

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 100TH STREET, INCLUDING SIDEWALKS, FROM SW 49TH AVENUE ROAD WESTWARD TO SW 62ND AVENUE ROAD IN CONJUNCTION WITH THE COMPANION PUD (211008Z) AND/OR UP TO AND INCLUDING THE SW 54TH 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 RECREATING UNCONNECTED 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 100TH STREET.
4. NO PUD PROJECT VEHICLE ACCESS SHALL BE ALLOWED TO THE SOUTH TO SW 54TH TERRACE IN THE EMERALD POINT SUBDIVISION.
5. GATED EMERGENCY VEHICLE ACCESS IS PERMITTED TO THE WEST TO SW 101ST PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION. FULL VEHICLE ACCESS AND CONNECTIVITY TO THE WEST TO SW 101ST 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 100TH 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 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.
 - ACCEPTABLE 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/PALM 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 = A4B (APOPKA) HYDROLOGIC SOIL GROUP = A
 A1B (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 RESIDENTIAL LOTS AND ASSOCIATED 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:

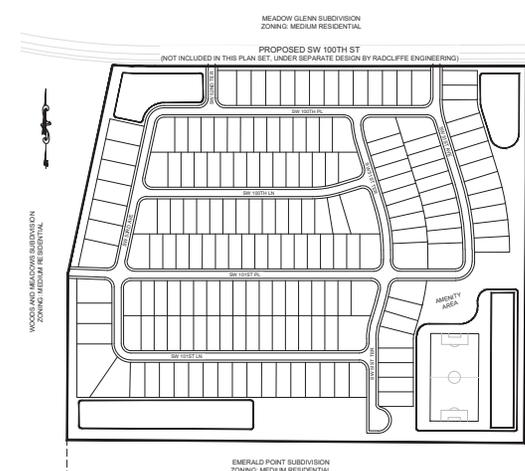
FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AND ZONE "A1" - A FLOOD PRONE AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncounty.org>

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" = 2000'
 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)

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)

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 144.93 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°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.

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

DATE	BY	REVISIONS PER COUNTY COMMENTS
7-27-2023	MR. RADCLIFFE	REVISIONS PER COUNTY COMMENTS
7-27-2023	MR. RADCLIFFE	REVISIONS PER COUNTY COMMENTS
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7-27-2023	MR. RADCLIFFE	REVISIONS PER COUNTY COMMENTS

MAR MICHAEL W. RADCLIFFE ENGINEERING, INC.
 3115 S.W. 15th Ave., Suite 100, Ft. Lauderdale, FL 33304
 Phone: (954) 532-0500 Fax: (954) 532-0501
 Website: www.mradcliff.com
 License No. EC-0000018 - Michael W. Radcliffe, P.E. - Civil Engineer
 License No. EC-0000018 - Robert W. Radcliffe, P.E. - Professional Engineer

Cover Sheet
 Project Name: SW 100th Street PUD - East
 Date: 7/27/2023

Revisions to Plan Set
 DATE AT WHICH REVISION WAS MADE BY
 REVISIONS PER COUNTY COMMENTS
 7-27-2023

Sheet No.	C001	C008

MARION COUNTY PROJECT NO. 28951 - SW 100TH STREET PUD - EAST
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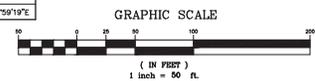
Curve Table				
CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.
C101	61.17	45.00	7752.54'	96.57
C102	62.17	275.00	1770.77'	91.86
C103	229.78	760.00	1852.41'	228.95
C104	70.87	45.00	8074.24'	63.77
C105	82.16	275.00	1770.77'	81.86
C106	147.29	500.00	1652.43'	146.76
C107	52.05	500.00	575.70'	52.02
C108	95.33	500.00	1075.51'	95.18
C109	58.11	200.00	1635.00'	57.91
C110	70.69	45.00	9070.00'	63.64
C111	45.65	320.00	810.28'	45.62
C112	22.03	320.00	356.38'	22.02
C113	86.63	300.00	1770.77'	89.30
C114	34.86	25.00	7953.54'	32.11
C115	68.35	65.00	7752.54'	61.71

Curve Table				
CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.
C116	39.27	25.00	9070.00'	35.36
C117	39.27	25.00	9070.00'	35.36
C118	39.27	25.00	9070.00'	35.36
C119	39.27	25.00	9070.00'	35.36
C120	39.27	25.00	9070.00'	35.36
C121	39.27	25.00	9070.00'	35.36
C122	39.27	25.00	9070.00'	35.36
C123	39.27	25.00	9070.00'	35.36
C124	39.27	25.00	9070.00'	35.36
C125	39.27	25.00	9070.00'	35.36
C126	39.27	25.00	9070.00'	35.36
C127	39.27	25.00	9070.00'	35.36
C128	39.27	25.00	9070.00'	35.36
C129	39.27	25.00	9070.00'	35.36
C130	39.27	25.00	9070.00'	35.36

