

**East PUD Development Conditions (211009Z):**

1. THE PUD SHALL CONSIST OF A TOTAL OF 180 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 7/29/2021 ATTACHED).
2. THE DEVELOPER SHALL BE REQUIRED TO FULLY CONSTRUCT SW 100<sup>TH</sup> STREET, INCLUDING SIDEWALKS, FROM SW 49<sup>TH</sup> AVENUE ROAD WESTWARD TO SW 42<sup>ND</sup> AVENUE ROAD IN CONJUNCTION WITH THE COMPANION PUD (211008Z) AND/OR UP TO AND INCLUDING THE SW 54<sup>TH</sup> COURT INTERSECTION AND THE WOODS & MEADOWS EAST SUBDIVISION AT A MINIMUM. THE PUD SHALL NOT BE DEVELOPED AND/OR CONSTRUCTED AS A GATED COMMUNITY AND SHALL ACCOMMODATE REDESIGNING INTERCONNECTED STREETS WITH THE ADJOINING SURROUNDING SUBDIVISIONS AS PROPOSED TO BE USED BY THIS PUD.
3. THE PUD SHALL HAVE TWO VEHICLE ACCESS POINTS TO SW 100<sup>TH</sup> STREET.
4. NO PUD PROJECT VEHICLE ACCESS SHALL BE ALLOWED TO THE SOUTH TO SW 54<sup>TH</sup> TERRACE IN THE EMERALD POINT SUBDIVISION.
5. GATED EMERGENCY VEHICLE ACCESS IS PERMITTED TO THE WEST TO SW 101<sup>ST</sup> PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION. FULL VEHICLE ACCESS AND CONNECTIVITY TO THE WEST TO SW 101<sup>ST</sup> PLACE IN THE WOODS AND 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 PROJECTS FINAL PUD MASTER PLAN FOR BOARD OF COUNTY COMMISSIONERS REVIEW AND CONSIDERATION AS LISTED IN CONDITION #12.
6. 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.
7. RESIDENTIAL LOTS ALONG THE PROJECT'S WEST BOUNDARY SHARED WITH THE WOODS & MEADOWS EAST SUBDIVISION SHALL COMPLY WITH THE R-1 ZONING CLASSIFICATION'S MINIMUM 70' WIDE LOT WIDTH REQUIREMENT.
8. A TYPE "A" BUFFER (MINIMUM 30' WIDE, THREE SHADE TREES AND FIVE ACCENT TREES PER 100 LINEAL FEET, WITH SHRUBS AND GROUND COVER FOR AT LEAST 50% OF THE BUFFER TO THE THREE FEET WITH ONE YEAR OF PLANTING) SHALL BE PROVIDED ALONG THE WEST AND SOUTH BOUNDARIES IN THE REMAINDER OPEN SPACE AREA WHEREIN EXISTING VEGETATION IS MAINTAINED, WITH SUPPLEMENTAL PLANTING PROVIDED WHEN EXISTING VEGETATION IS INSUFFICIENT TO MEET THE VEGETATION REQUIREMENTS.
9. THE PUD MASTER PLAN FOR (EQUALLY) MUST DEMONSTRATE COMPLIANCE WITH THE PROJECTS OPEN SPACE REQUIREMENTS OF 9.82 ACRES.
10. PUD COMMUNITY RECREATION AND AMENITY FACILITIES SHALL BE PROVIDED AS FOLLOWS:
  - A. THE FINAL PUD MASTER PLAN SUBMITTAL SHALL BE ACCOMPANIED BY DOCUMENTATION DEMONSTRATING CURRENT NATIONAL HOME BUILDER ASSOCIATION RESIDENTIAL COMMUNITY AMENITY PRACTICES.
  - B. AMENITIES FOR THE PUD SHALL THEN CONFORM TO THE GREATER OF EITHER THE CITED BUILDER PRACTICES AND PRACTICES NOTED IN THE LISTING OR THE FOLLOWING: 2,500 SQUARE FOOT CLUBHOUSE, POOL, PLAYGROUND, AND BALL/PAY PLAY FIELD (E.G. SOCCER) THAT MAY BE PROVIDED AS A COMPONENT OF THE PUD'S DRAINAGE RETENTION AREA DESIGN ACCORDING TO THE COUNTY ENGINEER, WHICHEVER IS GREATER.
  - C. THE AMENITY DETAILS AND LOCATIONS SHALL BE PROVIDED AS PART OF THE PUD'S SUBDIVISION INFRASTRUCTURE IMPROVEMENTS, AND THE PROJECTS FINAL PUD MASTER PLAN SHALL ESTABLISH THE SCHEDULE FOR CONSTRUCTION AND COMPLETION OF THE AMENITIES IN CONJUNCTION WITH THE PUD'S DEVELOPMENT (E.G., THRESHOLDS FOR INITIATING CONSTRUCTION, THRESHOLDS FOR COMPLETING CONSTRUCTION, ETC.).
11. ANY LIGHTING PROVIDED FOR THE PUD'S COMMUNITY RECREATION AND AMENITY FACILITIES, INCLUDING THE PROPOSED PLAY/PALY FIELDS, SHALL COMPLY WITH THE PROVISIONS OF LDC DIVISION 6.19, OUTDOOR LIGHTING, PARTICULARLY IN REGARDS TO PREVENTING DIRECT GLARE AND LIGHT SPILLAGE ON TO ADJACENT STREETS AND PROPERTIES.
12. THE PROJECTS FINAL PUD MASTER PLAN 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:**

