

**West PUD Development Conditions (211008Z):**  
(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 10/09/2022; 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 CONSTRUCTION OF SW 100<sup>TH</sup> STREET AND/OR UP TO AND INCLUDING THE SW 54<sup>TH</sup> COURT INTERSECTION AT 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 INTERCONNECTED STREETS WITH THE ADJOINING SURROUNDING SUBDIVISIONS AS PROPOSED TO BE USED BY THIS PUD.
- NO PUD PROJECT VEHICLE ACCESS SHALL BE ALLOWED TO THE EAST TO SW 56<sup>TH</sup> AVENUE IN THE ALEJANDRIA ESTATES SUBDIVISION.
- EMERGENCY VEHICLE ACCESS IS PERMITTED TO THE EAST TO SW 101<sup>ST</sup> PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION. FULL VEHICLE ACCESS AND CONNECTIVITY TO THE WEST TO SW 151<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 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 WIDTH REQUIREMENT.
- A TYPE A BUFFER (MINIMUM 27' WIDE, THREE SHADE TREES AND FIVE ACENT 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 AND MEADOWS EAST, OAKCREST ESTATES, AND ALEJANDRIA 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 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 STANDARDS PREVIOUSLY, OR SHALL INCLUDE, AT A MINIMUM, THE FOLLOWING: 2,500 SQUARE FOOT CLUBHOUSE, POOL, PLAYGROUND, AND BALL/PYTHON 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 ORALLY 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 100<sup>TH</sup> 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 EXISTING MEADOW GLEN (MARION COUNTY OPERATED) SEWER ALONG PROPOSED SW 100<sup>TH</sup> 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) 629-5000
SURVEYOR	ROGERS ENGINEERING, LLC	RODNEY ROGERS	(352) 622-9214
DEVELOPER	NEW STRATEGY HOLDINGS LLC	DAWSON RANSOME	(813) 444-4742

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. POST (11.0") 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 = A8 (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 6.13.6A(3)(C):  
+ DIRT 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 SOGGED BOTTOMS

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

**General Notes:**

- SITE 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 (211008Z).
- 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 100<sup>TH</sup> 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 RESTRICTIVE 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 A LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

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

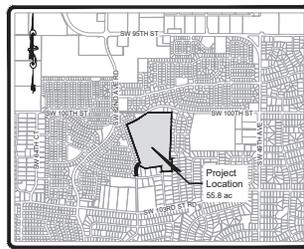
- BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATION GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
- THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN 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.org>

**Tree Planting & Landscaping Requirements:**

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



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

MARION COUNTY PROJECT  
No. 29089

**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  
4812 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 8/22/22 TO SELECTIVELY LOCATE TREES IN TWO (2) 1 ACRE TYPICAL PLOTS, 30' PERIMETER BUFFERS AND ALL TREES GREATER THAN 30" DBH IN FULLY COMPLETE TREE LOCATIONS ON 55.8 ACRE PARCEL.
- WAIVER GRANTED ON 7-17-2023 TO ALLOW 15 MPH CURVES WITH APPROPRIATE SIGNAGE - SEC. 6.12.9(K.)

**Sign Standards:**

- THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
- RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PRINCIPAL 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:

MICHAEL W. RADCLIFFE, P.E.  
FLORIDA REG. 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 LANE UNIDIRECTIONAL 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 REPAIRED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

Project No.	211008Z
Scale	1" = 200'
Date	7-17-23
Drawn	J. TABSHE
Checked	M. RADCLIFFE
Reviewed	M. RADCLIFFE
Approved	M. RADCLIFFE

**MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
Professional Engineer  
1211 S. Lake Nona Avenue, Suite 100, Lake Nona, FL 32159  
Phone: (407) 444-8742  
Fax: (407) 444-8743  
E-mail: mradcliffe@radcliffeeng.com  
Website: www.radcliffeeng.com

**Cover Sheet**

Project Name: SW 100th Street PUD - West  
Project No.: 211008Z  
Scale: 1" = 200'  
Date: 7-17-23

**Revisions to Plan Set**

No.	Description	Date

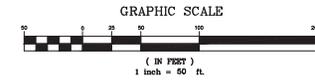
12-12-2023

Sheet No.	C001
	C002
	C009

Small vertical text at the bottom left corner of the page.



