



SUBMITTAL SUMMARY REPORT PrelimPlat-000463-2026

PLAN NAME: AO-1 Arden of Ocala	LOCATION: 6690 SE MARICAMP RD OCALA,
APPLICATION DATE: 03/05/2026	PARCEL: 9018-0000-06
DESCRIPTION: Preliminary Plat Submittal	

CONTACTS	NAME	COMPANY
Applicant	Dave Schmitt	Dave Schmitt Engineering Inc.
Applicant	Kristen Savage	
Developer	Tim Safransky	Ocala Development Partners, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	05/28/2026	06/04/2026	06/23/2026	Approved
OCE: Plan Review (DR) v.2	04/16/2026	04/23/2026	05/05/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	03/06/2026	03/20/2026	03/23/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3	ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
	911 Management (DR) (911 Management)	Janet Warbach	06/04/2026	06/02/2026	Approved
<i>Corrections</i>	2.12.8 - Legal description matches (Resolved) - Corrective Action: Sheet 1 has an inactive parcel of 9018-0327-26 listed under Parcel ID Numbers and under Legal Description, it should be 37471-008-00. - 2.12.8 - Legal description matches: 6.4.3.J - Legal description matches boundary on plan				
	Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/04/2026	05/29/2026	Approved
<i>Comments</i>	Pools will require permits through the Department of Health in Marion County. Please reach out to Evan.Searcy@FLHealth.gov for more information.				
	Fire Marshal (Plans) (Fire)	Jonathan Kenning	06/04/2026	05/28/2026	Approved
	Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	06/04/2026	05/28/2026	Approved
<i>Corrections</i>	2.12.32 - 100yr flood zone and flood prone areas (Resolved) - Corrective Action: Provide a statement indicating if the subject property is located within Marion County Flood Prone Areas. Show Marion County Flood Prone Areas on plan. - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.				
<i>Corrections</i>	2.12 - Site coverage (Resolved) - Corrective Action: Site coverage information is missing. Please provide correct information on the list. Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area. - 2.12 - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.				
	Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/04/2026	05/29/2026	Approved
	OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/04/2026	06/04/2026	Approved
<i>Corrections</i>	2.12.3. - Title block. (Resolved) - Corrective Action: Title block shall be shown on ALL sheets denoting type of application; - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions.				

SUBMITTAL SUMMARY REPORT (PrelimPlat-000463-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		06/04/2026	06/04/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p> <p style="text-align: center;">- DR 6/4/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/04/2026	05/28/2026	Informational
<i>Comments</i>	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/04/2026	05/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/04/2026	05/29/2026	Approved
<i>Corrections</i>	6.12.9 - Subdivision roads (Resolved) - Corrective Action: Several of the curves do not meet the 30mph design speed requirement for subdivision streets. Staff supports a waiver subject to providing the appropriate curve signage per the MUTCD. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
<i>Corrections</i>	Additional Traffic Comments (Resolved) - Corrective Action: It is unclear of the on-street parking in the clouded areas on the plan are 90 degree or angled parking. - Additional Traffic Comments			
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/04/2026	06/03/2026	Informational
<i>Comments</i>	The project will be served by Marion County Utilities for water and wastewater. Marion County Utilities does not accept or approve the utility layout at this stage. Utility infrastructure will be reviewed in detail upon submittal of utility plan sheets during the Site Plan review process			

PROJECT SITE IS LOCATED WITHIN SECTION 06, TOWNSHIP 16, RANGE 23, PARCEL I.D.#: 37471-000-00, 37471-010-00, 37471-015-00, 37471-020-00, AND 37471-025-00
 PROPERTY OWNER: MARICAMP INVESTMENT LLC, 7960 SW 65TH AVENUE, OCALA, FL 34476

1. TOTAL LAND AREA = 60 TO 70 ACRES ±
 2. EXISTING & PROPOSED SITE DATA
 THE SITE AS IS, CONSISTS OF OPEN PASTURE WITH PERIMETER TREE COVERAGE WITH GROUND SLOPES FROM 1.2% TO 4.0%. THERE ARE HIGH POINTS ON THE NORTH & WEST PORTIONS OF THE SITE THAT DRAIN TO ON-SITE & OFF-SITE LOW LYING AREAS. THE EXISTING ZONING IS P.U.D. & R-1. THE EXISTING LAND USE IS SPLIT BETWEEN URBAN RESIDENTIAL AND COMMERCIAL. THE PROPOSED ZONING IS PUD AND THE PROPOSED LAND USE IS URBAN RESIDENTIAL.

3. THE PROPOSED CONSTRUCTION SHALL INCLUDE: ROAD/DRIVEWAY CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS TO DISCHARGE TO THE CONSTRUCTED DRAINS. ALL IMPROVEMENTS SPECIFIED ON THE IMPROVEMENT PLANS SHALL BE CONSTRUCTED, AS-BUILT, AND SUBMITTED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.

4. THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A MIXED USE DEVELOPMENT WITH MULTI-FAMILY RESIDENTIAL TOWN HOMES, APARTMENTS, AND COMMERCIAL LOTS. RESIDENTIAL UNITS WILL BE SPREAD ACROSS THE ENTIRE SITE.

5. THE NUMBER OF APARTMENT UNITS SHALL BE 468. THE NUMBER OF TOWNHOME UNITS SHALL BE 180 UNITS, AND THE REMAINING PORTION WILL BE FOR COMMERCIAL DEVELOPMENT. (THIS CONCEPT PLAN IS SUBJECT TO CHANGE BASED ON COUNTY INPUT, SURVEYING, AND DESIGN ELEMENTS).

6. BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK FROM THE NEIGHBORING SINGLE FAMILY PLATTED RESIDENTIAL PROPERTIES (ZONED R-1) SHALL BE 70 FEET FOR THE TOWNHOMES AND 100 FEET FOR THE APARTMENTS, WITH TWO EXCEPTIONS:
 - ONE ON THE APARTMENT UNIT LOCATED ON THE NORTH PORTION OF THE SITE. THE BUILDING SETBACK IS SET AT 24 FEET FROM THE ADJACENT RESIDENTIAL ZONED PROPERTY TO THE EAST (THE EASTERN PROPERTY HAS A ZONING OF R-1 AND IS USED AS A DRIP AT THIS TIME). THIS BUILDING WOULD BE A 60-FOOT-3 STOREY APARTMENT UNIT.
 - ONE ON THE TWO APARTMENT UNIT LOCATED ON THE NORTH PORTION OF THE SITE. THE BUILDING SETBACK IS SET AT 92 FEET FROM THE ADJACENT COMMERCIAL BUSINESS ZONED PROPERTY TO THE NORTH (THE NORTHERN PROPERTY HAS AN A LAND USE DESIGNATION).
 COMMERCIAL LOT SETBACKS SHALL BE 40 FT FRONT, 25 FT REAR, AND 10 FT SIDE.

7. ACCESSORY BUILDINGS SUCH AS POOLS, DECKS, PATIOS SHALL HAVE A 10 FT REAR SETBACK. NO ACCESSORY BUILDINGS SHALL BE ALLOWED IN THE LAND USE BUFFER SETBACK.

8. MAXIMUM BUILDING HEIGHT SHALL BE 60 FT FOR APARTMENTS, 40 FEET FOR TOWNHOMES AND CLUBHOUSE BUILDINGS AND 30 FEET FOR ACCESSORY STRUCTURES.

9. THE MAJOR ROAD/DRIVEWAYS SHOWN ON THIS PLAN INCLUDE THE CONNECTOR ROAD FROM SE MARICAMP ROAD INTO THE DEVELOPMENT AND THE FUTURE PROPOSED ACCESS POINTS LOCATED ON THE NW PORTION OF THE SITE. ROAD NAMES TO BE DETERMINED. ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREA WILL BE DESIGNED AT TIME OF IMPROVEMENT PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGH THE COUNTY. ALL ROADWAYS/DRIVEWAYS SHALL BE PRIVATELY MAINTAINED, NO PUBLIC MAINTENANCE OF THESE ROADWAYS/DRIVEWAYS IS PROPOSED.

10. CENTRAL WATER & SEWER SYSTEMS ARE PROPOSED FOR THIS SITE AND WILL CONNECT TO MARION COUNTY UTILITIES.

11. STORMWATER SHALL BE ROUTED VIA CURB & GUTTER SYSTEMS TO THE PROPOSED RETENTION AREA WHICH WILL CONTAIN THE 100YR 3HR POST STORM EVENT.

12. ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE 100 YEAR FLOOD ELEVATION.

13. ALL UNITS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS/DRIVEWAYS FOR VEHICULAR/DRIVEWAY ACCESS.

14. LANDSCAPE BUFFERS SHALL MEET THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS AS WAIVED THROUGH THE DEVELOPMENT REVIEW PROCESS.

15. OPEN SPACE: USE RECREATION AND GREEN SPACE DATA.

16. PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN MULTIPLE PROJECT PHASES AND SUB-PHASES BASED UPON MARKET DEMAND. PROPOSED PHASING IS INDICATED ON THIS PLAN, BUT IS SUBJECT TO CHANGE.

17. UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.

18. AN H.O.A., P.O.A., M.S.T.U., OR S.B.S.U. SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN ALL COMMON AREAS & COMMON ELEMENTS OF THE PUD, AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MANAGEMENT AND MAINTENANCE OF THE PUD, INCLUDING ANY STORMWATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

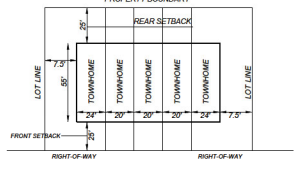
BREAKDOWN OF ACREAGE: (EXISTING)
 63.20 ACRES: BUREAU OF LANDS
 30.20 ACRES WITH A ZONING & COMMERCIAL LAND USE
 34.60 ACRES WITH PUD ZONING & OPEN PASTURE LAND USE

BREAKDOWN OF ACREAGE: (PROPOSED)
 60 TO 70 ACRES, MORE OR LESS TOTAL
 60 TO 70 ACRES OF COMMERCIAL DEVELOPMENT
 51.75 ACRES OF RESIDENTIAL DEVELOPMENT

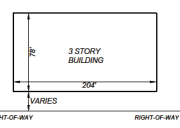
SPRINGS PROTECTION:
 THE PROPERTY LIES IN THE SPRINGS PROTECTION ZONE

FLOOD ZONE NOTE:
 THE PROPOSED DEVELOPMENT SHALL MEET THE TERMS AND CONDITIONS SET FORTH AS A SPECIAL REQUIREMENT NO. 23-44-03 ADOPTED ON FEBRUARY 21, 2023. THIS PUD DEVELOPMENT ALSO SHALL FULLY MEET ALL THE 2 FLOODING REQUIREMENTS SPECIFIED IN THE CDC.

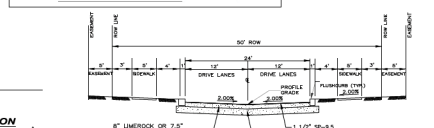
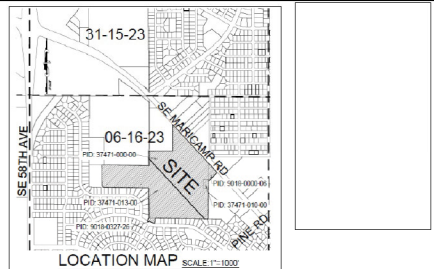
IMPORTANT PUD NOTE:
 THIS PUD DEVELOPMENT SHALL MEET THE TERMS AND CONDITIONS SET FORTH AS A SPECIAL REQUIREMENT NO. 23-44-03 ADOPTED ON FEBRUARY 21, 2023. THIS PUD DEVELOPMENT ALSO SHALL FULLY MEET ALL THE 2 FLOODING REQUIREMENTS SPECIFIED IN THE CDC.