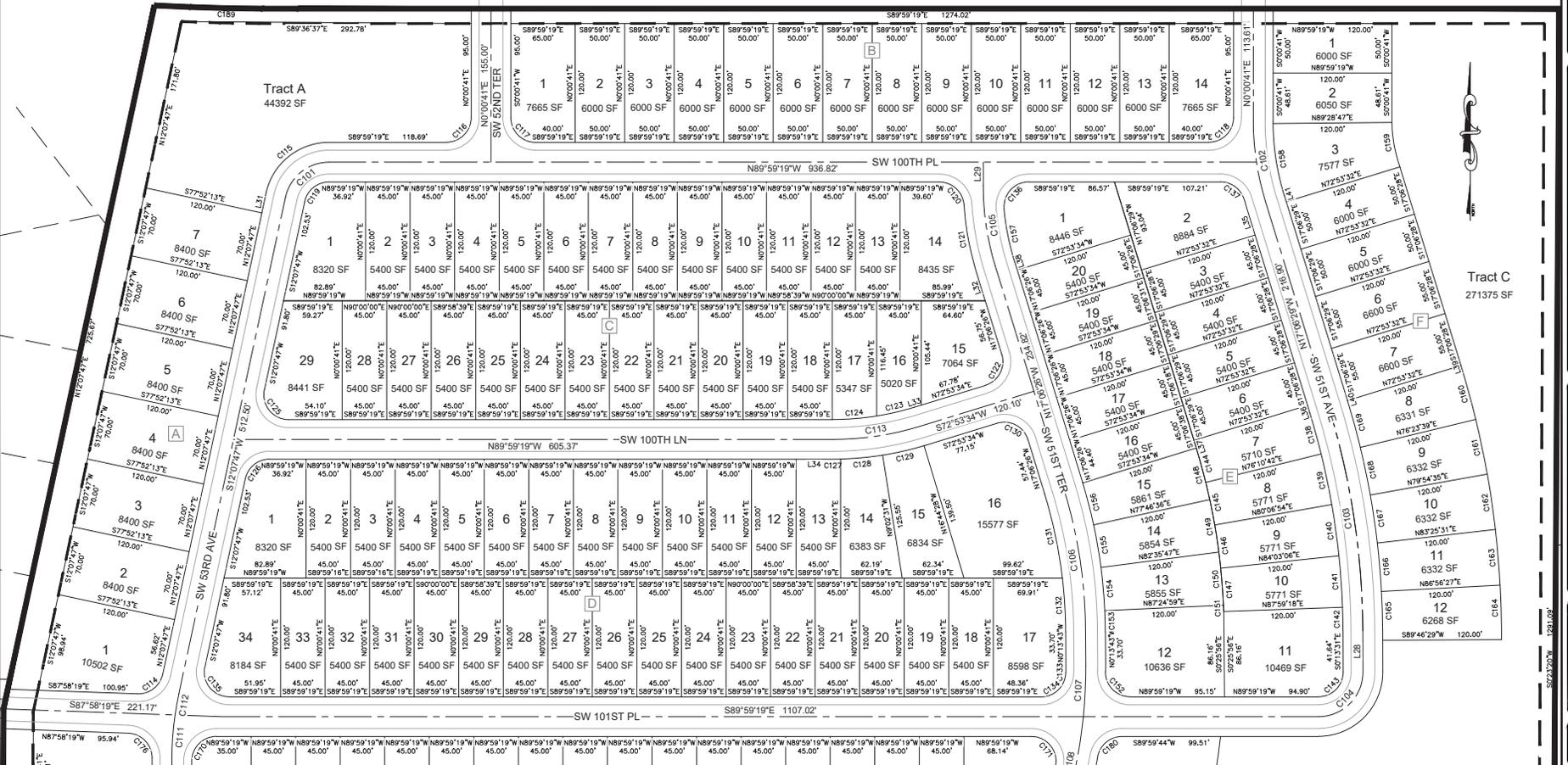
Curve Table				
CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.
C131	86.84	480.00	1021.58'	86.73
C132	54.96	480.00	1021.58'	54.83
C133	7.14	480.00	1021.58'	7.14
C134	39.20	25.00	8923.17'	35.17
C135	44.56	25.00	10270.76'	38.89
C136	41.57	25.00	9715.50'	36.94
C137	32.44	25.00	7430.17'	30.21
C138	43.58	760.00	3717.08'	43.58
C139	52.22	760.00	3761.12'	52.21
C140	52.22	760.00	3761.12'	52.21
C141	52.22	760.00	3761.12'	52.21
C142	23.65	760.00	1456.58'	23.65
C143	39.37	25.00	9074.24'	35.43
C144	36.10	620.04	3207.11'	36.10
C145	43.97	657.37	3749.77'	43.96

Curve Table				
CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.
C146	43.97	626.53	4022.27'	43.96
C147	43.97	626.53	4022.27'	43.97
C148	53.86	626.53	4368.14'	53.84
C149	53.84	626.53	4368.14'	53.82
C150	53.84	626.53	4368.14'	53.82
C151	6.39	1060.28	2202.43'	6.39
C152	39.49	25.00	9070.00'	35.51
C153	21.37	520.00	2137.00'	21.37
C154	43.74	520.00	4374.12'	43.73
C155	43.74	520.00	4374.12'	43.73
C156	43.73	520.00	4374.06'	43.71
C157	52.76	250.00	11571.16'	52.67
C158	73.82	250.00	16356.16'	73.57
C159	39.31	136.00	16494.54'	39.17
C160	44.93	920.00	2477.53'	44.92

Curve Table				
CURVE#	LENGTH	RADIUS	DELTA	CHORD LEN.
C161	56.45	900.00	3705.55'	56.44
C162	56.45	900.00	3705.55'	56.44
C163	56.45	900.00	3705.55'	56.44
C164	56.76	900.00	3720.00'	56.75
C165	49.35	900.00	3720.00'	49.34
C166	49.08	900.00	3705.55'	49.08
C167	49.08	900.00	3705.55'	49.08
C168	49.08	900.00	3705.55'	49.08
C169	39.07	800.00	2475.37'	39.06
C170	39.27	25.00	9070.00'	35.36
C171	44.52	25.00	10270.76'	38.87
C172	38.65	480.00	4796.47'	38.64
C173	63.92	220.00	1638.50'	63.70
C174	39.27	25.00	9070.00'	35.36
C175	39.27	25.00	9070.00'	35.36



