAN STAGE AND PERMITTED THROUGH MARION COUNTY AND SWFWMD.

**General Notes:**

- DEVELOPMENT PROPOSED FOR 203 PRIVATELY OWNED SINGLE FAMILY HOMES (MEDIUM DENSITY RESIDENTIAL LAND USE). PROPERTY IS ZONED PUD WITH 222 MAX ALLOWABLE LOTS PER WEST PUD DEVELOPMENT CONDITIONS (2110082).
- THE SPECIFIC USE TO BE PERMITTED ON THE PROPERTY IS SINGLE-FAMILY RESIDENTIAL LOTS AND ASSOCIATED PUBLIC USE FACILITIES.
- CONSTRUCTION IS PROPOSED IN A SINGLE PHASE.
- MAXIMUM BUILDING HEIGHT WILL BE 40 FEET.
- SITE IS VACANT LAND WITH SCATTERED TREES AND PASTURE.
- THERE ARE NO FEMA OR MARION COUNTY 100 YEAR FLOOD PLANS ON THIS SITE.
- UTILITIES AS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE PER SURVEY AND MARION COUNTY G.I.S. INFORMATION.
- SIDEWALKS ARE PROPOSED ON ONE SIDE OF THE ROADS AND WILL CONNECT TO THE PROPOSED MULTI-MODAL PATH ALONG SW 100TH STREET.
- THIS PUD SHALL MEET SECTION 6.8.5 OF THE MARION COUNTY LDC REGARDING MARION-FRIENDLY LANDSCAPE AREAS (MFLA). DEVELOPER SHALL ALSO PROMOTE PRACTICES AND PRINCIPLES OF FLORIDA-FRIENDLY LANDSCAPING (FFL) AS DESCRIBED IN THE FLORIDA YARDS AND NEIGHBORHOODS HANDBOOK, AS AMENITIES. A PROGRAM WHICH PROMOTES THESE PRINCIPLES SHALL BE INCORPORATED INTO AND MADE PART OF THE RESPECTIVE COVENANTS.
- THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, OPEN SPACE, BUFFERS, COMMON AREA LANDSCAPING WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE BY A PROPERTY ASSOCIATION FORMED AND ESTABLISHED FOR SUCH PURPOSES.
- FINAL OPEN SPACE AND DRAINAGE RETENTION AREA (DRA) LOCATIONS AND SIZES MAY VARY DURING IMPROVEMENT PLAN DEVELOPMENT AND WILL MEET OR EXCEED MINIMUM MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
- ALL NECESSARY EASEMENTS WILL BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.

**Concurrency Deferral Elected Note:**

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

**Maintenance and Operation Schedule for Stormwater Management System:**

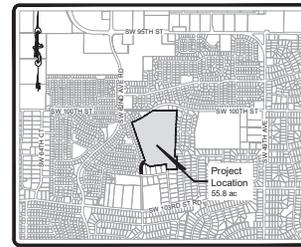
- BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATION GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
- THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCOPED CLEAN MORE FREQUENTLY.
- BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
- REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAIN DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME, THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

**Flood Certification:**

FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AND ZONE "AE" - A FLOOD PRONE AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncountyfl.gov>

**Tree Planting & Landscaping Requirements:**

SEE TREE DENSITY PLAN (C008) AND BUFFER DETAILS (C009).



**Site Information:**

PROJECT NAME: SW 100TH STREET PUD - WEST  
PROJECT LOCATION: GENERALLY SOUTHWEST OF SW 100TH ST & SW 62ND AVE  
PARCEL NUMBER: 35695-01-01  
OWNER: Ocala SW 100th LLC  
4912 TURNBURY WOOD DRIVE  
TAMPA, FL 33617  
CONTACT: JOSEPH TABSHE, MANAGER  
TELEPHONE: (813) 444-8742  
TOTAL SITE AREA: 55.8 ACRES  
EXISTING ZONING: PUD  
BUFFERS: PROPOSED PER PUD DEVELOPMENT CONDITIONS  
WEST = 30' FROM CHERRYWOOD ESTATES SUBDIVISION  
SOUTH = 30' FROM EMERALD POINT SUBDIVISION  
EAST = 30' FROM WOODS AND MEADOWS SUBDIVISION  
NORTH = 30' FROM SW 100TH ST R/W BOUNDARY & CHERRYWOOD ESTATES SUBDIVISION