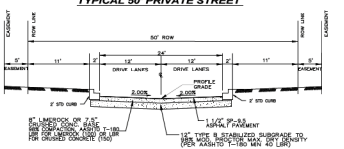
TYPICAL TOWNHOME SECTION



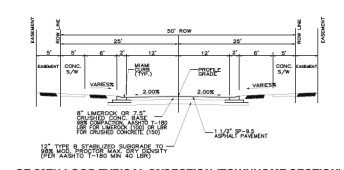
TYPICAL MULTI-FAMILY BUILDING SECTION



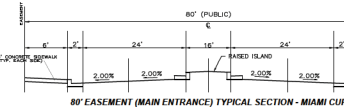
TYPICAL 50' PRIVATE STREET



TYPICAL 50' PUBLIC STREET (SE 66TH AVE RD.)



SE 66TH LOOP TYPICAL 50' SECTION (TOWNHOME SECTION)



80' EASEMENT (MAIN ENTRANCE) TYPICAL SECTION - MIAMI CURB

OPEN SPACE SPACE / MFLA DATA:
 PER MARION COUNTY LDC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA
 60 TO 70 ACRES X 20% = 12 TO 14 ACRES OF OPEN SPACE REQUIRED
 12% OF A 18 ACRES MUST BE M.F.L.A.
 5.0% OR 3.05 ACRES MUST BE IMPROVED OPEN SPACE
 ALL GRAS DESIGNATED AS RECREATION / OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS A WAIVER IS OBTAINED FOR ADDITIONAL AREA TO BE UTILIZED

LANDSCAPE BUFFER NOTE:
 PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE. BUFFERS TO BE DETERMINED AND FINALIZED AT THE DEVELOPMENT BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS.

TRAFFIC STUDY NOTE:
 A TRAFFIC STUDY HAS BEEN CONDUCTED AS PART OF THIS PUD SUBMITTAL. PLEASE REFER TO PROVIDED TRAFFIC STUDY ANY ADDITIONAL IMPROVEMENTS NEEDED (I.E. OFFSITE TRAFFIC IMPROVEMENTS) AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY WILL BE INCORPORATED INTO EACH PHASE OF THE PLANNED DEVELOPMENT AS APPLICABLE.

ACCESS MANAGEMENT NOTE:
 COMMERCIAL LOTS SHALL HAVE NO DIRECT ACCESS TO SW MARICAMP RD AND ACCESS TO PINE TRACE COURSE IS PROHIBITED. ACCESS TO SE MARICAMP RD WILL BE THROUGH THE SE 56 TH PL RD SITE ENTRANCE.

CONSTRUCTION VEHICLE ACCESS NOTE:
 ALL CONSTRUCTION VEHICLE ACCESS MUST ACCESS THE SITE FROM SE MARICAMP ROAD, AND MUST NOT USE PINE TRACE.

SIDEWALK/BIKE/PEDESTAL PATH NOTE:
 INTERNAL SIDEWALKS & BIKE/PEDESTAL PATHS WILL BE PROVIDED AT TIME OF SITE OR IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE COMMERCIAL AREA AND SE MARICAMP ROAD FOR PROPER PEDESTAL CONNECTION AND MOBILITY.

PARKING REQUIREMENTS:
 COMMERCIAL DEVELOPMENT:
 TO BE DETERMINED AT TIME OF COMMERCIAL DEVELOPMENT
 RESIDENTIAL DEVELOPMENT:
 2 SPACES PER EACH UNIT
 468 APARTMENT UNITS X 2 SPACES = 936 SPACES (PARKING PROVIDED = 1033 SPACES)
 180 TOWNHOME UNITS X 2 SPACES = 360 SPACES (PARKING PROVIDED = 360 SPACES + 188 GUEST PARKING FOR TOWNHOMES)

TRACT	OPEN SPACE	POND	OTHER	SP	%
A	0.34 AC	0.02 AC		2094.80	1.50
B	1.53 AC			1297.50	2.92
C	0.43 AC	0.11 AC (BOB POND)		1670.00	0.74
D	0.43 AC			1670.00	0.74
E	0.43 AC			1670.00	0.74
F	0.43 AC			1670.00	0.74
G	0.43 AC			1670.00	0.74
H	0.43 AC			1670.00	0.74
I	0.43 AC			1670.00	0.74
J	0.43 AC			1670.00	0.74
K	0.43 AC			1670.00	0.74
L	0.43 AC			1670.00	0.74
M	0.43 AC			1670.00	0.74
N	0.43 AC			1670.00	0.74
O	0.43 AC			1670.00	0.74
P	0.43 AC			1670.00	0.74
Q	0.43 AC			1670.00	0.74
R	0.43 AC			1670.00	0.74
S	0.43 AC			1670.00	0.74
T	0.43 AC			1670.00	0.74
U	0.43 AC			1670.00	0.74
V	0.43 AC			1670.00	0.74
W	0.43 AC			1670.00	0.74
X	0.43 AC			1670.00	0.74
Y	0.43 AC			1670.00	0.74
Z	0.43 AC			1670.00	0.74
AA	0.43 AC			1670.00	0.74
AB	0.43 AC			1670.00	0.74
AC	0.43 AC			1670.00	0.74
AD	0.43 AC			1670.00	0.74
AE	0.43 AC			1670.00	0.74
AF	0.43 AC			1670.00	0.74
AG	0.43 AC			1670.00	0.74
AH	0.43 AC			1670.00	0.74
AI	0.43 AC			1670.00	0.74
AJ	0.43 AC			1670.00	0.74
AK	0.43 AC			1670.00	0.74
AL	0.43 AC			1670.00	0.74
AM	0.43 AC			1670.00	0.74
AN	0.43 AC			1670.00	0.74
AO	0.43 AC			1670.00	0.74
AP	0.43 AC			1670.00	0.74
AQ	0.43 AC			1670.00	0.74
AR	0.43 AC			1670.00	0.74
AS	0.43 AC			1670.00	0.74
AT	0.43 AC			1670.00	0.74
AU	0.43 AC			1670.00	0.74
AV	0.43 AC			1670.00	0.74
AW	0.43 AC			1670.00	0.74
AX	0.43 AC			1670.00	0.74
AY	0.43 AC			1670.00	0.74
AZ	0.43 AC			1670.00	0.74
BA	0.43 AC			1670.00	0.74
BB	0.43 AC			1670.00	0.74
BC	0.43 AC			1670.00	0.74
BD	0.43 AC			1670.00	0.74
BE	0.43 AC			1670.00	0.74
BF	0.43 AC			1670.00	0.74
BG	0.43 AC			1670.00	0.74
BH	0.43 AC			1670.00	0.74
BI	0.43 AC			1670.00	0.74
BJ	0.43 AC			1670.00	0.74
BK	0.43 AC			1670.00	0.74
BL	0.43 AC			1670.00	0.74
BM	0.43 AC			1670.00	0.74
BN	0.43 AC			1670.00	0.74
BO	0.43 AC			1670.00	0.74
BP	0.43 AC			1670.00	0.74
BQ	0.43 AC			1670.00	0.74
BR	0.43 AC			1670.00	0.74
BS	0.43 AC			1670.00	0.74
BT	0.43 AC			1670.00	0.74
BU	0.43 AC			1670.00	0.74
BV	0.43 AC			1670.00	0.74
BW	0.43 AC			1670.00	0.74
BX	0.43 AC			1670.00	0.74
BY	0.43 AC			1670.00	0.74
BZ	0.43 AC			1670.00	0.74
CA	0.43 AC			1670.00	0.74
CB	0.43 AC			1670.00	0.74
CC	0.43 AC			1670.00	0.74
CD	0.43 AC			1670.00	0.74
CE	0.43 AC			1670.00	0.74
CF	0.43 AC			1670.00	0.74
CG	0.43 AC			1670.00	0.74
CH	0.43 AC			1670.00	0.74
CI	0.43 AC			1670.00	0.74
CJ	0.43 AC			1670.00	0.74
CK	0.43 AC			1670.00	0.74
CL	0.43 AC			1670.00	0.74
CM	0.43 AC			1670.00	0.74
CN	0.43 AC			1670.00	0.74
CO	0.43 AC			1670.00	0.74
CP	0.43 AC			1670.00	0.74
CQ	0.43 AC			1670.00	0.74
CR	0.43 AC			1670.00	0.74
CS	0.43 AC			1670.00	0.74
CT	0.43 AC			1670.00	0.74
CU	0.43 AC			1670.00	0.74
CV	0.43 AC			1670.00	0.74
CW	0.43 AC			1670.00	0.74
CX	0.43 AC			1670.00	0.74
CY	0.43 AC			1670.00	0.74
CZ	0.43 AC			1670.00	0.74
DA	0.43 AC			1670.00	0.74
DB	0.43 AC			1670.00	0.74
DC	0.43 AC			1670.00	0.74
DD	0.43 AC			1670.00	0.74
DE	0.43 AC			1670.00	0.74
DF	0.43 AC			1670.00	0.74
DG	0.43 AC			1670.00	0.74
DH	0.43 AC			1670.00	0.74
DI	0.43 AC			1670.00	0.74
DJ	0.43 AC			1670.00	0.74
DK	0.43 AC			1670.00	0.74
DL	0.43 AC			1670.00	0.74
DM	0.43 AC			1670.00	0.74
DN	0.43 AC			1670.00	0.74
DO	0.43 AC			1670.00	0.74
DP	0.43 AC			1670.00	0.74
DQ	0.43 AC			1670.00	0.74
DR	0.43 AC			1670.00	0.74
DS	0.43 AC			1670.00	0.74
DT	0.43 AC			1670.00	0.74
DU	0.43 AC			1670.00	0.74
DV	0.43 AC			1670.00	0.74
DW	0.43 AC			1670.00	0.74
DX	0.43 AC			1670.00	0.74
DY	0.43 AC			1670.00	0.74
DZ	0.43 AC			1670.00	0.74
EA	0.43 AC			1670.00	0.74
EB	0.43 AC			1670.00	0.74
EC	0.43 AC			1670.00	0.74
ED	0.43 AC			1670.00	0.74
EE	0.43 AC			1670.00	0.74
EF	0.43 AC			1670.00	0.74
EG	0.43 AC			1670.00	0.74
EH	0.43 AC			1670.00	0.74
EI	0.43 AC			1670.00	0.74
EJ	0.43 AC			1670.00	0.74
EK	0.43 AC			1670.00	0.74
EL	0.43 AC			1670.00	0.74
EM	0.43 AC			1670.00	0.74
EN	0.43 AC			1670.00	0.74
EO	0.43 AC			1670.00	0.74
EP	0.43 AC			1670.00	0.74
EQ	0.43 AC			1670.00	0.74

SITE COVERAGE AREAS:

BUILDINGS:	18.82 AC	17.80 %
COMMERCIAL:	6.53 AC	10.73 %
DRIVEWAYS:	6.63 AC	2.72 %
ROADWAY/PARKING:	17.49 AC	18.80 %
SEWER/WAC:	2.23 AC	2.66 %
HAZARDOUS WASTE:	1.46 AC	2.40 %
POND:	2.26 AC	6.67 %
TOTAL IMPERVIOUS AREA:	39.30 AC	64.52 %
TOTAL PERVIOUS AREA:	21.50 AC	35.47 %
TOTAL DEVELOPABLE AREA:	60.75 AC	100.00 %