1. ROADS WITHIN PUD DEVELOPMENT WILL BE PRIVATE.
2. INTERIOR ROADS SHALL BE 24' WIDE PAVEMENT, WITH CURB AND GUTTER. PARKING WILL HAVE HEADER CURB WITH 24' DRIVE ASILES.
3. ALL ROAD RIGHT-OF-WAYS TO HAVE AN EASEMENT.
4. 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.
5. FUTURE PROPOSED SW 100TH ST (UNDER DESIGN BY RADCLIFFE ENGINEERING) TO BE PUBLIC.

**Water & Sewer Notes:**

- WATER NOTES:
1. NO EXISTING WATER SYSTEM IS PRESENT ON-SITE.
  2. CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY. ALL PVC WATER PIPE TO BE DR 18.
- SEWER NOTES:
1. NO EXISTING SEWER SYSTEM IS PRESENT ON-SITE.
  2. GRAVITY SEWER SHALL BE DESIGNED TO CONNECT TO EXISTING MEADOW GLENN (MARION COUNTY OPERATED) SEWER ALONG PROPOSED SW 100TH STREET.
  3. 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	MICHAEL W. RADCLIFFE, P.E.	(352) 629-5000
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	DAN CANNON	(352) 368-8862
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 - EAST  
PRELIMINARY PLAT & MASTER PUD PLAN  
MARION COUNTY, FLORIDA**

**Drainage Design Summary:**

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR/24 HR. POST (11.0") STORM EVENT THIS MEETING SWFMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 45.0 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 = A9b (APOPKA) HYDROLOGIC SOIL GROUP = A  
A8 (ASTATULA) HYDROLOGIC SOIL GROUP = A  
C6b (CANDLER) HYDROLOGIC SOIL GROUP = A

DESIGN TO MEET MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6(A)(3):

- \* DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODDED BOTTOMS

STORMWATER MANAGEMENT DESIGN TO BE COMPLETED DURING FINAL PUD PLANNING STAGE AND PERMITTED THROUGH MARION COUNTY AND SWFMD.

**General Notes:**

1. SITE DEVELOPMENT PROPOSED FOR 180 PRIVATELY OWNED SINGLE FAMILY HOMES (MEDIUM DENSITY RESIDENTIAL LAND USE). PROPERTY IS ZONED R-1; WITH 180 MAX ALLOWABLE LOTS PER EAST PUD DEVELOPMENT CONDITIONS (211009Z).
2. THE SPECIFIC USE TO BE PERMITTED ON THE PROPERTY IS SINGLE-FAMILY HOMES (MEDIUM DENSITY RESIDENTIAL PUBLIC USE FACILITIES).
3. CONSTRUCTION IS PROPOSED IN A SINGLE PHASE.
4. MAXIMUM BUILDING HEIGHT WILL BE 40 FEET.
5. SITE IS VACANT LAND WITH SCATTERED TREES AND PASTURE.
6. THERE ARE NO FEMA OR MARION COUNTY 100 YEAR FLOOD PLANS ON THIS SITE.
7. UTILITIES AS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE PER SURVEY AND MARION COUNTY G.I.S. INFORMATION.
8. SIDEWALKS ARE PROPOSED ON ONE SIDE OF THE ROADS AND TO THE PROPOSED MULTI-MODAL PATH ALONG SW 100TH STREET.
9. 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 AMENDED. A PROGRAM WHICH PROMOTES THESE PRINCIPLES SHALL BE INCORPORATED INTO AND MADE PART OF THE RESTRICTIVE COVENANTS.
10. 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 PERPETUAL AFTER SITE IS COMPLETE BY A PROPERTY ASSOCIATION FORMED AND ESTABLISHED FOR SUCH PURPOSES.
11. 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.
12. ALL NECESSARY EASEMENTS WILL BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
13. NO OUTDOOR LIGHTING IS PROPOSED FOR THE MULTI-PURPOSE/SOCCER FIELD.

**Flood Certification:**

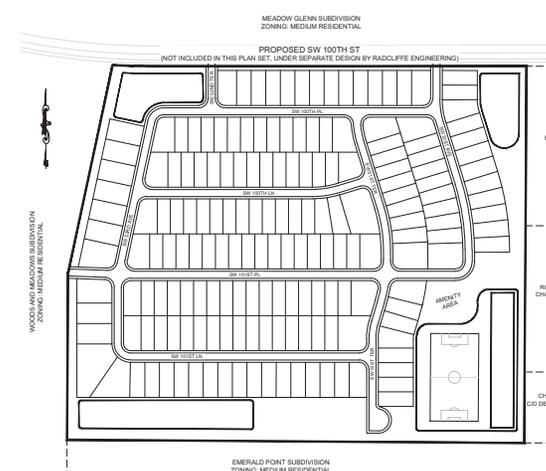
FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AND ZONE "A1" - A FLOOD PRONE AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncounty.org>

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

1. BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
2. 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 SCRAPED CLEAN MORE FREQUENTLY.
3. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
4. REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAW 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.