PROPOSED LOTS: 203 SINGLE FAMILY LOTS  
PROPOSED DENSITY: 203 LOTS/55.8 ACRES = 3.64 LOTS PER ACRE  
LAND USE: MEDIUM RESIDENTIAL  
PROPOSED ROAD LENGTH: 7790 LF. (1.475 MILES)

**Sheet Index:**

- C001 COVER SHEET
- C002 PRELIMINARY PLAT (NORTH)
- C003 PRELIMINARY PLAT (CENTER)
- C004 PRELIMINARY PLAT (SOUTH)
- C005 SITE LAYOUT
- C006 DRAINAGE PLAN
- C007 UTILITY PLAN
- C008 TREE DENSITY PLAN
- C009 DETAILS
- S001 BOUNDARY SURVEY (ROGERS - SHEET 1 OF 2)
- S002 TOPOGRAPHIC SURVEY (ROGERS - SHEET 2 OF 2)

**Waivers:**

- WAIVER GRANTED ON 8/23/22 TO SELECTIVELY LOCATE TREES IN TWO (2) 1 ACRE TYPICAL LOTS, 30' PERIMETER BUFFERS AND ALL TREES GREATER THAN 30" DBH IN LIEU OF COMPLETE TREE LOCATIONS ON 55.8 ACRE PARCEL.
- WAIVER GRANTED ON 7-17-2023 TO ALLOW 15 MPH CURVES WITH APPROPRIATE SIGNAGE - SEC. 6.12.9A(4).

**Sign Standards:**

THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:

- RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PRIVATE ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
- PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPAL ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH. SIGNAGE TO BE DESIGNED DURING FINAL IMPROVEMENT PLAN STAGE.

**Engineer's Certification:**

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED:  
MARION COUNTY, FLORIDA  
MICHAEL W. RADCLIFFE, P.E.  
REGISTERED PROFESSIONAL ENGINEER, NO. 31170

**Underground Electric:**

ALL ELECTRIC WILL BE UNDERGROUND. UNDERGROUND ELECTRIC PLANS TO BE COORDINATED WITH SECO ELECTRIC SERVICE AT TIME OF SUBDIVISION IMPROVEMENT PLANS.

**Existing Conditions:**

THE SITE IS SITUATED ON WOODED ROLLING HILLS SURROUNDED BY THE EXISTING SINGLE-FAMILY DEVELOPMENTS. NATURAL WOODED BUFFERS WILL BE PRESERVED AROUND THE PROJECT PERIMETER. SANDY WELL DRAINED SOILS ARE FOUND THROUGHOUT THE PROPERTY. DRAINAGE AND STORMWATER CONTROLS WILL BE PROVIDED TO MEET SWFWMD AND MARION COUNTY STANDARDS.

**Traffic Impact Analysis:**

SEE SEPARATE TRAFFIC IMPACT ANALYSIS FOR OCALA SW 100TH PUD BY VHS DATED APRIL 2022.

**Springs Protection Zone:**

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE FOR MARION COUNTY.

**Sight Distance:**

SIGHT DISTANCE CALCULATED USING FOOT INDEX NO. 546 (2' LINE UNDEVELOPED ROADWAY), NO CONFLICTS NOTED.

**Owner's Certification:**

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

BY: JOSEPH TABSHE, MANAGER

DATE

SIGNATURE DATE  
MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Project No.	21-17-031-0058
Rev. No.	2-25-23 (03)
Rev. Date	2-17-23(03)
Rev. Description	REV. PER COUNTY REVIEW
Rev. No.	2-17-23(03)
Rev. Date	2-17-23(03)
Rev. Description	REV. PER COUNTY REVIEW

**MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
3011 E. Lake Mead Avenue, Suite 100  
Ocala, FL 32067  
Phone: (813) 444-8742  
Fax: (813) 444-8743  
www.mwr-engineering.com