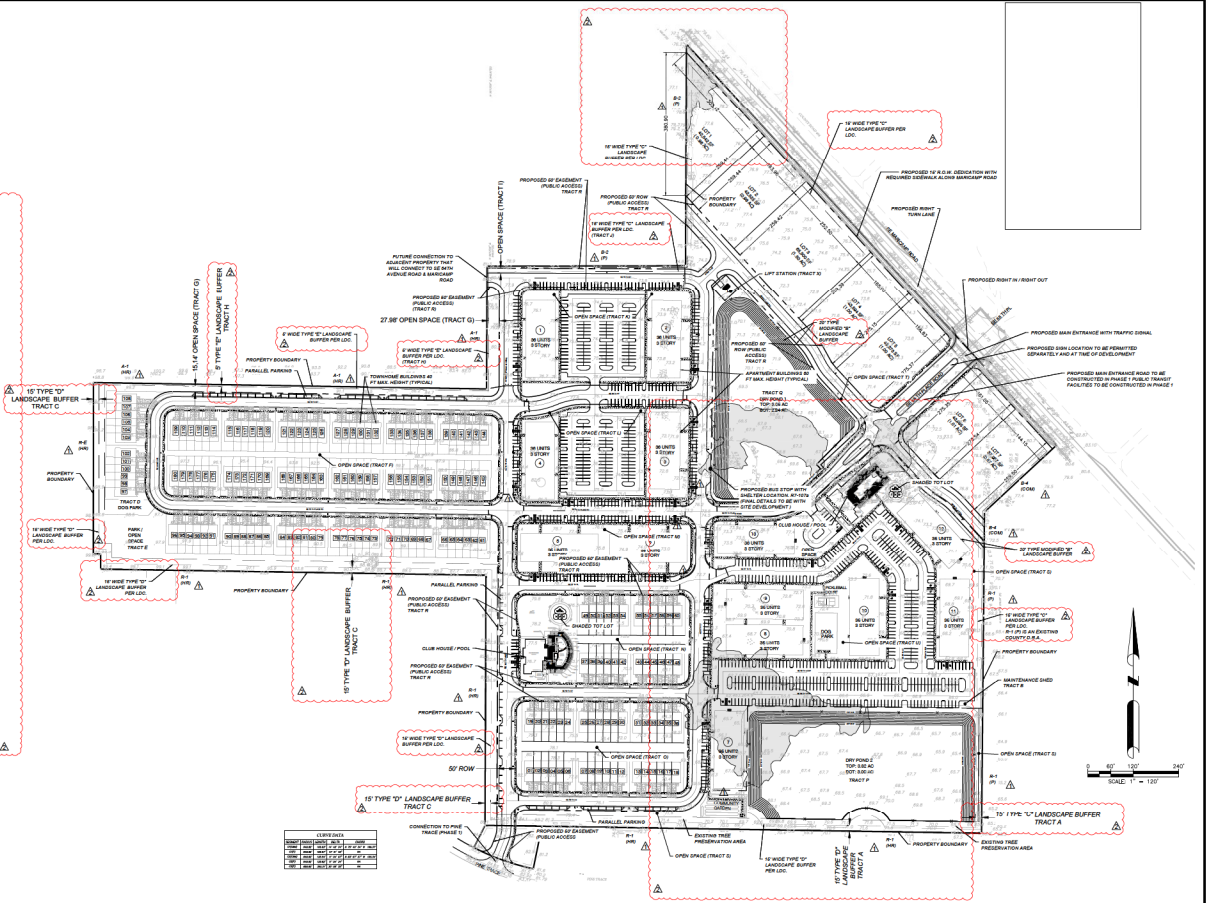
**AD-1 Arden of Ocala
POST DEVELOPMENT STORMWATER ANALYSIS**
Based on Proposed Final Conditions

Runoff	Area (Ac)	Runoff Coefficient	Runoff (CFS)	Runoff (MGD)
1	1.00	0.50	1.00	0.01
2	1.00	0.50	1.00	0.01
3	1.00	0.50	1.00	0.01
4	1.00	0.50	1.00	0.01
5	1.00	0.50	1.00	0.01
6	1.00	0.50	1.00	0.01
7	1.00	0.50	1.00	0.01
8	1.00	0.50	1.00	0.01
9	1.00	0.50	1.00	0.01
10	1.00	0.50	1.00	0.01
11	1.00	0.50	1.00	0.01
12	1.00	0.50	1.00	0.01
13	1.00	0.50	1.00	0.01
14	1.00	0.50	1.00	0.01
15	1.00	0.50	1.00	0.01
16	1.00	0.50	1.00	0.01
17	1.00	0.50	1.00	0.01
18	1.00	0.50	1.00	0.01
19	1.00	0.50	1.00	0.01
20	1.00	0.50	1.00	0.01
21	1.00	0.50	1.00	0.01
22	1.00	0.50	1.00	0.01
23	1.00	0.50	1.00	0.01
24	1.00	0.50	1.00	0.01
25	1.00	0.50	1.00	0.01
26	1.00	0.50	1.00	0.01
27	1.00	0.50	1.00	0.01
28	1.00	0.50	1.00	0.01
29	1.00	0.50	1.00	0.01
30	1.00	0.50	1.00	0.01
31	1.00	0.50	1.00	0.01
32	1.00	0.50	1.00	0.01
33	1.00	0.50	1.00	0.01
34	1.00	0.50	1.00	0.01
35	1.00	0.50	1.00	0.01
36	1.00	0.50	1.00	0.01
37	1.00	0.50	1.00	0.01
38	1.00	0.50	1.00	0.01
39	1.00	0.50	1.00	0.01
40	1.00	0.50	1.00	0.01
41	1.00	0.50	1.00	0.01
42	1.00	0.50	1.00	0.01
43	1.00	0.50	1.00	0.01
44	1.00	0.50	1.00	0.01
45	1.00	0.50	1.00	0.01
46	1.00	0.50	1.00	0.01
47	1.00	0.50	1.00	0.01
48	1.00	0.50	1.00	0.01
49	1.00	0.50	1.00	0.01
50	1.00	0.50	1.00	0.01
51	1.00	0.50	1.00	0.01
52	1.00	0.50	1.00	0.01
53	1.00	0.50	1.00	0.01
54	1.00	0.50	1.00	0.01
55	1.00	0.50	1.00	0.01
56	1.00	0.50	1.00	0.01
57	1.00	0.50	1.00	0.01
58	1.00	0.50	1.00	0.01
59	1.00	0.50	1.00	0.01
60	1.00	0.50	1.00	0.01
61	1.00	0.50	1.00	0.01
62	1.00	0.50	1.00	0.01
63	1.00	0.50	1.00	0.01
64	1.00	0.50	1.00	0.01
65	1.00	0.50	1.00	0.01
66	1.00	0.50	1.00	0.01
67	1.00	0.50	1.00	0.01
68	1.00	0.50	1.00	0.01
69	1.00	0.50	1.00	0.01
70	1.00	0.50	1.00	0.01
71	1.00	0.50	1.00	0.01
72	1.00	0.50	1.00	0.01
73	1.00	0.50	1.00	0.01
74	1.00	0.50	1.00	0.01
75	1.00	0.50	1.00	0.01
76	1.00	0.50	1.00	0.01
77	1.00	0.50	1.00	0.01
78	1.00	0.50	1.00	0.01
79	1.00	0.50	1.00	0.01
80	1.00	0.50	1.00	0.01
81	1.00	0.50	1.00	0.01
82	1.00	0.50	1.00	0.01
83	1.00	0.50	1.00	0.01
84	1.00	0.50	1.00	0.01
85	1.00	0.50	1.00	0.01
86	1.00	0.50	1.00	0.01
87	1.00	0.50	1.00	0.01
88	1.00	0.50	1.00	0.01
89	1.00	0.50	1.00	0.01
90	1.00	0.50	1.00	0.01
91	1.00	0.50	1.00	0.01
92	1.00	0.50	1.00	0.01
93	1.00	0.50	1.00	0.01
94	1.00	0.50	1.00	0.01
95	1.00	0.50	1.00	0.01
96	1.00	0.50	1.00	0.01
97	1.00	0.50	1.00	0.01
98	1.00	0.50	1.00	0.01
99	1.00	0.50	1.00	0.01
100	1.00	0.50	1.00	0.01

1. The stormwater runoff is based on a 100-year return period storm event.
2. The runoff is based on the proposed final conditions.
3. The runoff is based on the proposed final conditions.
4. The runoff is based on the proposed final conditions.
5. The runoff is based on the proposed final conditions.
6. The runoff is based on the proposed final conditions.
7. The runoff is based on the proposed final conditions.
8. The runoff is based on the proposed final conditions.
9. The runoff is based on the proposed final conditions.
10. The runoff is based on the proposed final conditions.
11. The runoff is based on the proposed final conditions.
12. The runoff is based on the proposed final conditions.
13. The runoff is based on the proposed final conditions.
14. The runoff is based on the proposed final conditions.
15. The runoff is based on the proposed final conditions.
16. The runoff is based on the proposed final conditions.
17. The runoff is based on the proposed final conditions.
18. The runoff is based on the proposed final conditions.
19. The runoff is based on the proposed final conditions.
20. The runoff is based on the proposed final conditions.
21. The runoff is based on the proposed final conditions.
22. The runoff is based on the proposed final conditions.
23. The runoff is based on the proposed final conditions.
24. The runoff is based on the proposed final conditions.
25. The runoff is based on the proposed final conditions.
26. The runoff is based on the proposed final conditions.
27. The runoff is based on the proposed final conditions.
28. The runoff is based on the proposed final conditions.
29. The runoff is based on the proposed final conditions.
30. The runoff is based on the proposed final conditions.
31. The runoff is based on the proposed final conditions.
32. The runoff is based on the proposed final conditions.
33. The runoff is based on the proposed final conditions.
34. The runoff is based on the proposed final conditions.
35. The runoff is based on the proposed final conditions.
36. The runoff is based on the proposed final conditions.
37. The runoff is based on the proposed final conditions.
38. The runoff is based on the proposed final conditions.
39. The runoff is based on the proposed final conditions.
40. The runoff is based on the proposed final conditions.
41. The runoff is based on the proposed final conditions.
42. The runoff is based on the proposed final conditions.
43. The runoff is based on the proposed final conditions.
44. The runoff is based on the proposed final conditions.
45. The runoff is based on the proposed final conditions.
46. The runoff is based on the proposed final conditions.
47. The runoff is based on the proposed final conditions.
48. The runoff is based on the proposed final conditions.
49. The runoff is based on the proposed final conditions.
50. The runoff is based on the proposed final conditions.
51. The runoff is based on the proposed final conditions.
52. The runoff is based on the proposed final conditions.
53. The runoff is based on the proposed final conditions.
54. The runoff is based on the proposed final conditions.
55. The runoff is based on the proposed final conditions.
56. The runoff is based on the proposed final conditions.
57. The runoff is based on the proposed final conditions.
58. The runoff is based on the proposed final conditions.
59. The runoff is based on the proposed final conditions.
60. The runoff is based on the proposed final conditions.
61. The runoff is based on the proposed final conditions.
62. The runoff is based on the proposed final conditions.
63. The runoff is based on the proposed final conditions.
64. The runoff is based on the proposed final conditions.
65. The runoff is based on the proposed final conditions.
66. The runoff is based on the proposed final conditions.
67. The runoff is based on the proposed final conditions.
68. The runoff is based on the proposed final conditions.
69. The runoff is based on the proposed final conditions.
70. The runoff is based on the proposed final conditions.
71. The runoff is based on the proposed final conditions.
72. The runoff is based on the proposed final conditions.
73. The runoff is based on the proposed final conditions.
74. The runoff is based on the proposed final conditions.
75. The runoff is based on the proposed final conditions.
76. The runoff is based on the proposed final conditions.
77. The runoff is based on the proposed final conditions.
78. The runoff is based on the proposed final conditions.
79. The runoff is based on the proposed final conditions.
80. The runoff is based on the proposed final conditions.
81. The runoff is based on the proposed final conditions.
82. The runoff is based on the proposed final conditions.
83. The runoff is based on the proposed final conditions.
84. The runoff is based on the proposed final conditions.
85. The runoff is based on the proposed final conditions.
86. The runoff is based on the proposed final conditions.
87. The runoff is based on the proposed final conditions.
88. The runoff is based on the proposed final conditions.
89. The runoff is based on the proposed final conditions.
90. The runoff is based on the proposed final conditions.
91. The runoff is based on the proposed final conditions.
92. The runoff is based on the proposed final conditions.
93. The runoff is based on the proposed final conditions.
94. The runoff is based on the proposed final conditions.
95. The runoff is based on the proposed final conditions.
96. The runoff is based on the proposed final conditions.
97. The runoff is based on the proposed final conditions.
98. The runoff is based on the proposed final conditions.
99. The runoff is based on the proposed final conditions.
100. The runoff is based on the proposed final conditions.