**Tree Planting & Landscaping Requirements:**

SEE TREE DENSITY PLAN (C007) AND BUFFER DETAILS (C008).



**LOCATION MAP**  
SCALE: 1" = 200'  
OCALA, FLORIDA  
SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY PROJECT No. 28951

**Site Information:**

PROJECT NAME: SW 100TH STREET PUD - EAST  
 PROJECT LOCATION: GENERALLY SOUTHWEST OF SW 100TH ST & SW 49TH AVE  
 PARCEL NUMBER: 35695-033-00  
 OWNER: Ocala SW 100th LLC  
 4912 TURNBURY WOOD DRIVE  
 TAMPA, FL 33647  
 CONTACT: JOSEPH TABSHE, MANAGER  
 TELEPHONE: (813) 444-8742  
 TOTAL SITE AREA: 45.0 ACRES  
 EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)  
 BUFFERS : PROPOSED PER PUD DEVELOPMENT CONDITIONS  
 WEST = 30' FROM WOODS & MEADOWS EAST SUBDIVISION  
 SOUTH = 30' FROM EMERALD POINT SUBDIVISION  
 NORTH = 15' FROM SW 100TH ST R/W BOUNDARY  
 EAST = 15' FROM PROPERTY BOUNDARY  
 PROPOSED LOTS: 180 SINGLE FAMILY LOTS  
 PROPOSED DENSITY: 180 LOTS/45.0 ACRES = 4.0 LOTS PER ACRE  
 LAND USE: MEDIUM RESIDENTIAL  
 PROPOSED ROAD LENGTH: 6834 LF. (1.294 MILES)  
 PHASING: PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE

**Sheet Index:**

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

**Existing Conditions:**

THE SITE IS SITUATED ON HEAVILY 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 SWFMD AND MARION COUNTY STANDARDS.

**Description:**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°38'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CORNER NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.89 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°38'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°38'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

**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.

**Springs Protection Zone:**

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

**Site Distance:**

SIGHT DISTANCE CALCULATED USING FDOT INDEX NO. 546 (2 LANE UNDIVIDED ROADWAY), NO CONFLICTS NOTED.

**Waivers to be Requested:**

1. REQUEST WAIVER TO SELECTIVELY LOCATE TREES IN THREE (3) 1 ACRE TYPICAL PLOTS, 30' PERIMETER BUFFERS AND ALL TREES GREATER THAN 30" DBH IN LIEU OF COMPLETE TREE LOCATIONS ON 45 ACRE PARCEL.
2. REQUEST WAIVER TO SIGN THREE (3) CORNERS AT 15 MPH PER MUTED CODE.

**Underground Electric:**

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

**Sign Standards:**

- THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
1. RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
  2. PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPLE ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.
- SIGNAGE TO BE DESIGNED DURING FINAL IMPROVEMENT PLAN STAGE.

**Traffic Impact Analysis:**

SEE SEPARATE TRAFFIC IMPACT ANALYSIS FOR Ocala SW 100TH PUD BY VHB DATED APRIL 2022.

**Owner's Certification:**

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

OCALA SW 100TH LLC DATE  
 BY: JOSEPH TABSHE (MANAGER)

**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:

MICHAEL W. RADCLIFFE, P.E.  
 FLORIDA REG. ENGINEER, NO. 31170

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

DATE	REVISIONS PER COUNTY COMMENTS
2-17-2023	01B
2-21-23	02B
2-17-23	03B

DATE	REVISIONS PER COUNTY COMMENTS
2-17-23	01B
2-17-23	02B
2-17-23	03B

DATE	REVISIONS PER COUNTY COMMENTS
2-17-23	01B
2-17-23	02B
2-17-23	03B

**MAR MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
 3115 S.W. 15th Ave., Suite 100  
 Ft. Lauderdale, FL 33304  
 Phone: (954) 575-1111  
 Fax: (954) 575-1112  
 Website: www.mradcliff.com

**Cover Sheet**

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

**Revisions to Plan Set**

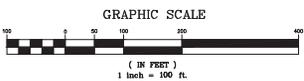
DATE AT WHICH THIS SHEET WAS REVISIONED  
 REVISION NUMBER  
 12-12-2023  
 C001  
 C008

DATE PLOTTED: 2/23/2023 10:05:00 AM. PLOT FILE: C:\Users\mradcliff\OneDrive\Desktop\Projects\211009Z\211009Z\_Plan\_Sheet\_01.dwg. PLOT SCALE: 1"=200'







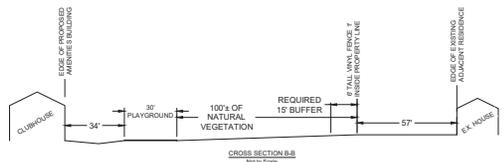
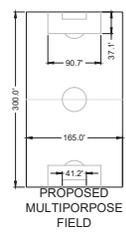