Curve Table					Curve Table					Curve Table					Curve Table					Curve Table																																																									
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.	CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.																																																
C534	531.83	2040.00	14°56'13"	530.32	N63°15'20"E	C545	11.51	25.00	26°23'23"	11.41	N56°41'16"W	C556	39.27	25.00	90°00'00"	35.36	S42°57'46"E	C567	39.27	25.00	90°00'00"	35.36	N42°57'46"W	C578	12.43	80.00	65°18'16"	12.42	S65°49'27"W	C589	53.51	45.00	60°08'03"	50.41	S81°34'48"W	C590	8.26	45.00	10°30'39"	8.24	S47°33'09"W	C591	10.43	10.00	59°25'20"	9.96	N22°50'46"E	C592	35.65	480.00	4°15'21"	35.65	N80°43'37"W	C593	51.83	480.00	1°11'13"	51.81	N89°04'57"W	C594	2.04	480.00	0°14'30"	2.04	N17°35'40"W	C595	38.51	520.00	4°14'24"	38.50	S81°30'50"E	C596	35.25	25.19	80°10'53"	32.44	N53°31'21"W
C535	311.90	246.99	72°21'10"	291.58	N34°28'13"E	C546	19.87	25.00	45°31'49"	19.35	N20°43'40"W	C557	16.09	65.00	14°10'56"	16.05	S50°31'4"E	C568	39.27	25.00	90°00'00"	35.36	N47°02'14"W	C569	39.27	25.00	90°00'00"	35.36	S42°57'46"E	C570	9.49	10.00	54°22'22"	9.14	S33°48'44"E	C571	45.85	520.00	2°03'17"	45.84	N89°04'57"W	C572	54.06	520.00	1°57'24"	54.04	N14°09'28"W	C573	19.24	480.00	2°17'47"	19.24	S16°27'34"E	C574	71.93	480.00	0°35'11"	71.87	S11°02'44"E	C575	70.29	480.00	0°23'24"	70.23	S23°32'27"E	C576	3.35	480.00	0°23'59"	3.35	S15°01'4"W	C577	50.79	45.00	64°39'52"	48.13	S58°10'10"E



MARION COUNTY PROJECT  
No. 29089



DRA 1.0

Scale: 1" = 50'  
 Date: 5-17-23  
 Project: 2022-0202-00W  
 Client: MRR  
 Drawn: MRR  
 Title: 9-14-22  
 Plot: 9-14-22  
 Note: 1 - Preliminary Platting

MICHAEL W. RADCIFFE ENGINEERING, INC.  
 1000 Street Blvd., West  
 Columbus, IN 47301  
 Phone: 317-736-1111  
 Fax: 317-736-1112  
 Email: mradcliffe@radcliffeeng.com  
 Website: www.radcliffeengineering.com

Sheet No. C003 of C009  
 Preliminary Plat (Center)