LEGEND:

- 10' WIDE TYPE "D" LANDSCAPE BUFFER
- 15' WIDE TYPE "D" LANDSCAPE BUFFER
- 20' WIDE TYPE "D" LANDSCAPE BUFFER
- 25' WIDE TYPE "D" LANDSCAPE BUFFER
- 30' WIDE TYPE "D" LANDSCAPE BUFFER
- 35' WIDE TYPE "D" LANDSCAPE BUFFER
- 40' WIDE TYPE "D" LANDSCAPE BUFFER
- 45' WIDE TYPE "D" LANDSCAPE BUFFER
- 50' WIDE TYPE "D" LANDSCAPE BUFFER
- 55' WIDE TYPE "D" LANDSCAPE BUFFER
- 60' WIDE TYPE "D" LANDSCAPE BUFFER
- 65' WIDE TYPE "D" LANDSCAPE BUFFER
- 70' WIDE TYPE "D" LANDSCAPE BUFFER
- 75' WIDE TYPE "D" LANDSCAPE BUFFER
- 80' WIDE TYPE "D" LANDSCAPE BUFFER
- 85' WIDE TYPE "D" LANDSCAPE BUFFER
- 90' WIDE TYPE "D" LANDSCAPE BUFFER
- 95' WIDE TYPE "D" LANDSCAPE BUFFER
- 100' WIDE TYPE "D" LANDSCAPE BUFFER



F:\AD\CAD\Projects\PRELIMINARY PLAT\DA-Overall Site Plan.dwg, 5/22/2025 11:41:53 AM



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL ROAD
SUITE 201
ORLANDO, FL 32828
407-307-9099 FAX 407-207-9099
Certificate of Authorization #27471

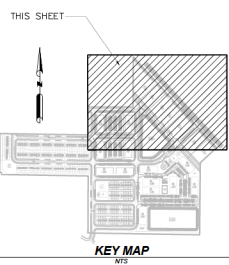
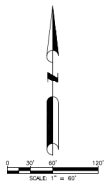
REVISIONS		REVISIONS	
DATE	BY	DATE	DESCRIPTION
05-21-2025	DM		REV PER COUNTY COMMENTS
04-29-2025	DM		REV PER COUNTY COMMENTS

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

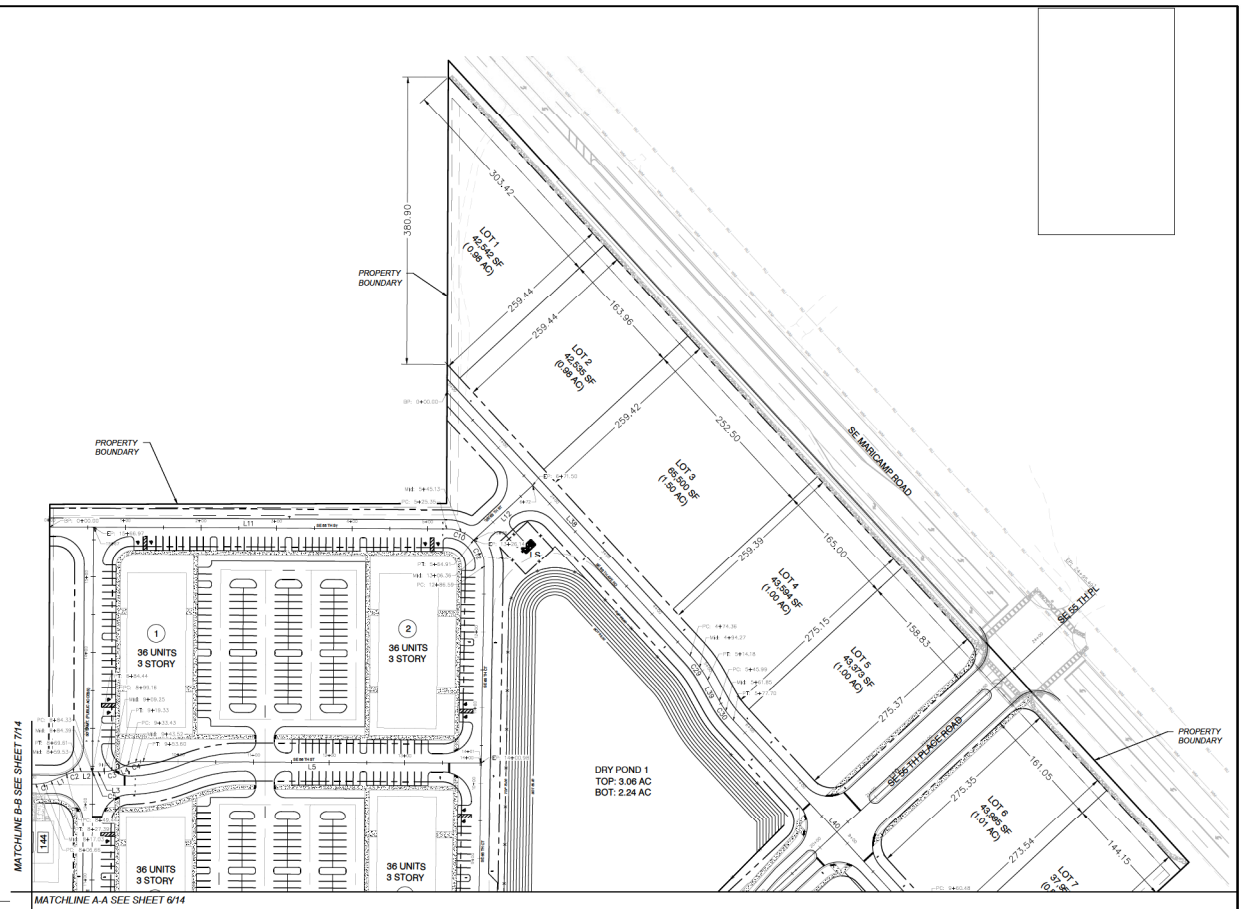
OVERALL SITE PLAN
ARDEN OF OCALA, OCALA, FLORIDA
PRELIMINARY PLAT

DATE: AUGUST 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 100'
SHEET 04 OF 14

F:\A01\CAD\Platset\PRELIMINARY PLAT.DWG, 5/22/2026 3:46:37 PM



KEY MAP



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL ROAD
SUITE 201
ORLANDO, FL 32828
407-307-9009 FAX 407-207-9099
Certification of Authorization #27471

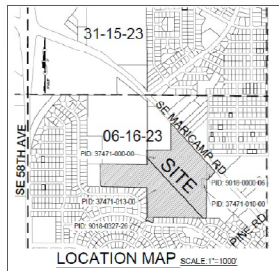
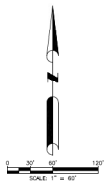
DATE		BY		DESCRIPTION	
04.09.2026	DM			REV PER COUNTY COMMENTS	A

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

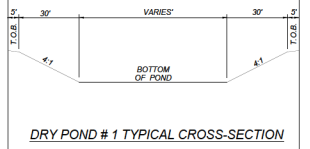
GEOMETRY PLAN- 1
ARDEN OF OCALA, OCALA, FLORIDA
PRELIMINARY PLAT

DATE: AUGUST 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1"=40'
SHEET 05 OF 14

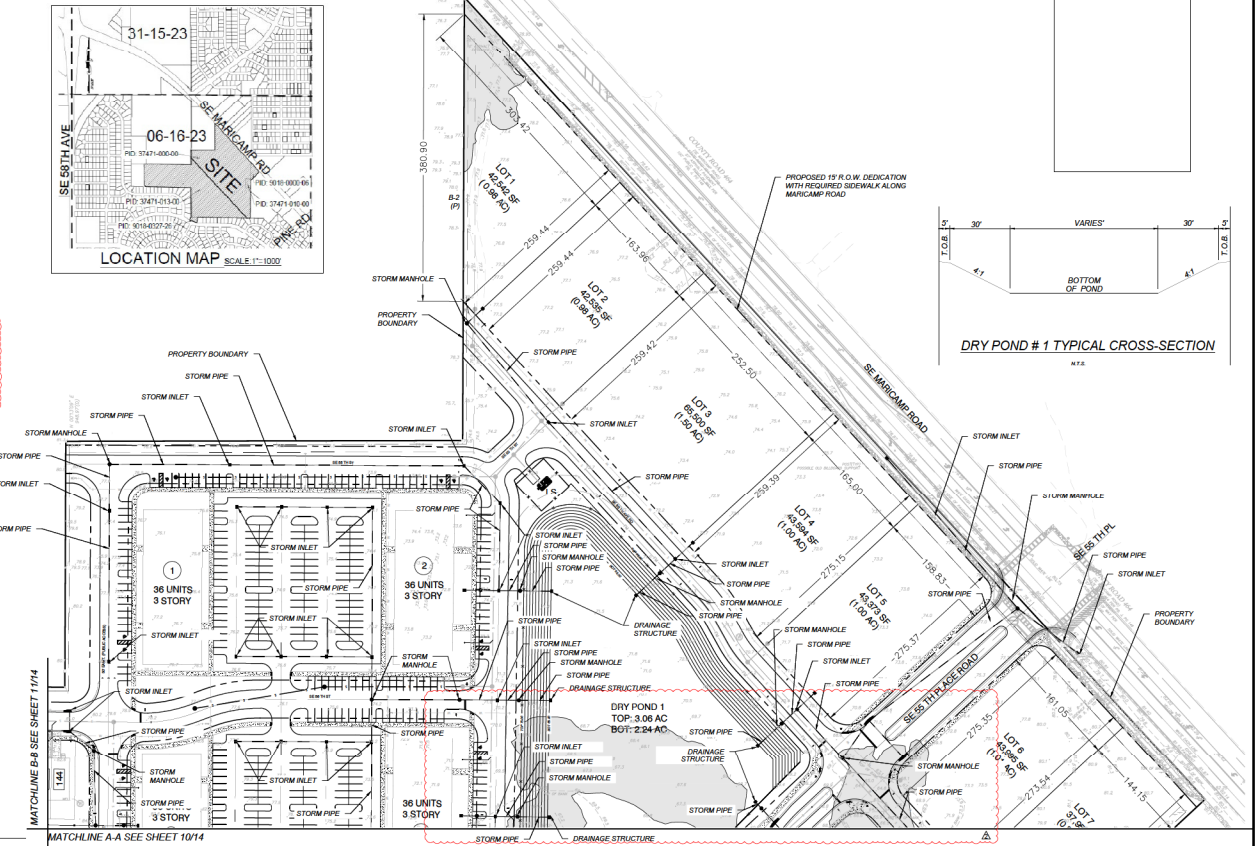
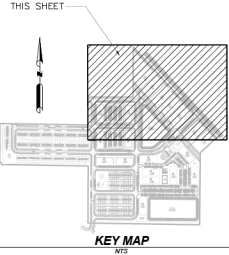
△