# REVISED

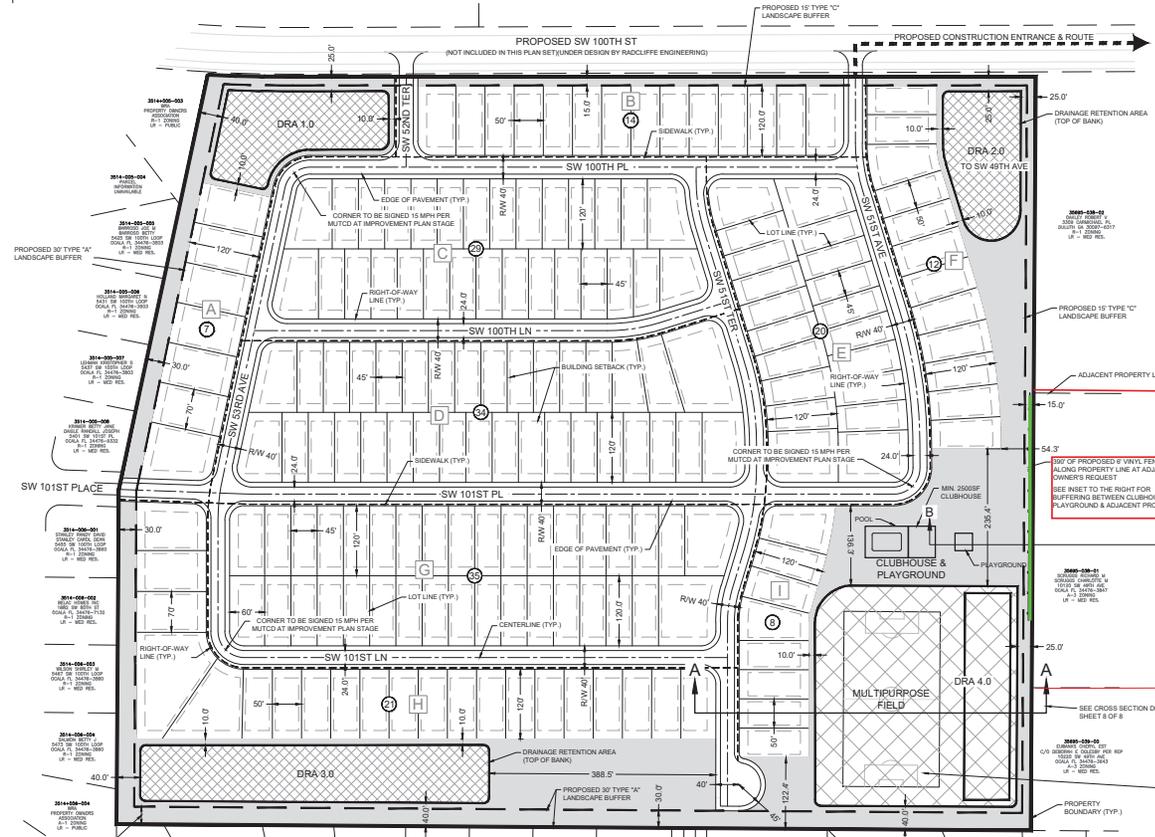
### Legend:

- BUILDING SETBACK
- - - PROPOSED SIDEWALK LOCATION
- - - PROPOSED BUFFER
- - - ROAD CENTERLINE
- - - PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
- PROPERTY BOUNDARY
- A PROPERTY BLOCK IDENTIFICATION

NUMBER OF LOTS (PER BLOCK)



MARION COUNTY PROJECT No. 28951



NO ON-SITE LIGHTING AND/OR PERMANENT RECREATION SUPPORT FACILITIES (E.G. GOALS BENCHES, BIKES, STERS, ETC.) SHALL BE PROVIDED ON THE MULTIPURPOSE FIELD OR IN THE SURROUNDING DRAINAGE RETENTION AREA (DRA).

### Open Space:

SITE AREA:	1,962,639 SF (45.00 AC)
20% OPEN SPACE REQUIRED:	392,528 SF 20%
LANDSCAPE BUFFERS & TRACTS:	291,668 SF
DRA AREA - 100% OPEN SPACE:	129,870 SF
DRA AREA - 25% OPEN SPACE:	32,848 SF
OPEN SPACE PROPOSED:	452,387 SF 23.05%

Proposed Future Land Use :  
MR (Medium Density Residential) 45.00 ACRES  
MAX. DENSITY = 4 UNITS PER ACRE  
4 X 45.00 = 180 UNITS

TOTAL PROPOSED LOTS = 180

TYPICAL LOTS:  
45' WIDE X 120' DEEP = 118  
50' WIDE X 120' DEEP = 51  
70' WIDE X 120' DEEP = 11

END LOTS TYPICALLY 15% WIDER

ROAD CENTERLINE = 1.29 MILES

AMENITIES SHALL BE CONSTRUCTED DURING THE INITIAL PUD CONSTRUCTION PHASE. AMENITY CONSTRUCTION TO START WITHIN 3 MONTHS AFTER FINAL PLAT IS RECORDED. AMENITY CONSTRUCTION TO BE COMPLETED WHEN 25% OF HOMES HAVE C.O.'S.