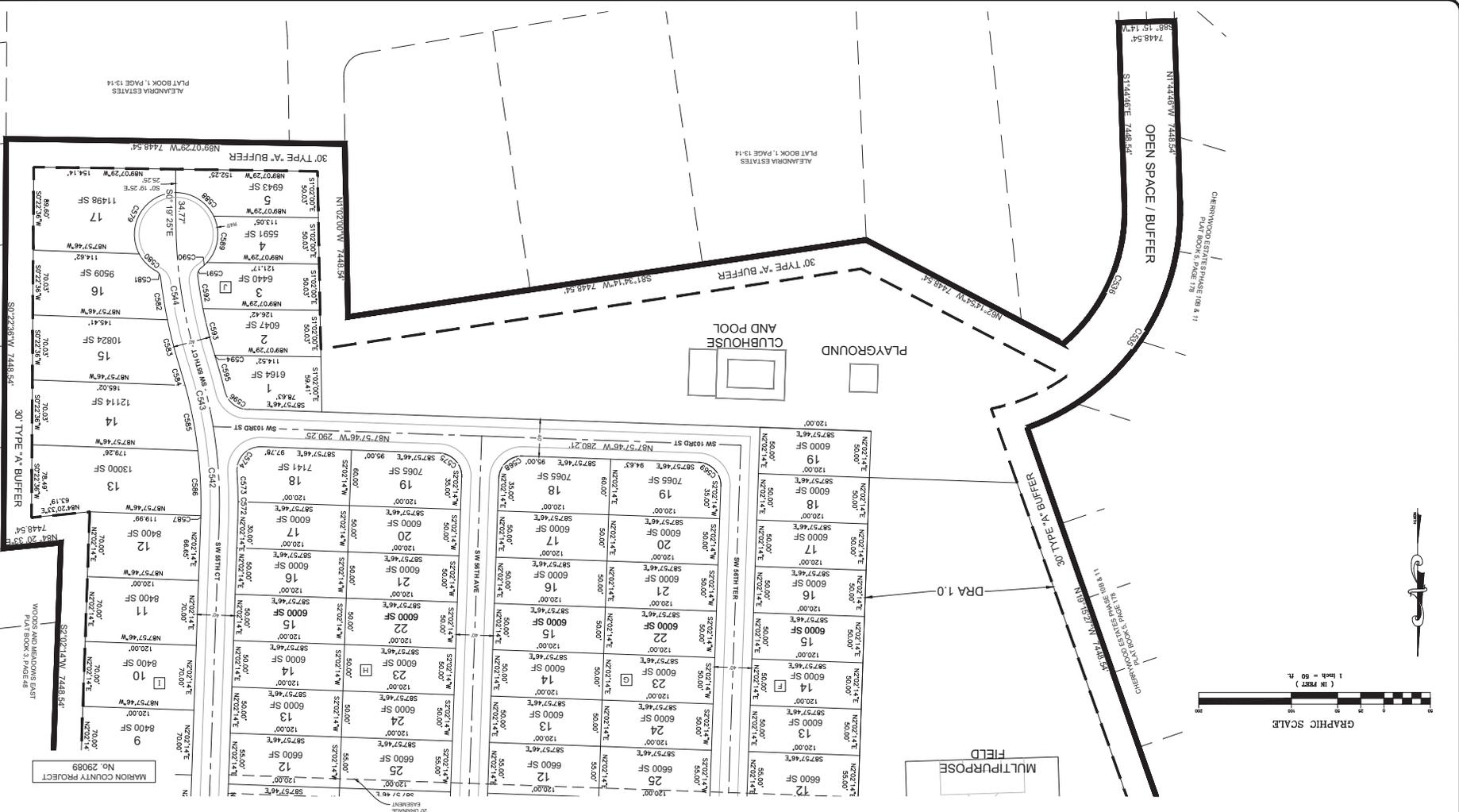
Sheet No. C004 of C009

Preliminary Plat (South)

**MWR MICHAEL W. RADZIPEP ENGINEERING, INC.**  
 10001 Street Road, West  
 Jacksonville, FL 32217  
 Phone: 904.251.1111  
 Fax: 904.251.1112  
 www.mwr-engineering.com

Project: 2022-09-01  
 Date: 01-22-24  
 Drawn: JWH  
 Checked: TWR/OSB  
 Title: PRELIMINARY PLAT