LEGEND:
 FLOOD PRONE AREAS [Symbol]
 POND TOP LINE [Symbol]
 POND BOT LINE [Symbol]



F:\A01\LOAD\Plan\set\PRELIMINARY\PLAT09-11\DRAINAGE PLAN.dwg, 5/22/2026 10:39:06 AM



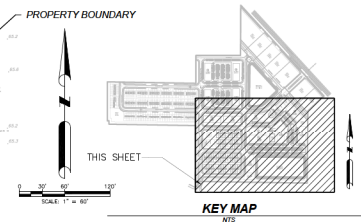
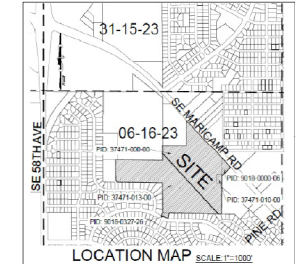
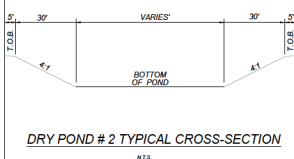
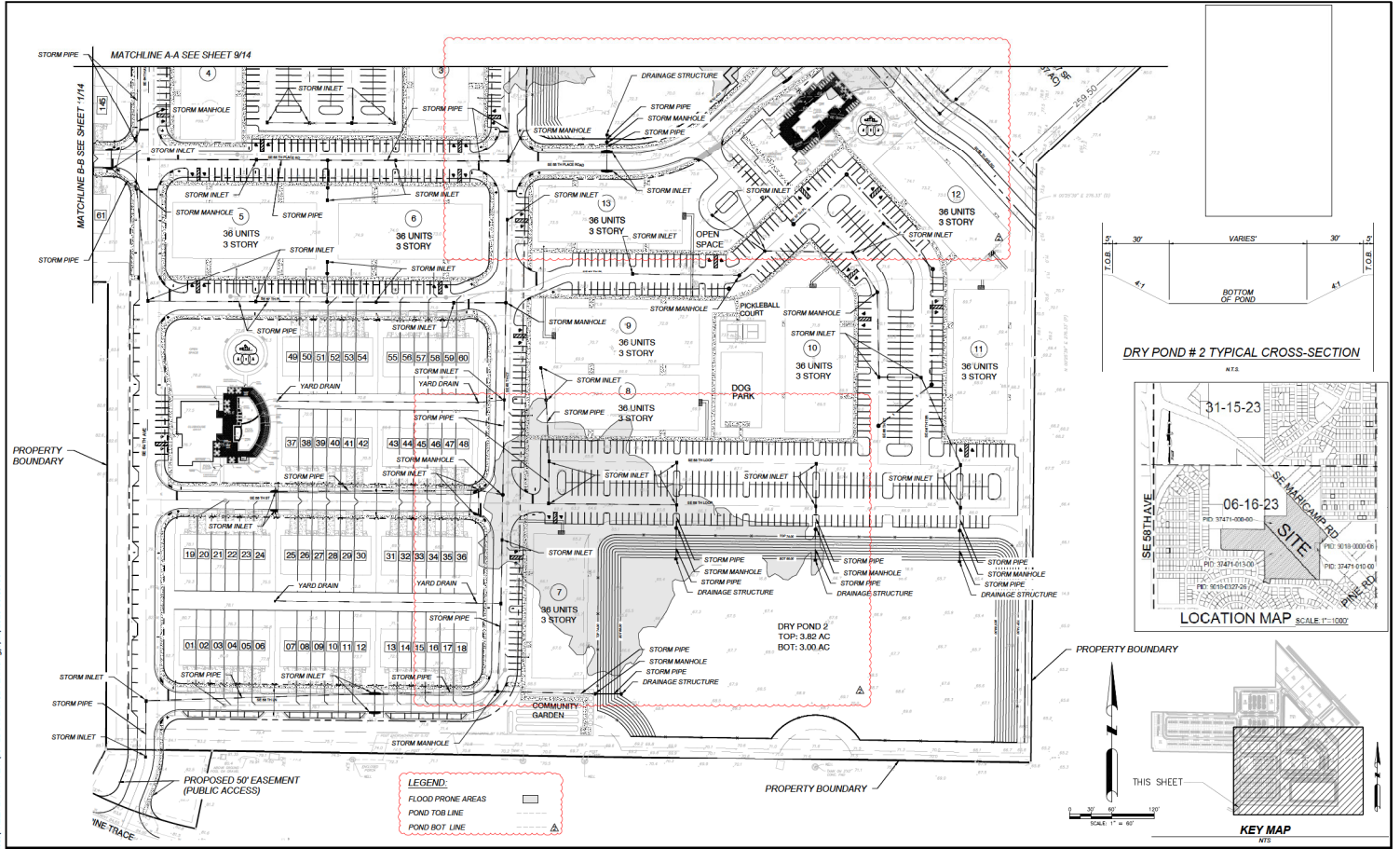
DS
DAVE SCHMITY ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 201
 ORLANDO, FL 32828
 407-307-9009 FAX 407-207-9099
 Certification of Authorization #27471

DATE		BY		DESCRIPTION	

DAVE M. SCHMITY
 FLORIDA REG. NUMBER
 48274

DRAINAGE PLAN - 1
 ARDEN OF OCALA, OCALA, FLORIDA
 PRELIMINARY PLAT

DATE: AUGUST 2025
 PROJECT NO.: AC-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: 1" = 40'
 SHEET: 09 OF 14



F:\A01\CAD\Plans\11\PRELIMINARY PLAT\109 - 11 DRAINAGE PLAN.dwg, 5/22/2026, 10:39:06 AM

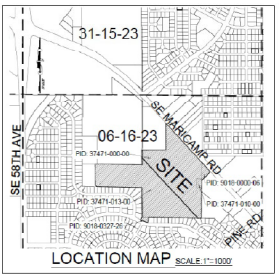
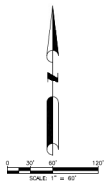
DS
DAVE SCHMITY ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 201
 ORLANDO, FL 32828
 407-307-9009 FAX 407-207-9099
 Certification of Authorization #27471

DATE		BY		DESCRIPTION	
05-21-2026	DM	REV PER COUNTY COMMENTS			
04-09-2026	DM	REV PER COUNTY COMMENTS			

DAVE M. SCHMITY
 FLORIDA REG. NUMBER
 48274

DRAINAGE PLAN - 2
 ARDEN OF OCALA, OCALA, FLORIDA
 PRELIMINARY PLAT

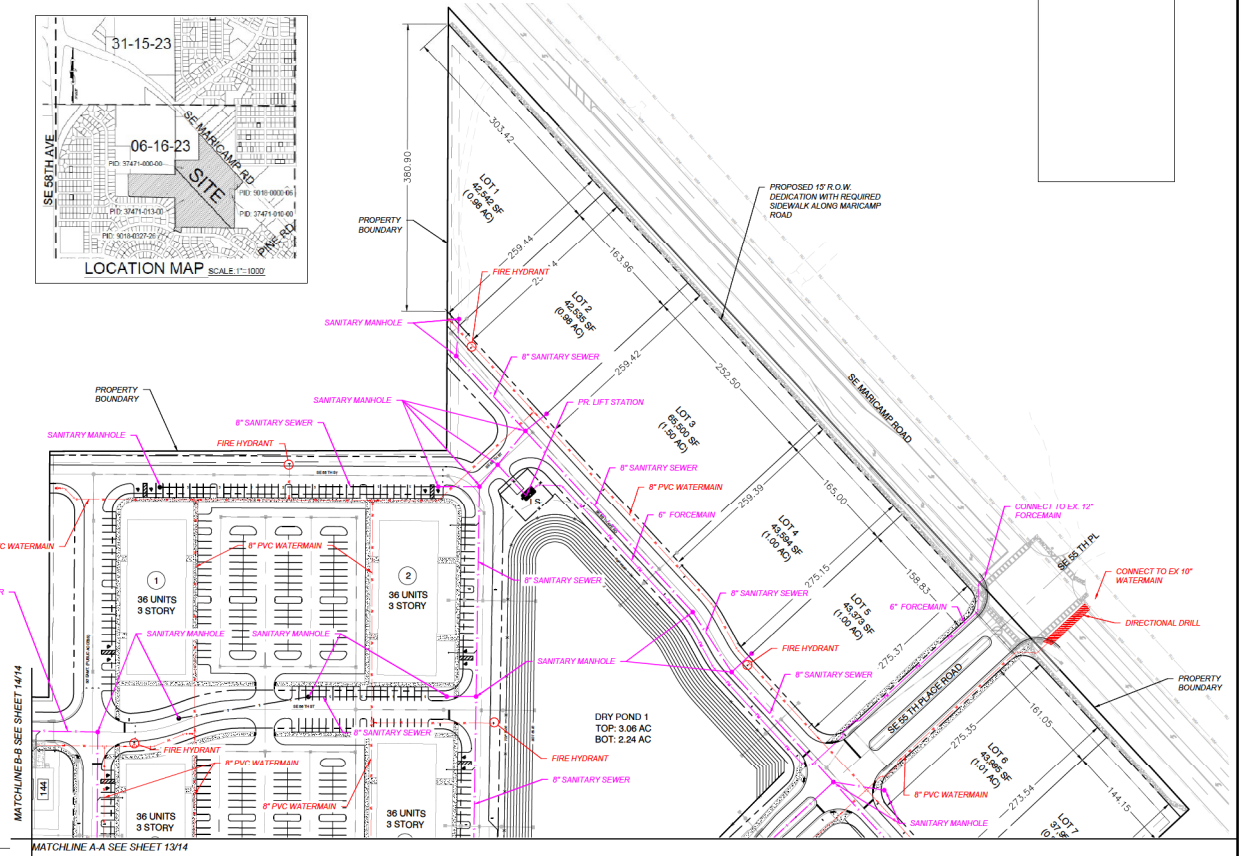
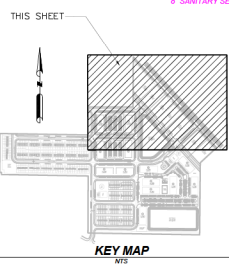
DATE: AUGUST 2026
 PROJECT NO.: AO-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: 1"=50'
 SHEET: 10 OF 14



LEGEND

PROPOSED	PROPOSED
SANITARY SEWER SYSTEM	8" SANITARY SEWER
STORM SEWER SYSTEM	8" SANITARY SEWER
WATER SYSTEM	8" PVC WATERMAIN
FIRE LINE & HYDRANT	FIRE HYDRANT
FORCE MAIN	8" FORCE MAIN

F:\A01\CAD\Plans\set\PRELIMINARY\PLAT12 - 14\UTILITY PLAN.dwg, 5/21/2026 6:21:55 PM