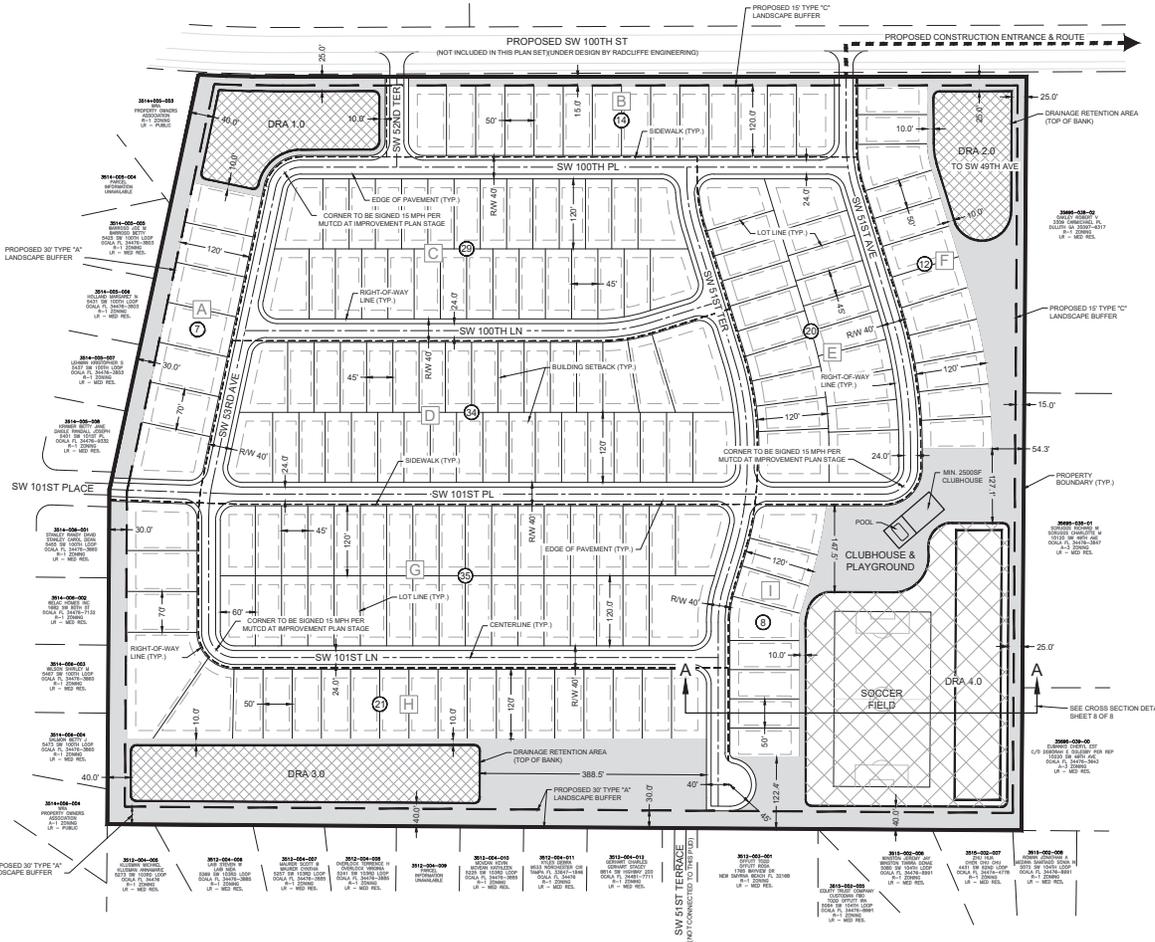
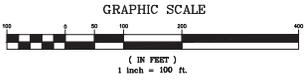
MARION COUNTY PROJECT No. 28951



Scale: 1" = 50'
 Project: 2022-08E
 Client: MMR
 Date: 8-19-22
 Drawn: MMR
 Checked: MMR
 Title: Preliminary Plat (North)
 www.radicliffeengineering.com

MICHAEL W. RADCLIFFE ENGINEERING, INC.
 1000 Street Road, East
 Marion, Oregon 97138
 Phone: 503.281.1111
 Fax: 503.281.1112
 www.radicliffeengineering.com

Sheet No. C002 of C008



Legend:

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

NUMBER OF LOTS (PER BLOCK)



OPEN SPACE AREA



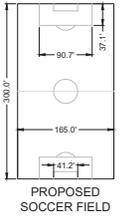
MULTI-PURPOSE FIELD / DRA AREA (100% OF TOTAL COUNTED AS OPEN SPACE)



DRA AREA (25% OF TOTAL COUNTED AS OPEN SPACE)



MARION COUNTY PROJECT No. 28951



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:	143,178 SF
DRA AREA - 25% OPEN SPACE:	+ 30,839 SF
OPEN SPACE PROPOSED:	465,695 SF 23.7%