DATE	BY	REVISION
01-22-24	JWH	REV. PRELIMINARY PLAT
01-14-22	JWH	REV. PRELIMINARY PLAT



Curve Table	Curve #	Length	Radius	Delta	Chord Len.	Ch. Bear.
Curve Table	C544	151.07	500.00	173.842°	150.50	N85°46'W
	C543	81.18	500.00	97.810°	81.09	S12°38'02"E
	C542	90.49	500.00	102.211°	90.37	S38°50'2"E
	C541	52.86	100.00	102.975°	52.81	S38°46'09"W
	C540	100.00	500.00	117.211°	99.55	N63°17'1"E
	C539	70.69	500.00	102.975°	70.63	S42°57'46"E
	C538	43.00	400.00	100.000°	43.04	N42°57'46"E
	C537	117.79	100.00	67.282°	117.10	S42°07'46"E
	C536	168.01	968.99	52.078°	164.42	S42°07'46"E
	C535	319.50	200.00	72.211°	291.58	N20°34'04"W
C534	51.83	200.00	145.817°	50.32	N63°17'1"E	
C555	29.27	25.00	90.000°	25.36	N85°46'W	
C554	29.27	25.00	90.000°	25.36	S12°38'02"E	
C553	29.27	25.00	90.000°	25.36	S38°50'2"E	
C552	29.27	25.00	90.000°	25.36	S42°57'46"E	
C551	29.27	25.00	90.000°	25.36	N63°17'1"E	
C550	29.27	25.00	90.000°	25.36	N42°57'46"E	
C549	29.27	25.00	90.000°	25.36	N42°57'46"E	
C548	29.27	25.00	90.000°	25.36	S42°07'46"E	
C547	29.27	25.00	90.000°	25.36	S42°07'46"E	
C546	19.87	25.00	45.817°	19.35	N20°34'04"W	
C545	29.27	25.00	28.232°	28.11	N63°17'1"E	
C566	39.27	25.00	90.000°	35.36	N42°07'4"E	
C565	45.79	185.00	147.954°	45.68	N42°57'46"E	
C564	116.62	185.00	307.071°	114.70	S37°14"E	
C563	116.62	185.00	68.192°	114.70	S68°19'2"E	
C562	116.62	185.00	307.071°	114.70	S37°14"E	
C561	39.27	25.00	90.000°	35.36	N42°57'46"E	
C560	39.27	25.00	90.000°	35.36	N42°57'46"E	
C559	49.37	60.00	307.070°	48.30	S68°19'2"E	
C558	49.37	60.00	307.070°	48.30	S37°14"E	
C557	49.37	60.00	307.070°	48.30	S37°14"E	
C556	60.39	147.954°	147.954°	60.39	S37°14"E	
C577	64.23	120.00	307.955°	63.46	N76°42'1"E	
C576	39.27	25.00	90.000°	35.36	S42°57'46"E	
C575	39.27	25.00	90.000°	35.36	S42°57'46"E	
C574	44.80	50.00	89.275°	43.10	N44°38'2"E	
C573	52.86	50.00	27.975°	52.18	N44°38'2"E	
C572	39.27	25.00	90.000°	35.36	N42°57'46"E	
C571	39.27	25.00	90.000°	35.36	N42°57'46"E	
C570	39.27	25.00	90.000°	35.36	S42°57'46"E	
C569	39.27	25.00	90.000°	35.36	S42°57'46"E	
C568	39.27	25.00	90.000°	35.36	S42°57'46"E	
C567	39.27	25.00	90.000°	35.36	S42°57'46"E	
C566	39.27	25.00	90.000°	35.36	S42°57'46"E	
C565	39.27	25.00	90.000°	35.36	S42°57'46"E	
C564	39.27	25.00	90.000°	35.36	S42°57'46"E	
C563	39.27	25.00	90.000°	35.36	S42°57'46"E	
C562	39.27	25.00	90.000°	35.36	S42°57'46"E	
C561	39.27	25.00	90.000°	35.36	S42°57'46"E	
C560	39.27	25.00	90.000°	35.36	S42°57'46"E	
C559	39.27	25.00	90.000°	35.36	S42°57'46"E	
C558	39.27	25.00	90.000°	35.36	S42°57'46"E	
C557	39.27	25.00	90.000°	35.36	S42°57'46"E	