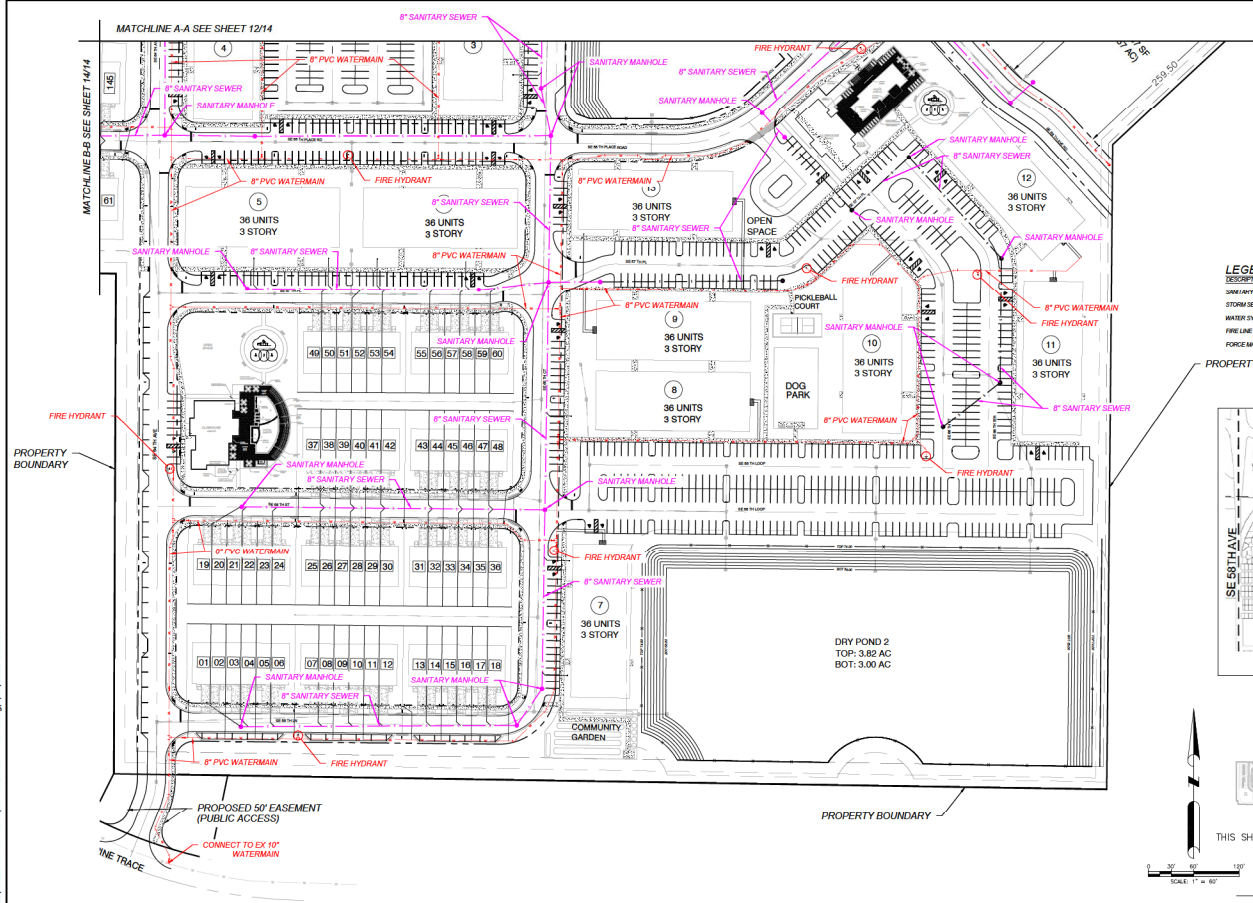
DS ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 201
 ORLANDO, FL 32828
 407-307-9099 FAX 407-207-9099
 Certification of Authorization #27471

DATE		BY		DESCRIPTION	
04.09.2026	DM			REV PER COUNTY COMMENTS	

DAVE M. SCHMIDT
 FLORIDA REG. NUMBER
 48274

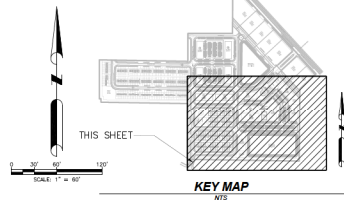
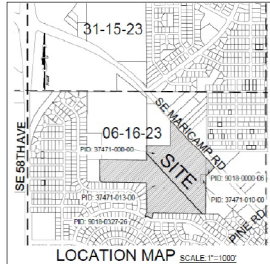
UTILITY PLAN - 1
 ARDEN OF OCALA, OCALA, FLORIDA
 PRELIMINARY PLAT

DATE: AUGUST 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 40'
SHEET: 12 OF 14



LEGEND

DESCRIPTION	PROPOSED
8" PVC WATERMAIN	(Symbol)
8" SANITARY SEWER	(Symbol)
FIRE HYDRANT	(Symbol)
FORCE MAIN	(Symbol)



F:\A01\CAD\Platset\PRELIMINARY PLAT.12 - 14\UTILITY PLAN.dwg, 5/21/2026 6:21:55 PM

DS
DAVE SCHMITTY
ENGINEERING, INC.
 12301 LAKE UNDERHILL ROAD
 SUITE 201
 ORLANDO, FL 32828
 407-307-9099 FAX 407-207-9099
 Certification of Authorization #27471

DATE		BY		DESCRIPTION	
04.09.2026	DM			REV PER COUNTY COMMENTS	A

DAVE M. SCHMITTY
 FLORIDA REG. NUMBER
 48274

UTILITY PLAN - 2
ARDEN OF OCALA, OCALA, FLORIDA
PRELIMINARY PLAT

DATE: AUGUST 2026
 PROJECT NO.: AO-1
 DRAWN BY: DM
 CHECKED BY: DMS
 SCALE: 1"=60'
 SHEET 13 OF 14

LEGAL DESCRIPTION

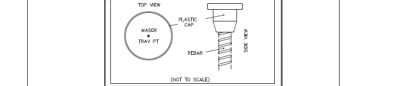
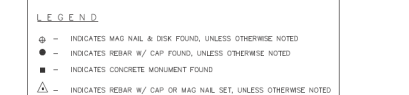
PARCEL NO. 1 (07/01-0090)
PAGE 1, THE SOUTH 495 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, AND THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4...

PARCEL NO. 2 (07/01-0149)
A PORTION OF THE SOUTHWEST 1/4 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4...

PARCEL NO. 3 (06/18-0090)
A PORTION OF LOT 2, SILVER SPRINGS SHOES, UNIT 18, TRACT Q-9, RELAT. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK # PAGE 188...

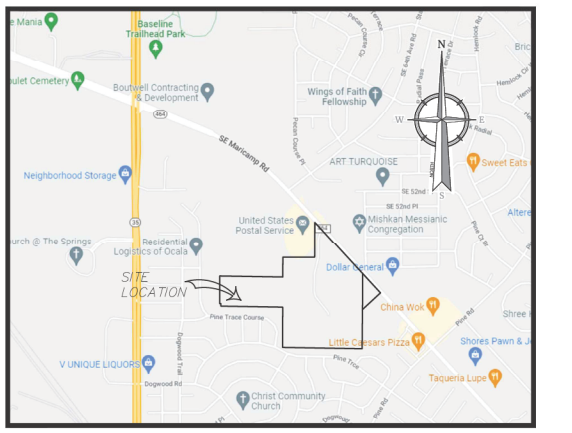
PARCEL NO. 4 (07/01-0340)
BEGINNING AT A CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA...

PARCEL NO. 5 (06/18-0154)
LOT 3, BLOCK 107, SILVER SPRINGS SHOES UNIT 18, REL. ACCORDING TO THE MAP ON PLAT THEREOF, AS RECORDED IN PLAT BOOK # PAGE 188...

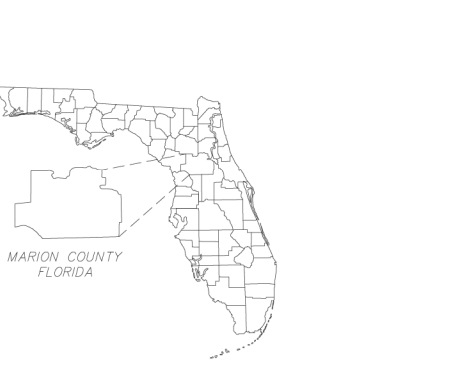


Legend table with columns for symbols and their corresponding descriptions for various survey markers and features.

MAP OF SURVEY
SECTION 6 TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



LOCATION MAP (NOT TO SCALE)



INFORMATION OF FACT

- 1. THE SURVEY AND PLAN IS BASED UPON THE FOLLOWING DATA AND/OR EXCEPTS:
A) OWNER: MARION INVESTMENT LLC
B) DEED OF RECORD: G.A. 778 PG. 4 & D.A. 778 PG. 183
C) FIELD SURVEY: FIELD LOCATED ON 06/18/2015
D) PLAT: P.L. #1 IN P.L. #16, PG. 181
E) TITLE REPORT: REBELTY NATIONAL TITLE INSURANCE COMPANY

- 141. INTERNALLY DELETED.
142. INTERNALLY DELETED.
143. INTERNALLY DELETED.
144. INTERNALLY DELETED.
145. INTERNALLY DELETED.
146. THE SURVEY DOES NOT SHOW ANY CONVEYANCE, CONTRACT, INSTRUMENT, OR INSTRUMENT CONTAINED IN ANY INSTRUMENT REFERRED TO IN THIS PLAN...

DATE OF FIELD SURVEY: 06/18/2015
CHARLES D. FERRARO, REGISTERED LAND SURVEYOR
FLORIDA CERTIFICATION NO. 1768

Colliers Engineering & Design logo and contact information. Includes website URL www.colliersengineering.com and phone number 813.237.3001.

Charles David Ferraro, Florida Registered Land Surveyor, License No. 1768. Contact information for his office in Ocala, Florida.

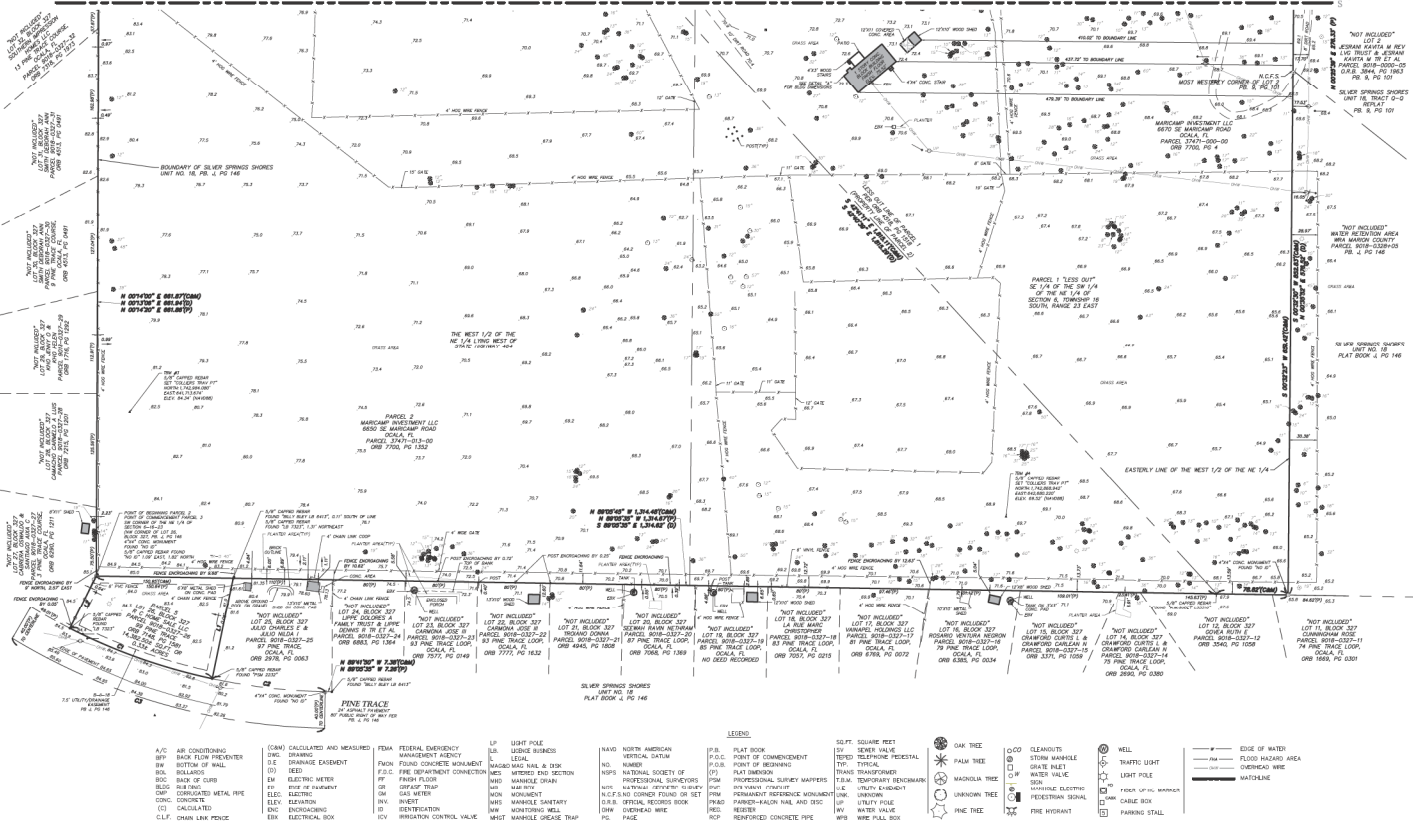
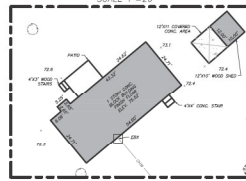
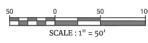
Colliers Engineering & Design logo and contact information. Includes website URL www.colliersengineering.com and phone number 813.237.3001.