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

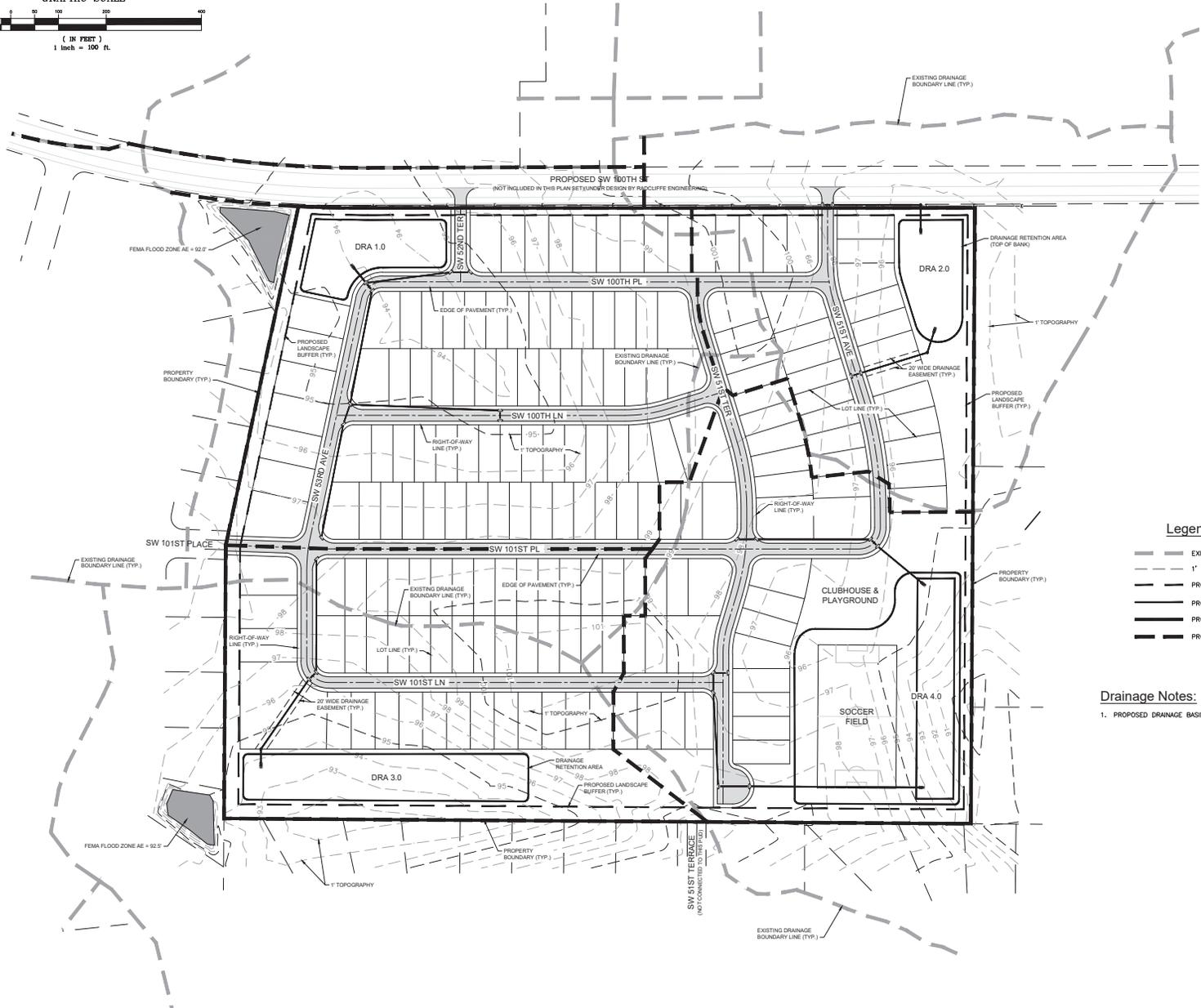
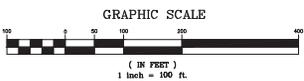
AMENITIES SHALL BE CONSTRUCTED DURING THE INITIAL PUD CONSTRUCTION PHASE.

Project No.	2023-001	Date	11-17-23	Title	Preliminary Planning
Client	Raytheon	Author		Scale	1" = 100'
Designer	MWR	Checker	TJR	Project	2022-CBE
Drawn	MWR	Issue	8-19-22	Client	RENSONS PER COUNTY COMMISSION
Checked	MWR	Issue	11-17-23	Client	RENSONS PER COUNTY COMMISSION
Reviewed		Issue		Client	RENSONS PER COUNTY COMMISSION

Site Layout

Sheet No. C004 of C008

X:\MWR\Projects\2023\2023-001\2023-001-001\2023-001-001-001.dwg (11/17/2023 11:10 AM)



MARION COUNTY PROJECT
No. 28951

- Legend:**
- EXISTING DRAINAGE BOUNDARY
 - - - 1' TOPOGRAPHY (CONTOUR LINES)
 - - - PROPOSED BUFFER
 - - - PROPOSED DRAINAGE RETENTION AREA
 - - - PROPERTY BOUNDARY
 - - - PROPOSED DRAINAGE BOUNDARY

- Drainage Notes:**
- PROPOSED DRAINAGE BASINS TO BE DEFINED DURING DESIGN PROCESS.

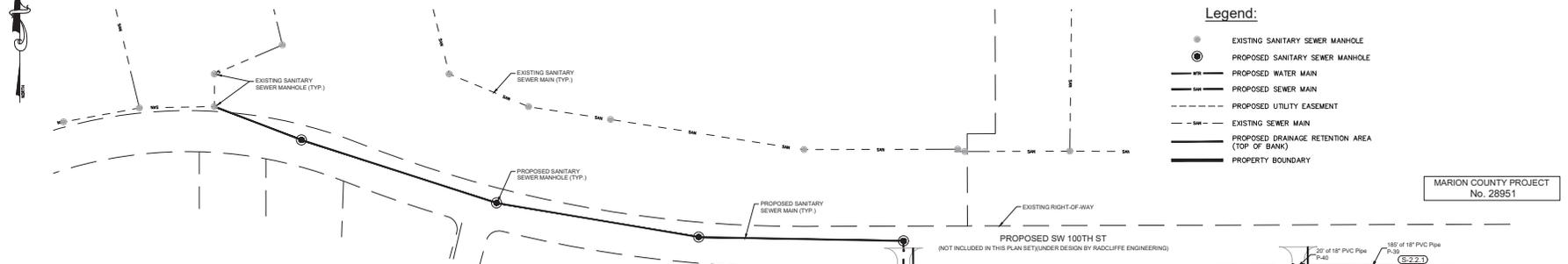
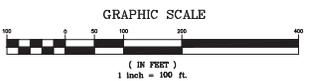
Project Name	100th Street P.U.D. - East
Sheet No.	C005 of C008
Scale	1" = 100'
Author	MWR
Check	TJR
Drawn	MWR
Date	5-17-2023
Project	2022-CBE
Issue	08-19-22
By	Anybody
For	Anybody