C556	39.27	25.00	90.000°	35.36	S42°57'46"E	
C555	39.27	25.00	90.000°	35.36	S42°57'46"E	
C554	39.27	25.00	90.000°	35.36	S42°57'46"E	
C553	39.27	25.00	90.000°	35.36	S42°57'46"E	
C552	39.27	25.00	90.000°	35.36	S42°57'46"E	
C551	39.27	25.00	90.000°	35.36	S42°57'46"E	
C550	39.27	25.00	90.000°	35.36	S42°57'46"E	
C549	39.27	25.00	90.000°	35.36	S42°57'46"E	
C548	39.27	25.00	90.000°	35.36	S42°57'46"E	
C547	39.27	25.00	90.000°	35.36	S42°57'46"E	
C546	39.27	25.00	90.000°	35.36	S42°57'46"E	
C545	39.27	25.00	90.000°	35.36	S42°57'46"E	
C544	39.27	25.00	90.000°	35.36	S42°57'46"E	
C543	39.27	25.00	90.000°	35.36	S42°57'46"E	
C542	39.27	25.00	90.000°	35.36	S42°57'46"E	
C541	39.27	25.00	90.000°	35.36	S42°57'46"E	
C540	39.27	25.00	90.000°	35.36	S42°57'46"E	
C539	39.27	25.00	90.000°	35.36	S42°57'46"E	
C538	39.27	25.00	90.000°	35.36	S42°57'46"E	
C537	39.27	25.00	90.000°	35.36	S42°57'46"E	
C536	39.27	25.00	90.000°	35.36	S42°57'46"E	
C535	39.27	25.00	90.000°	35.36	S42°57'46"E	
C534	39.27	25.00	90.000°	35.36	S42°57'46"E	
C533	39.27	25.00	90.000°	35.36	S42°57'46"E	
C532	39.27	25.00	90.000°	35.36	S42°57'46"E	
C531	39.27	25.00	90.000°	35.36	S42°57'46"E	
C530	39.27	25.00	90.000°	35.36	S42°57'46"E	
C529	39.27	25.00	90.000°	35.36	S42°57'46"E	
C528	39.27	25.00	90.000°	35.36	S42°57'46"E	
C527	39.27	25.00	90.000°	35.36	S42°57'46"E	
C526	39.27	25.00	90.000°	35.36	S42°57'46"E	
C525	39.27	25.00	90.000°	35.36	S42°57'46"E	
C524	39.27	25.00	90.000°	35.36	S42°57'46"E	
C523	39.27	25.00	90.000°	35.36	S42°57'46"E	
C522	39.27	25.00	90.000°	35.36	S42°57'46"E	
C521	39.27	25.00	90.000°	35.36	S42°57'46"E	
C520	39.27	25.00	90.000°	35.36	S42°57'46"E	
C519	39.27	25.00	90.000°	35.36	S42°57'46"E	
C518	39.27	25.00	90.000°	35.36	S42°57'46"E	
C517	39.27	25.00	90.000°	35.36	S42°57'46"E	
C516	39.27	25.00	90.000°	35.36	S42°57'46"E	
C515	39.27	25.00	90.000°	35.36	S42°57'46"E	
C514	39.27	25.00	90.000°	35.36	S42°57'46"E	
C513	39.27	25.00	90.000°	35.36	S42°57'46"E	
C512	39.27	25.00	90.000°	35.36	S42°57'46"E	
C511	39.27	25.00	90.000°	35.36	S42°57'46"E	
C510	39.27	25.00	90.000°	35.36	S42°57'46"E	
C509	39.27	25.00	90.000°	35.36	S42°57'46"E	
C508	39.27	25.00	90.000°	35.36	S42°57'46"E	
C507	39.27	25.00	90.000°	35.36	S42°57'46"E	
C506	39.27	25.00	90.000°	35.36	S42°57'46"E	
C505	39.27	25.00	90.000°	35.36	S42°57'46"E	
C504	39.27	25.00	90.000°	35.36	S42°57'46"E	
C503	39.27	25.00	90.000°	35.36	S42°57'46"E	
C502	39.27	25.00	90.000°	35.36	S42°57'46"E	
C501	39.27	25.00	90.000°	35.36	S42°57'46"E	
C500	39.27	25.00	90.000°	35.36	S42°57'46"E	