BOUNDARY, TOPOGRAPHIC & TREE SURVEY FOR Ocala Development Partners, LLC. Section 6, Township 16 South, Range 23 East, Marion County, Florida. Includes a signature and date.

MAP OF SURVEY
SECTION 6 TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1(C&M)	649.82'	166.83'	14° 42' 34"	N 70° 40' 34" W 166.37'
C1(P)	649.82'	166.67'	14° 47' 45"	NA
C2(C&M)	649.82'	125.54'	11° 04' 07"	N 83° 27' 27" W 125.34'
C2(P)	649.82'	125.62'	11° 04' 34"	NA
C3(P)	689.82'	362.31'	30° 05' 35"	NA

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1(C&M)	S 11° 46' 27" W	113.40'
L1(P)	S 11° 59' 00" W	715.04'
L2(C&M)	N 26° 35' 35" E	65.24'
L2(P)	N 26° 40' 44" E	67.03'



- | | | | | | | |
|------------------------------|-------------------------------|--|----------------|---|-----------------------------------|--------------------------|
| A/C AIR CONDITIONING | (C&M) CALCULATED AND MEASURED | FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY | LP LIGHT POLE | NAVJ NORTH AMERICAN VERTICAL DATUM | P.B. PLAT BOOK | S.F.T. SQUARE FOOT |
| B/FY BACK FLOW PREVENTER | (D) DRAWING | F.F. FOUND CONCRETE FOUNDATION | MA MANSION | N.D. NORTH DATUM | P.O.B. POINT OF BEGINNING | S.T. STORM WARE |
| B.M. BENCH MARK | (E) DRAINAGE EASEMENT | F.F.C. FIRE DEPARTMENT CONNECTION | M.A.M. MANSION | N.P.S. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS | P.L. PLAT NUMBER | S.T.M. STORM TRANSFORMER |
| B.O. BANK OF CURB | (E.M) ELECTRIC METER | F.F. FRESH FLOOR | M.H. MOUND | N.C.F.S. NATIONAL CONFERENCE OF FURTHERED SURVEYORS | P.M. PERMANENT REFERENCE MONUMENT | T.E.M. TELEPHONE |
| B.S. BENCH SURVEY | (E.F.P) ELECTRICAL FEED POINT | F.F. FIRE FLOOR | M.M. MOUNTAIN | N.E.F.S. NATIONAL ENGINEERING FURTHERED SURVEYORS | P.H.M. PAVED-HALF-MADE AND TOC | T.F. TELEPHONE FEED |
| C) CALCULATED | (E.L) ELECTRICAL | F.F. FIRE FLOOR | M.M. MOUNTAIN | N.E.F.S. NATIONAL ENGINEERING FURTHERED SURVEYORS | P.H.M. PAVED-HALF-MADE AND TOC | T.F. TELEPHONE FEED |
| C&M) CALCULATED AND MEASURED | (E.M) ELECTRIC METER | F.F. FIRE FLOOR | M.M. MOUNTAIN | N.E.F.S. NATIONAL ENGINEERING FURTHERED SURVEYORS | P.H.M. PAVED-HALF-MADE AND TOC | T.F. TELEPHONE FEED |
| C&M) CALCULATED AND MEASURED | (E.M) ELECTRIC METER | F.F. FIRE FLOOR | M.M. MOUNTAIN | N.E.F.S. NATIONAL ENGINEERING FURTHERED SURVEYORS | P.H.M. PAVED-HALF-MADE AND TOC | T.F. TELEPHONE FEED |
| C&M) CALCULATED AND MEASURED | (E.M) ELECTRIC METER | F.F. FIRE FLOOR | M.M. MOUNTAIN | N.E.F.S. NATIONAL ENGINEERING FURTHERED SURVEYORS | P.H.M. PAVED-HALF-MADE AND TOC | T.F. TELEPHONE FEED |

Colliers
Engineering & Design
www.colliersengineering.com
811
Charles David Ferraro
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
BIRTH DATE: 01/15/1968
COLLIER ENGINEERING & DESIGN, INC.
111. License # 127388

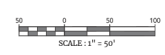
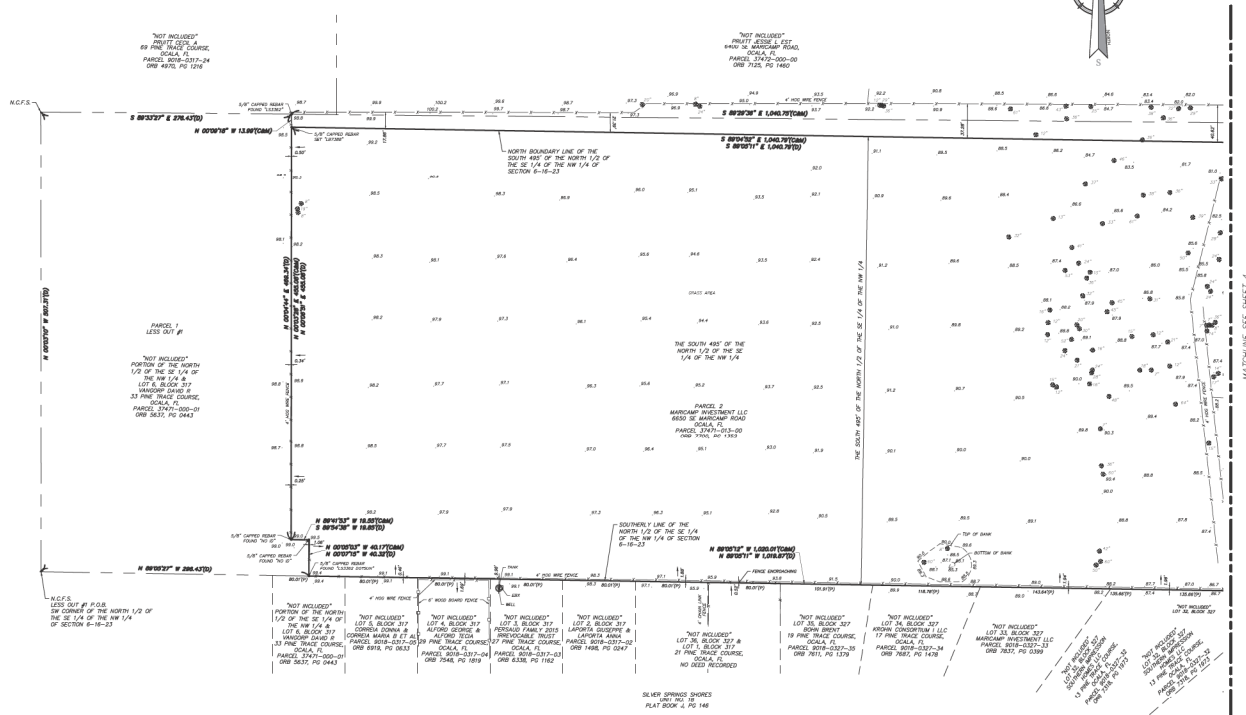
BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR
OCALA DEVELOPMENT PARTNERS, LLC
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY FLORIDA

Colliers
Engineering & Design
TAMPA
3027 West Gandy Avenue, Suite 100
Tampa, FL 33629
Phone: 813.237.3301
www.colliersengineering.com

5 of 6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION

MAP OF SURVEY
SECTION 6 TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



A/C AIR CONDITIONING	(C/M) CALCULATED AND MEASURED	FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	LP LIGHT POLE	NAVG NORTH AMERICAN	P.B. PLAT BOOK	S.P.T. SQUARE FOOT	○ OAK TREE	○ CLEAVELAND	○ WELL	— EDGE OF WATER
B/F BACK FLOW PREVENTER	(D) DRAWING	F.F. FIRE FIGHTER FOUNDATION	LN LINE	N.V. NORTH VELOCITY	P.C. POINT OF COMBINATION	S.P. SLOPE	○ PALM TREE	○ STORM WAREHOUSE	○ TRAFFIC LIGHT	— FLOOD HAZARD AREA
B.M. BOTTOM OF WALL	(E) DRAINAGE EASEMENT	F.F. FIRE FIGHTER FOUNDATION	LS LEGAL	N.O. NUMBER	P.O.C. POINT OF BEGINNING	T.P. TYPICAL	○ PINE TREE	○ WATER VALVE	○ LIGHT POLE	— OVERHEAD WIRE
B.S. BOLLARD	(L) LOCAL	F.F. FIRE FIGHTER FOUNDATION	MASSAGE MASSAGE, HALL & BIK	N.S. NATIONAL SOCIETY OF	P.P. PLAT NUMBER	T.R. TRANSFORMER	○ MAGNOLIA TREE	○ WATER VALVE	○ LIGHT POLE	— WATERLINE
B.C. BANK OF CURB	(M) MANHOLE	F.F. FIRE FIGHTER FOUNDATION	W.D. WAREHOUSE DRAWING	N.P. NATIONAL SOCIETY OF	P.P. PROFESSIONAL SURVEY MAPS	T.R. TRANSFORMER	○ UNKNOWN TREE	○ WATER VALVE	○ LIGHT POLE	— WATERSHED
B.D. BANK OF DRAIN	(P) PAVEMENT	F.F. FIRE FIGHTER FOUNDATION	W.M. WAREHOUSE	N.C.F.S. NORTH CORNER FOUND OR SET	P.R. PERMANENT REFERENCE POINT	T.R. TRANSFORMER	○ UNKNOWN TREE	○ WATER VALVE	○ LIGHT POLE	
C.M.P. COMPACTED METAL PIPE	(R) REINFORCEMENT	F.F. FIRE FIGHTER FOUNDATION	W.S. WAREHOUSE SANITARY	N.C.F.S. NORTH CORNER FOUND OR SET	P.R. PERMANENT REFERENCE POINT	T.R. TRANSFORMER	○ UNKNOWN TREE	○ WATER VALVE	○ LIGHT POLE	
C.C. CONCrete	(S) SIGN	F.F. FIRE FIGHTER FOUNDATION	W.M. WAREHOUSE	N.C.F.S. NORTH CORNER FOUND OR SET	P.R. PERMANENT REFERENCE POINT	T.R. TRANSFORMER	○ UNKNOWN TREE	○ WATER VALVE	○ LIGHT POLE	
(C) CALCULATED	(T) TOWER	F.F. FIRE FIGHTER FOUNDATION	W.M. WAREHOUSE	N.C.F.S. NORTH CORNER FOUND OR SET	P.R. PERMANENT REFERENCE POINT	T.R. TRANSFORMER	○ UNKNOWN TREE	○ WATER VALVE	○ LIGHT POLE	
CL.F. CHAIN LINK FENCE	(U) UTILITY	F.F. FIRE FIGHTER FOUNDATION	W.M. WAREHOUSE	N.C.F.S. NORTH CORNER FOUND OR SET	P.R. PERMANENT REFERENCE POINT	T.R. TRANSFORMER	○ UNKNOWN TREE	○ WATER VALVE	○ LIGHT POLE	