MARION COUNTY PROJECT No. 28951

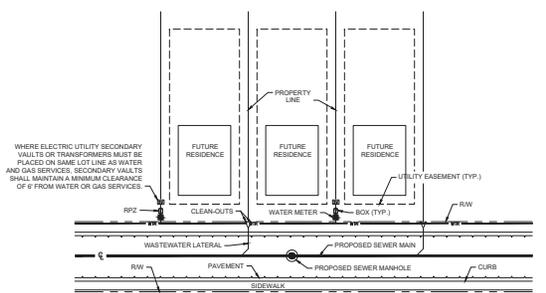
MICHAEL W. RADCLIFFE ENGINEERING, INC.
 10000 SW 10th Street, Suite 100, Gainesville, FL 32609
 Phone: 352-369-1111 Fax: 352-369-1112
 www.radcliffeengineering.com

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X:\MWR\Projects\2022\28951\100th Street P.U.D. - East\DWG\28951_Plan\100th Street P.U.D. - East.dwg



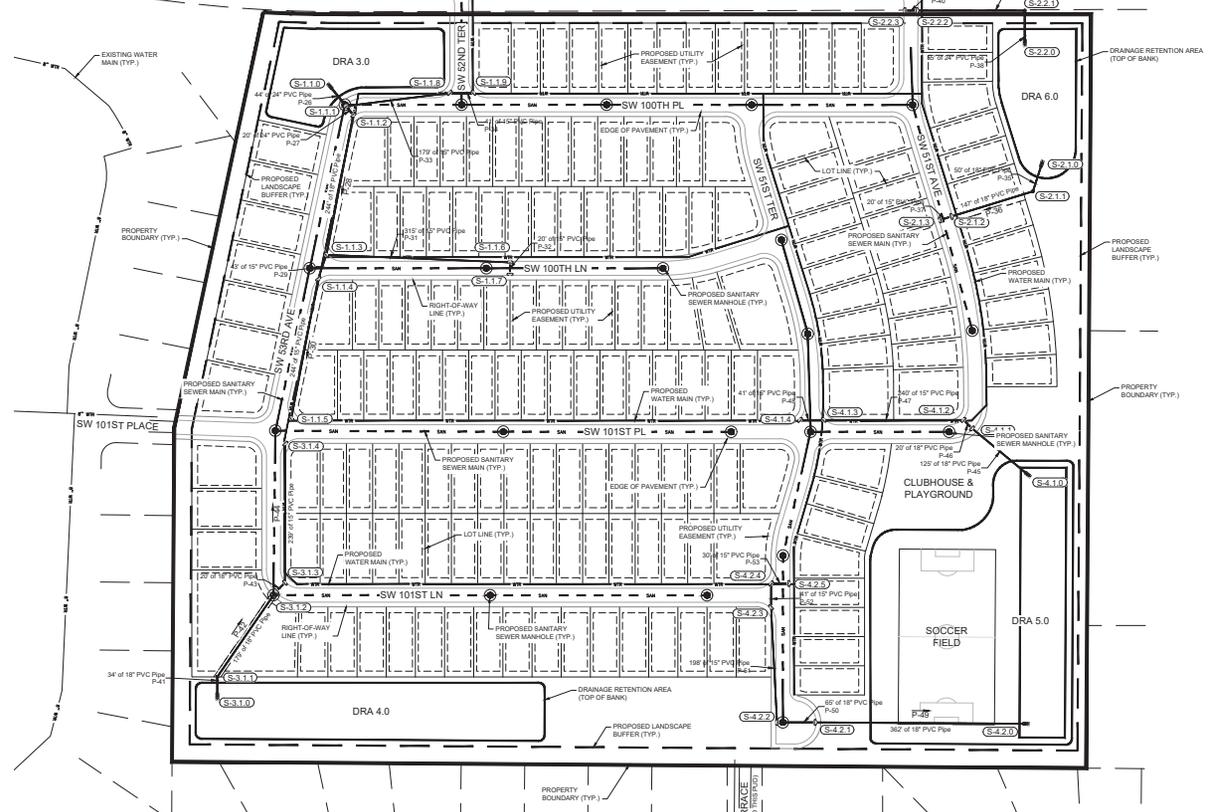
Sanitary Sewer Structure Table			Sanitary Sewer Structure Table			Sanitary Sewer Pipe Table						
Structure Name	Structure Details	Alignment Details	Structure Name	Structure Details	Alignment Details	Pipe Name	Size	Length	Slope			
SS-7	RM = 99.31	STA: 14+65.52	SS-19	RM = 99.46	STA: 47+05.37	P-15	8	286.80	0.45%			
	P-10 INV IN = 98.96	OFF: 0.00%		P-19 INV IN = 91.57	OFF: 0.00%	P-14	8	217.33	0.45%			
	P-8 INV IN = 98.80			P-24 INV IN = 91.49		P-12	8	167.84	0.45%			
	P-7 INV IN = 98.70			P-23 INV IN = 91.39					P-11	8	167.29	0.45%
SS-8	RM = 99.27	STA: 19+28.00	SS-23	RM = 92.28	STA: 50+72.18	P-10	8	238.94	0.45%			
	P-9 INV IN = 90.14	OFF: 0.00%		P-12 INV IN = 90.71	OFF: 0.00%	P-8	8	279.00	0.45%			
SS-22	RM = 99.18	STA: 9+54.79	SS-11	RM = 92.60	STA: 66+05.69	P-9	8	400.00	0.45%			
	P-22 INV IN = 93.74	OFF: -0.00%		P-11 INV IN = 90.21	OFF: 0.00%	P-7	8	248.56	0.45%			
SS-9	RM = 98.71	STA: 15+27.38	SS-18	RM = 92.10	STA: 44+02.68	P-6	8	248.56	0.45%			
	P-9 INV IN = 91.94	OFF: 0.00%		P-18 INV IN = 90.11	OFF: 0.00%	P-5	8	210.73	0.45%			
SS-21	RM = 98.62	STA: 14+64.03	SS-10	RM = 91.85	STA: 64+38.44	P-4	8	400.00	0.48%			
	P-22 INV IN = 91.98	OFF: 0.00%		P-10 INV IN = 89.96	OFF: 0.00%	P-3	8	400.00	0.48%			
SS-13	RM = 97.94	STA: 10+90.68	SS-17	RM = 90.74	STA: 24+84.51	P-2	8	400.00	0.48%			
	P-14 INV IN = 91.67	OFF: 0.00%		P-18 INV IN = 88.75	OFF: 0.00%	P-16	8	200.00	0.45%			
SS-12	RM = 97.84	STA: 10+90.68	SS-6	RM = 89.87	STA: 32+07.95	P-17	8	286.38	0.45%			
	P-12 INV IN = 91.57	OFF: 0.00%		P-6 INV IN = 87.48	OFF: 0.00%	P-18	8	302.68	0.45%			
SS-20	RM = 97.01	STA: 1+13.28	SS-16	RM = 89.45	STA: 27+65.11	P-20	8	354.50	0.45%			
	P-21 INV IN = 90.13	OFF: 0.00%		P-16 INV IN = 87.36	OFF: 0.00%	P-21	8	390.75	0.45%			
SS-4	RM = 96.77	STA: 38+00.00	SS-3	RM = 89.79	STA: 777.77	P-22	8	390.75	0.45%			
	P-5 INV IN = 85.31	OFF: 0.00%		P-4 INV IN = 83.29	OFF: 0.00%	P-23	8	281.70	0.45%			
SS-25	RM = 96.63	STA: 60+05.79	SS-2	RM = 83.80	STA: 777.77	P-24	8	371.63	0.45%			
	P-25 INV IN = 94.94	OFF: 0.00%		P-2 INV IN = 81.27	OFF: 0.00%	P-25	8	371.63	0.45%			
SS-15	RM = 95.72	STA: 72+77.31	SS-1	RM = 81.90	STA: 777.77	P-13	8	237.52	0.45%			
	P-15 INV IN = 94.29	OFF: 0.00%		P-2 INV IN = 79.25	OFF: 0.00%	P-1	8	182.08	4.37%			
SS-24	RM = 94.96	STA: 58+34.16	MH#14	RM = 72.88	STA: 777.77							
	P-25 INV IN = 93.27	OFF: 0.00%		P-1 INV IN = 71.19	OFF: 0.00%							
SS-14	RM = 94.44	STA: 59+19.82										
	P-15 INV IN = 92.75	OFF: 0.00%										
SS-5	RM = 94.23	STA: 29+59.39										
	P-6 INV IN = 86.36	OFF: 0.00%										
	P-5 INV IN = 85.26	OFF: 0.00%										