**Cover Sheet**

Project Name: SW 100th Street PUD - West  
Sheet No.: C001

**Revisions to Plan Set**

No.	Description	Date
1	DATE AT WHICH THIS PLAN SET WAS PREPARED	12-12-2023

Sheet No.	C001
	C009







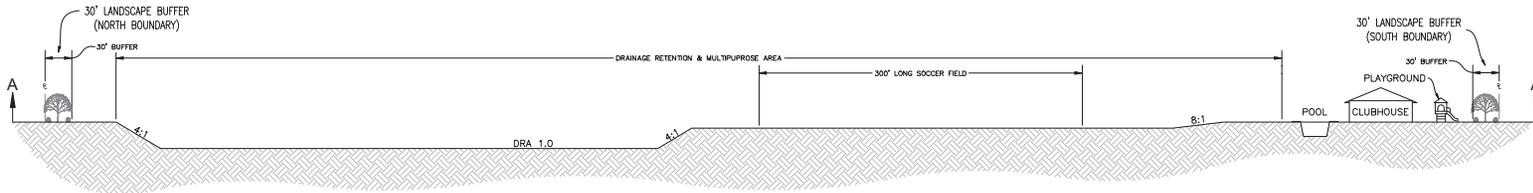








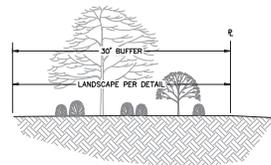




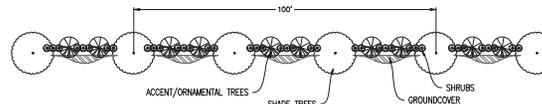
**Multipurpose Field Section A - A**

NOT TO SCALE

MARION COUNTY PROJECT  
No. 29089



**30' Buffer Detail**  
NOT TO SCALE

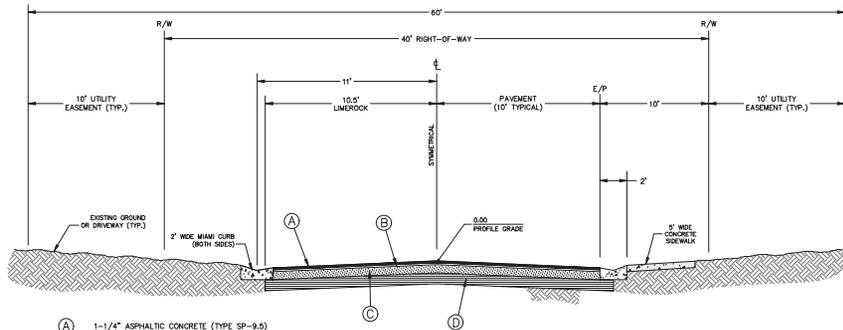


**Type "A" Buffer Planting Detail**

(PER 100' - TYPICAL)  
NOT TO SCALE

THE "A" TYPE BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFCOVER, SHALL COMPOSE AT LEAST 40 PERCENT OF THE REMAINING BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

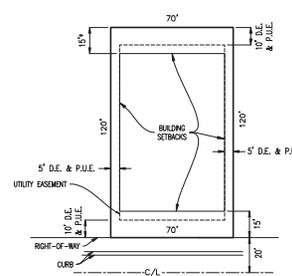
EXISTING TREES AND VEGETATION MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS.



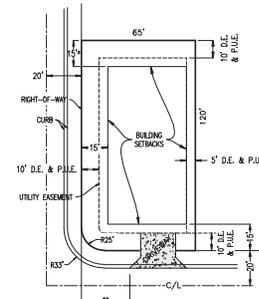
- (A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
- (B) BITUMINOUS TACK COAT
- (C) 8" LIMEROCK BASE COURSE
- (D) 12" STABILIZED SUBGRADE

**TYPICAL SECTION  
20' PAVEMENT**

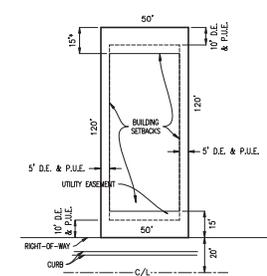
NOT TO SCALE



**70' LOT**  
40' RIGHT-OF-WAY  
NOT TO SCALE



**65' CORNER LOT**  
40' RIGHT-OF-WAY  
NOT TO SCALE



**50' LOT**  
40' RIGHT-OF-WAY  
NOT TO SCALE

**Typical Lot Details**

\* THIS SETBACK MAY BE 10' FOR ACCESSORY USES (POOLS, SHEDS, ETC.)  
\*\* THIS DISTANCE SHALL BE THE LESSER OF 1/2 THE LOT WIDTH OR 50 FEET

Submittal	DATE	BY
REV. PER. COUNTY REVIEW	5-17-23	OSB

Project	MWR	Issue	N/A
Drawn	T.R./OSB	Project	2022-CRW
Checked	MWR	Issue	2-14-22
By		Meet	Architectural Meeting

**MICHAEL W. RUDOLPHE ENGINEERING, INC.**  
 10001 N. W. 11th St., Suite 100, Ft. Lauderdale, FL 33309  
 Phone: 754.346.1111 | Fax: 754.346.1112  
 www.rudolphengineering.com

Project Name	10001 Street P.U.D. - West
Sheet Name	

Sheet No.	C009
of	1
C009	

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