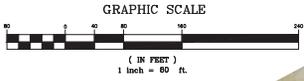
**Site Layout**

Project Name	100th Street PUD - East
Sheet No.	C004 of C008
Scale	1" = 100'
Author	MWR
Checker	TJR
Designer	MWR
Project No.	2022-08
Revision	11-17-23
Client	Raymond Holdings

MICHAEL W. RADCLIFFE ENGINEERING, INC.  
 1000 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304  
 Phone: (954) 576-1111 Fax: (954) 576-1112  
 Website: www.radcliffeengineering.com







MARION COUNTY PROJECT  
No. 28951

**EAST PUD**  
**Site Area:**  
 1,962,639 SF (45.05 AC)  
**30' Buffer Area:**  
 84,626 SF (1.94 AC)  
**15' Buffer Area:**  
 39,997 SF (0.92 AC)

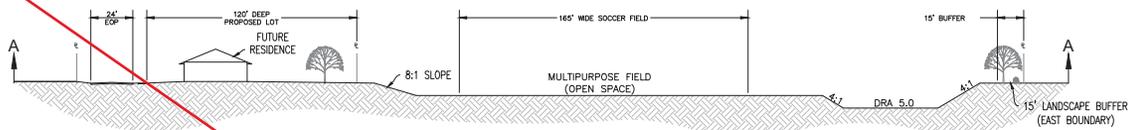
**Proposed Survey Requirements for East PUD:**  
(Pending Waiver)

- LOCATE ALL TREES ≥ 10" DBH IN 1 ACRE SAMPLE LOCATION
- LOCATE ALL TREES ≥ 4" DBH WITHIN 30' PERIMETER BUFFER
- LOCATE TREES (NON-PINE) ≥ 30" DBH THROUGHOUT THE SITE

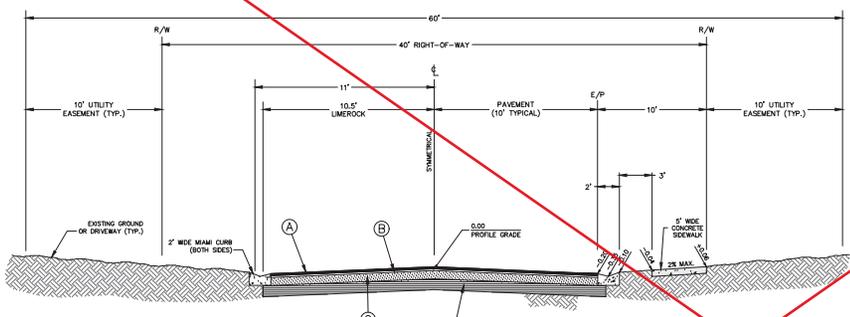
BASED ON ACTUAL 51 ACRE TREE SURVEY OF A SIMILAR PROJECT (ROLLING GREENS RV RESORT) DATED 1-31-22, IT IS EXPECTED THAT THE DENSITIES OF THE SITES WILL BE SIMILAR AND IN THE RANGE OF 39 TREES PER/ACRE AND 610 INCHES PER/ACRE.

Project Name	100th Street PUD - East
Sheet No.	C007 of C008
<b>Tree Density Plan</b>	
Project MWR	Scale: 1" = 80'
Drawn: TJR	Project: 2022-C0E
Checked: MWR	Date: 8-19-22
By: [Signature]	Est: Preliminary Planning
Date:	5-1-2023, TLR
Revisions:	PER CITY COMMENTS

X:\MWR\Projects\2022\100th Street PUD - East\100th Street PUD - East.dwg, Plot Date: 8/19/22 11:07 AM

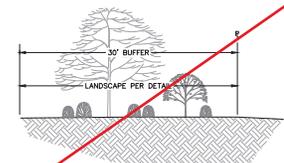


**Multipurpose Field Section A - A**  
NOT TO SCALE



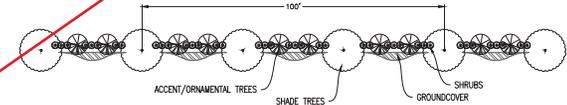
- (A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
- (B) BITUMINOUS TACK COAT
- (C) 8" LIMEROCK BASE COURSE
- (D) 12" STABILIZED SUBGRADE

**TYPICAL SECTION 20' PAVEMENT**  
NOT TO SCALE



**30' Buffer Detail**  
NOT TO SCALE

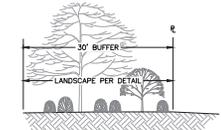
MARION COUNTY PROJECT  
No. 28951



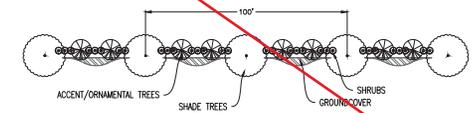
**Type "A" Buffer Planting Detail**  
(PER 100' - TYPICAL)  
NOT TO SCALE

THE "A" TYPE BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. 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 TURFCOATS, SHALL COMPOSE AT LEAST 20 PERCENT OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS



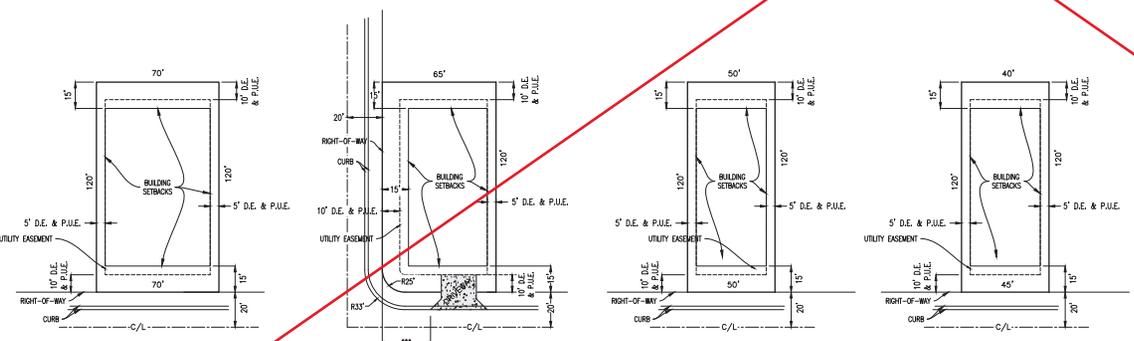
**15' Buffer Detail**  
NOT TO SCALE



**Type "C" Buffer Planting Detail**  
(PER 100' - TYPICAL)  
NOT TO SCALE

THE "C" TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFCOATS, SHALL COMPOSE AT LEAST 20 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS



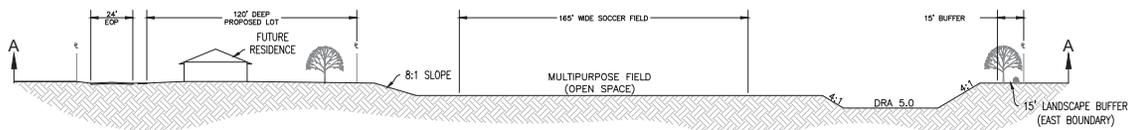
**Typical Lot Details**

Project No.	2022-08	Sheet No.	C008
Client	Marion County	Scale	As Shown
Designer	MWR	Date	5-1-2023
Checker	TJR	Project	2022-08
Estimator	MWR	Location	8-19-22
Drawn By	MWR	City	Marion County
Checked By	TJR	County	Marion County
Approved By	MWR	State	FL
Scale	N/A	Project	2022-08
Notes		City	Marion County
		County	Marion County
		State	FL

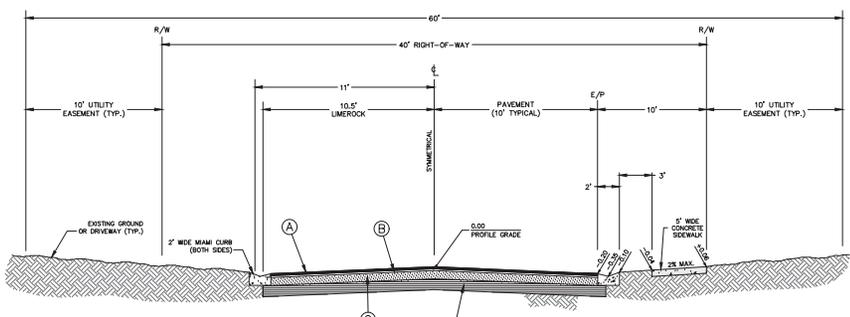
**MARION COUNTY PROJECT No. 28951**

**MICHAEL W. RADCIFFE ENGINEERING, INC.**  
10001 SW 10th Street, Suite 100, Gainesville, FL 32609  
Phone: 352-375-1111  
www.mradcliffeengineering.com

Sheet No. C008 of C008

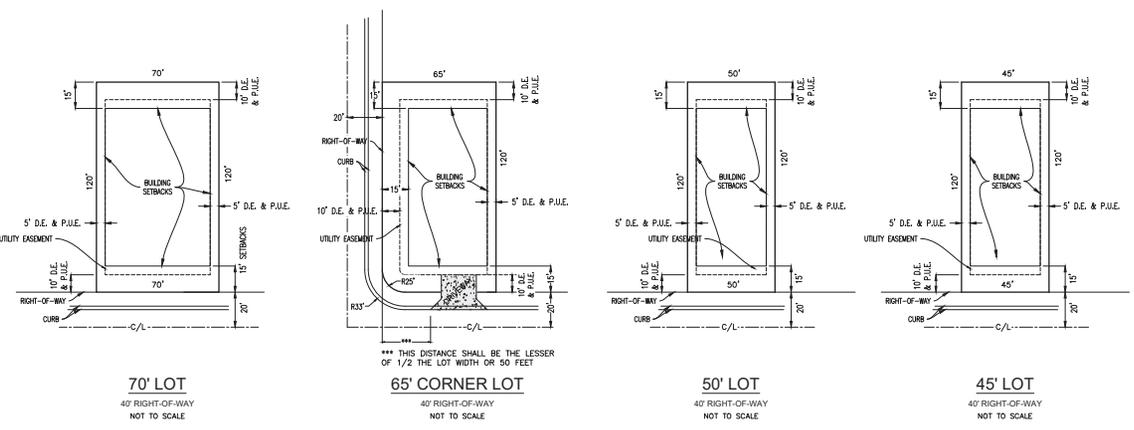


Multipurpose Field Section A - A  
NOT TO SCALE



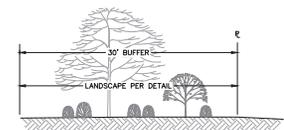
- (A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
- (B) BITUMINOUS TACK COAT
- (C) 8" LIMEROCK BASE COURSE
- (D) 12" STABILIZED SUBGRADE