Typical Lot Utility Locations
NOT TO SCALE

- Legend:**
- EXISTING SANITARY SEWER MANHOLE
 - ⊙ PROPOSED SANITARY SEWER MANHOLE
 - SW — PROPOSED WATER MAIN
 - SM — PROPOSED SEWER MAIN
 - — — PROPOSED UTILITY EASEMENT
 - - - - EXISTING SEWER MAIN
 - ▭ PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
 - ▭ PROPERTY BOUNDARY

MARION COUNTY PROJECT
No. 28951

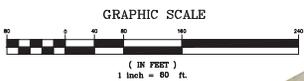


Date: 11/07/2023
 Project: 2022-08E
 Client: MWR
 Issue: 8-19-22
 No: 001 - Preliminary Plotting

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

Sheet No. C006 of C008
 Utility Plan

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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)

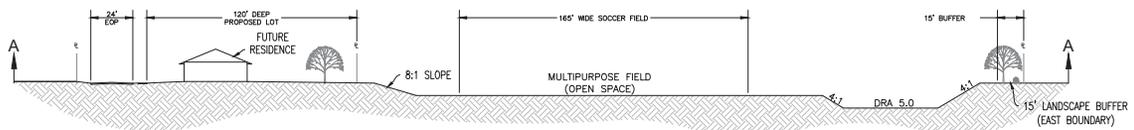
Proposed Survey Requirements for East PUD:
(Pending Waiver)

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

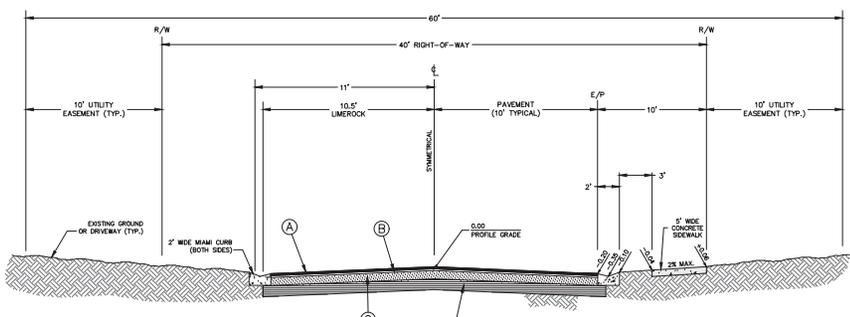
BASED ON ACTUAL 51 ACRE TREE SURVEY OF A SIMILAR PROJECT (ROLLING GREENS RV RESORT) DATED 1-31-22, IT IS EXPECTED THAT THE DENSITIES OF THE SITES WILL BE SIMILAR AND IN THE RANGE OF 39 TREES PER/ACRE AND 610 INCHES PER/ACRE.

Project Name	100th Street PUD - East
Sheet No.	C007 of C008
Tree Density Plan	
Project MWR	Scale: 1" = 80'
Drawn: TJR	Project: 2022-C08
Checked: MWR	Date: 8-19-22
By: [Signature]	Client: Plymouth Housing
Date:	5-1-2023
By:	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

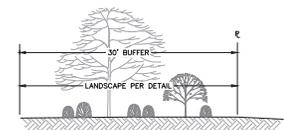


Multipurpose Field Section A - A
NOT TO SCALE

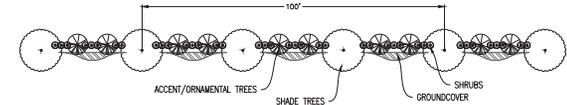


- (A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
- (B) BITUMINOUS TACK COAT
- (C) 8" LIMEROCK BASE COURSE
- (D) 12" STABILIZED SUBGRADE

TYPICAL SECTION 20' PAVEMENT
NOT TO SCALE



30' Buffer Detail
NOT TO SCALE

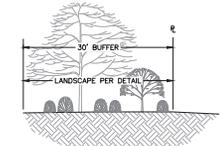


Type "A" Buffer Planting Detail
(PER 100' - TYPICAL)
NOT TO SCALE

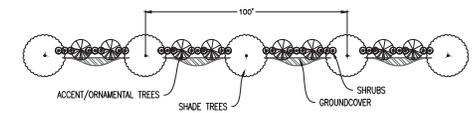
THE "A" TYPE BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFCOATS, SHALL COMPOSE AT LEAST 20 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

MARION COUNTY PROJECT
No. 28951



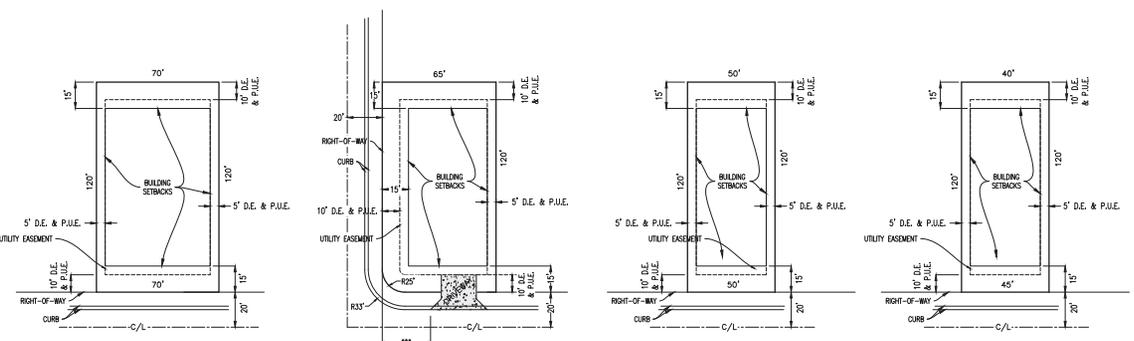
15' Buffer Detail
NOT TO SCALE



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



70' LOT
42' RIGHT-OF-WAY
NOT TO SCALE

65' CORNER LOT
42' RIGHT-OF-WAY
NOT TO SCALE

50' LOT
42' RIGHT-OF-WAY
NOT TO SCALE

45' LOT
42' RIGHT-OF-WAY
NOT TO SCALE

Typical Lot Details

Revision	DATE	BY	DESCRIPTION
1	5-17-2023	TJR	REVISIONS PER CITY COMMENTS

Prepared	MWR	Scale	N/A
Drawn	TJR	Project	2022-COE
Checked	MWR	Date	8-19-22
By	Est	Company	Professional Sealing

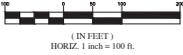
MICHAEL W. RADCIFFE ENGINEERING, INC.
 10001 SW 10th Street, Suite 100, Ft. Lauderdale, FL 33309
 Phone: 754-366-1111 | Fax: 754-366-1112
 www.radcliffeengineering.com