TYPICAL SECTION  
20' PAVEMENT  
NOT TO SCALE

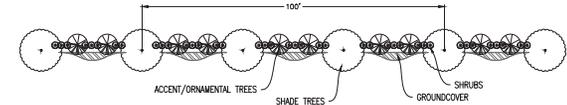


Typical Lot Details

REVISED



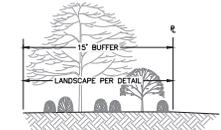
30' Buffer Detail  
NOT TO SCALE



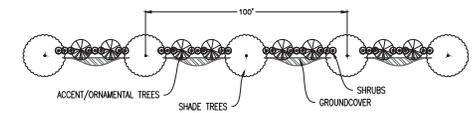
Type "A" Buffer Planting Detail  
(PER 100' - TYPICAL)  
NOT TO SCALE

THE "A" TYPE BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. 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 TURFCOATS, SHALL COMPOSE AT LEAST 20 PERCENT OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS



15' Buffer Detail  
NOT TO SCALE



Type "C" Buffer Planting Detail  
(PER 100' - TYPICAL)  
NOT TO SCALE

THE "C" TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFCOATS, SHALL COMPOSE AT LEAST 20 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS

MARION COUNTY PROJECT  
No. 28951

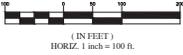
Project No.	28951	Scale	N/A
Revision		Date	
1	2023	Author	TJR
2	2023	Checker	MWR
3	2023	Estimator	WLB
4	2023	Project Manager	WLB

**MARION COUNTY ENGINEERING, INC.**  
 1000 N. W. 10th St., Suite 100, Ft. Lauderdale, FL 33304  
 Phone: (954) 571-1111  
 Fax: (954) 571-1112  
 www.marioncountyengineering.com