Sheet No. 1000-Street-PLD-East
 of 1000-Street-PLD-East
Details

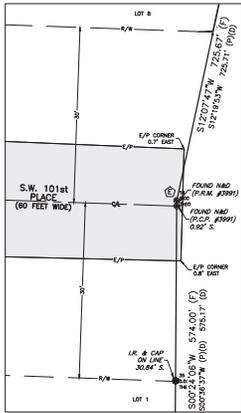
Sheet No.	C008
of	1
Sheet No.	C008



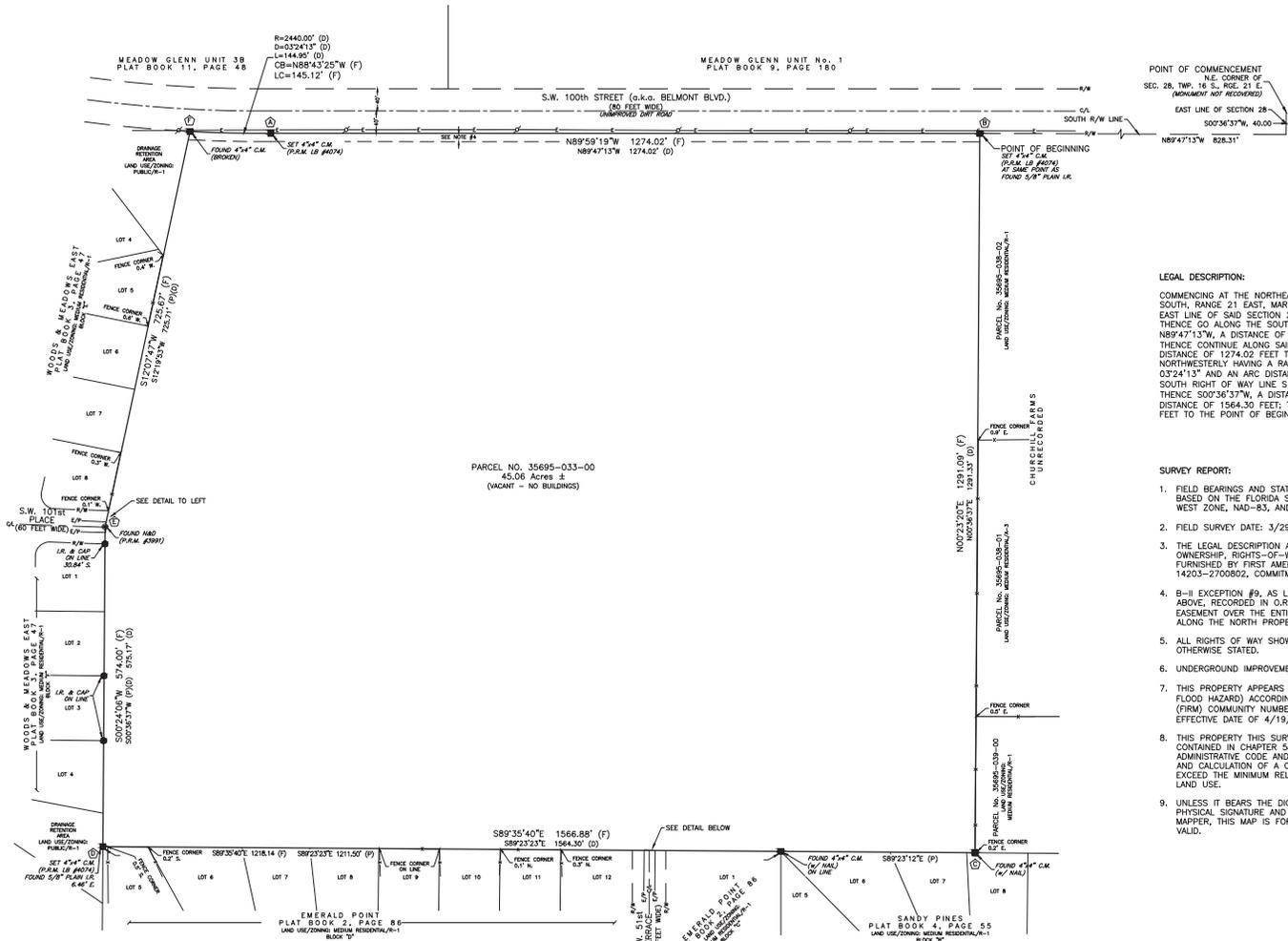
GRAPHIC SCALE



1 INCH = 100 FEET
HORIZ. 1 Inch = 100 Ft.



DETAIL 1"=10'

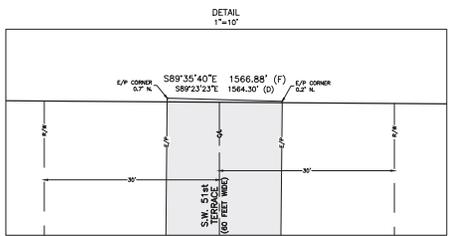


PARCEL NO. 35695-033-00
45.06 Acres ±
(VACANT - NO BUILDINGS)

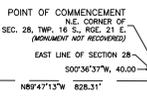
PARCEL No. 35695-038-02
Land Use/Zoning Medium Residential-R-1
UNRECORDED

PARCEL No. 35695-038-01
Land Use/Zoning Medium Residential-R-1
UNRECORDED

PARCEL No. 35695-039-00
Land Use/Zoning Medium Residential-R-1
UNRECORDED



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 CONCAVE 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.: 142025-2700992, 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

- LEGEND**
- P.C.P. PERMANENT CONTROL POINT
 - P.R.M. PERMANENT REFERENCE MONUMENT
 - C.M. CONCRETE MONUMENT
 - I.R. 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
 - (O) OFFICIAL RECORDS BOOK
 - R RADIUS
 - D of Δ CENTRAL ANGLE
 - ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - U.P. UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - ASPHALT
 - GROUND CONTOUR
 - TEMPORARY BENCHMARK
 - ELEV. ELEVATION

STATE PLANE COORDINATES	
△	N: 1724441.506 E: 589498.643
(F)	N: 1724441.256 E: 590775.663
(D)	N: 1723160.181 E: 590763.902
(O)	N: 1723161.280 E: 589197.058
(F)	N: 1723755.589 E: 589201.080
△	N: 172444.739 E: 589353.561

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