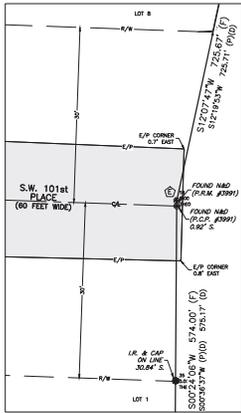
Sheet No. 008  
 of 008



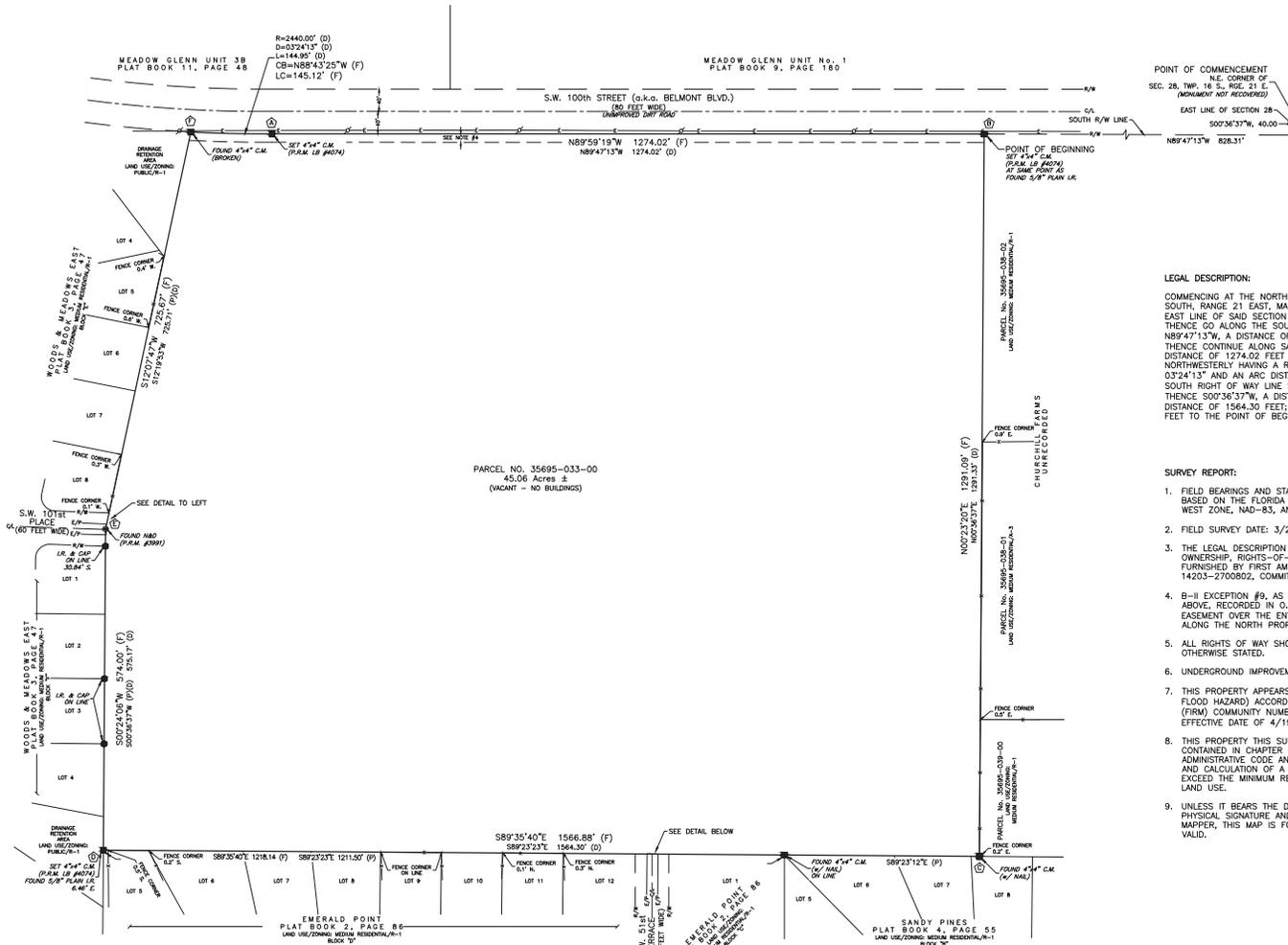
GRAPHIC SCALE



1 IN FEET  
HORIZ. 1 Inch = 100 ft.



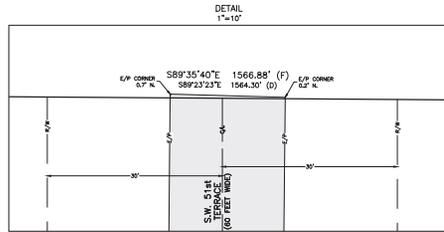
DETAIL  
1"=10'



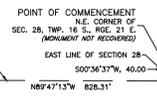
PARCEL NO. 35695-033-00  
45.06 Acres ±  
(VACANT - NO BUILDINGS)

- LEGEND**
- P.C.P. PERMANENT CONTROL POINT
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - C.M. CONCRETE MONUMENT
  - IR. IRON ROD
  - N&D NAIL & DISC
  - R/W RIGHT OF WAY
  - E/P EDGE OF PAVEMENT
  - C/L CENTERLINE
  - SEC. SECTION
  - TWP. TOWNSHIP
  - RGE. RANGE
  - (F) FIELD MEASUREMENT
  - (D) DESCRIPTION MEASUREMENT
  - (F) FIELD MEASUREMENT
  - R RADIUS
  - D of Δ CENTRAL ANGLE
  - ARC LENGTH
  - CB CHORD BEARING
  - LC LENGTH OF CHORD
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - ASPHALT
  - GROUND CONTOUR
  - TEMPORARY BENCHMARK
  - T.B.M. ELEV.

STATE PLANE COORDINATES	
△	N: 1724441.506 E: 589498.643
(F)	N: 1724441.256 E: 590775.663
(D)	N: 1723160.181 E: 590763.902
(F)	N: 1723161.280 E: 589197.058
(D)	N: 1723755.589 E: 589201.080
(F)	N: 1724444.739 E: 589353.561



SHEET 1 - BOUNDARY SURVEY MAP  
SHEET 2 - TOPOGRAPHIC SURVEY MAP



**LEGAL DESCRIPTION:**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, 500'36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD., N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CONVEY NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.95 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"E, A DISTANCE OF 1564.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

- SURVEY REPORT:**
- FIELD BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
  - FIELD SURVEY DATE: 3/29/2022.
  - THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 142025-2700892, COMMITMENT DATE: JUNE 01, 2021.
  - B-H EXCEPTION #9, AS LISTED IN THE TITLE COMMITMENT MENTIONED ABOVE, RECORDED IN O.R. BOOK 1472, PAGE 1857, IS A BLANKET TYPE EASEMENT OVER THE ENTIRE PARCEL, LESS AND EXCEPT THE NORTH 15' ALONG THE NORTH PROPERTY LINE.
  - ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
  - UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
  - THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 12083C, PANEL 0704, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
  - THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE, AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
  - UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

**SURVEYORS CERTIFICATION:**

TO: NEW STRATEGY HOLDINGS, LLC  
FIRST AMERICAN TITLE INSURANCE COMPANY

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA

REVISION	DATE

Robert L. Rogers, PE  
rrogers@rogerseng.com  
Rodney K. Rogers, F.S.M.  
rrogers@rogerseng.com

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bui. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY  
FOR  
NEW STRATEGY HOLDINGS, LLC  
Boundary Survey Map

JOB No. 22-35695-033-00	DATE 4/1/2022
SCALE 1" = 100'	SHEET 1 OF 2