MATCHLINE - SEE SHEET 4

Colliers
Engineering & Design

www.colliersengineering.com

Doing Business as **MASER**

811
Call before you dig

Charles David Ferraro
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
OFFICE NUMBER: 384-1111
COLLIERS ENGINEERING & DESIGN, INC.
P.O. BOX 1017288

BOUNDARY, TOPOGRAPHIC & TREE SURVEY

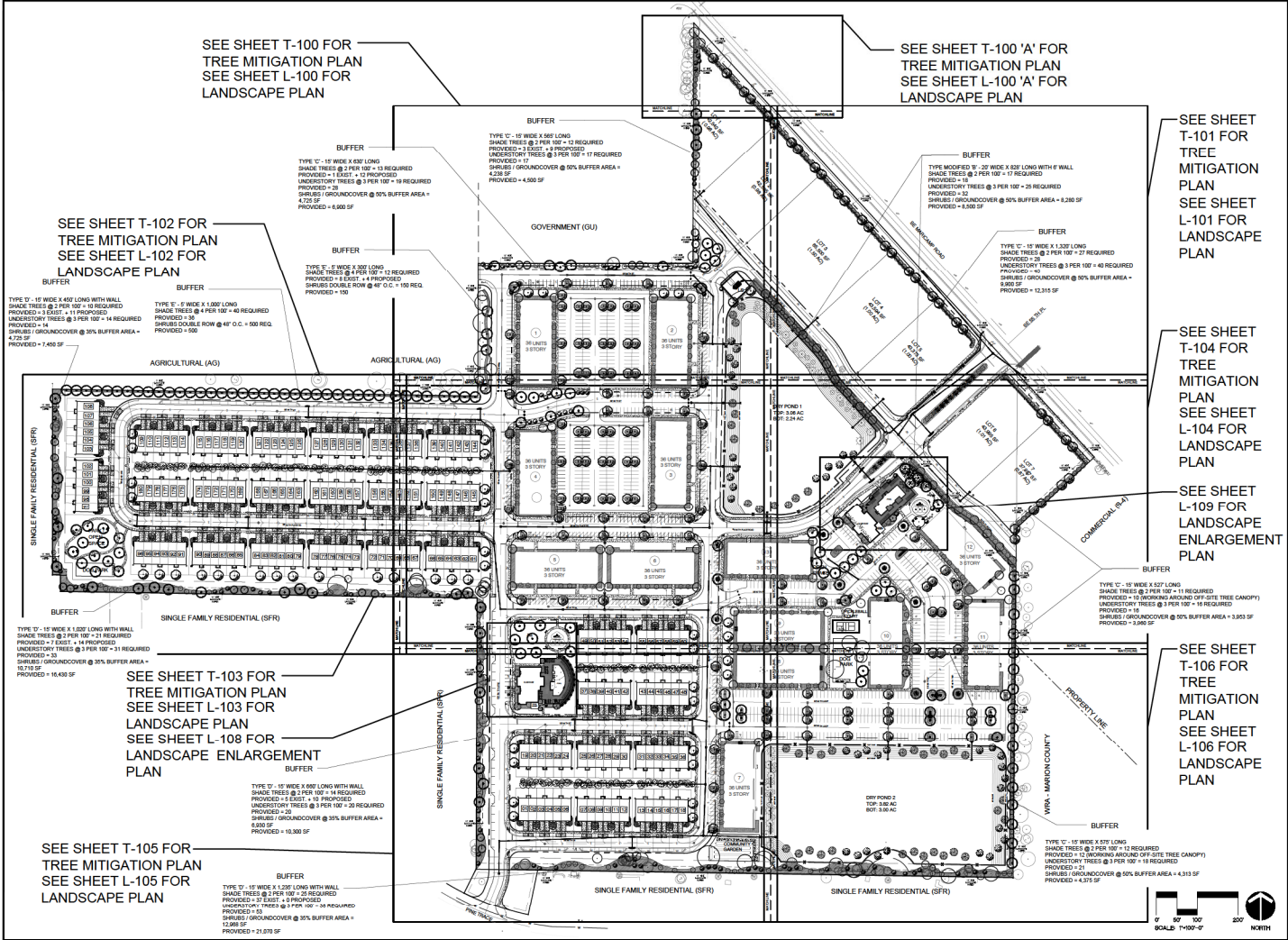
FOR
OCALA DEVELOPMENT PARTNERS, LLC

SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY
FLORIDA

TAMPA
3077 Bruce B. Downs Blvd., Suite 100
Tampa, FL 33613
Phone: 813.237.3301
www.colliersengineering.com

6 of 6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



SEE SHEET T-100 FOR TREE MITIGATION PLAN
SEE SHEET L-100 FOR LANDSCAPE PLAN

SEE SHEET T-100 'A' FOR TREE MITIGATION PLAN
SEE SHEET L-100 'A' FOR LANDSCAPE PLAN

SEE SHEET T-101 FOR TREE MITIGATION PLAN
SEE SHEET L-101 FOR LANDSCAPE PLAN

SEE SHEET T-104 FOR TREE MITIGATION PLAN
SEE SHEET L-104 FOR LANDSCAPE PLAN

SEE SHEET L-109 FOR LANDSCAPE ENLARGEMENT PLAN

SEE SHEET T-106 FOR TREE MITIGATION PLAN
SEE SHEET L-106 FOR LANDSCAPE PLAN

SEE SHEET T-102 FOR TREE MITIGATION PLAN
SEE SHEET L-102 FOR LANDSCAPE PLAN

SEE SHEET T-103 FOR TREE MITIGATION PLAN
SEE SHEET L-103 FOR LANDSCAPE PLAN
SEE SHEET L-108 FOR LANDSCAPE ENLARGEMENT PLAN

SEE SHEET T-105 FOR TREE MITIGATION PLAN
SEE SHEET L-105 FOR LANDSCAPE PLAN

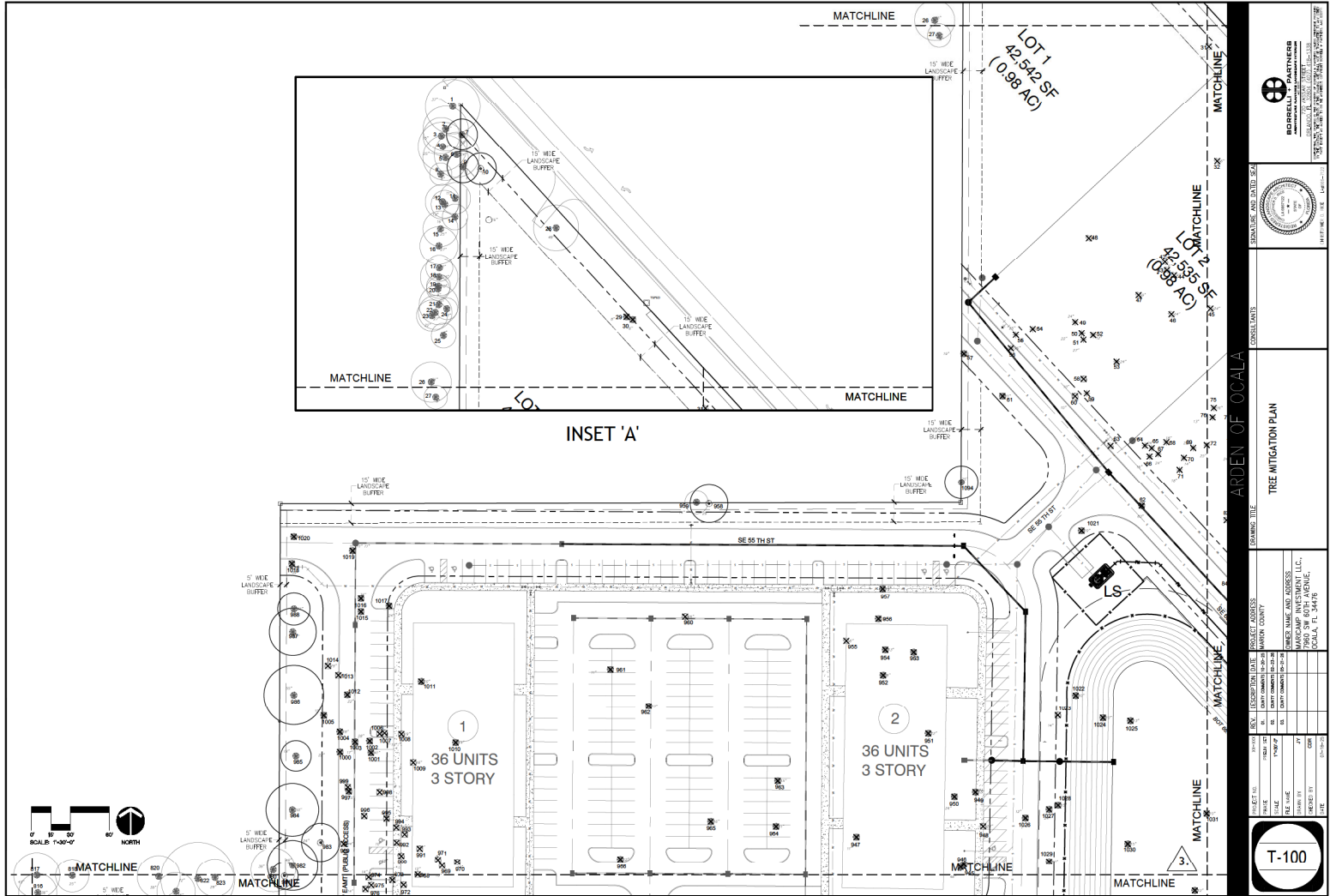
ROBERT J. PARTNER
PROFESSIONAL ENGINEER
STATE OF FLORIDA
LICENSE NO. 12456
EXPIRES 12/31/2024

LANDSCAPE KEY SHEET

PROJECT NO.	15-000000-000	SHEET NO.	K-100
DATE	11/16/2017	DRAWN BY	MM
CHECKED BY	MM	DATE	11/16/2017
SCALE	AS SHOWN	PROJECT NAME	MARKHAM INVESTMENT LLC - MARKHAM INVESTMENT TRAIL, Ocala, FL 34476
FILE NAME		PROJECT SITE	
DESIGNED BY		OWNER	
DRAWN BY		DATE	
CHECKED BY		SCALE	
DATE			

0' 50' 100' 200'

SCALE: 1"=100'-0"



POPPELL PARTNER
CONSULTANTS

ARJEN OF OCALA

TREE MITIGATION PLAN

PROJECT NO: 2024-001
 SHEET NO: T-100
 DATE: 10/27/24
 SCALE: AS SHOWN
 FILE NAME: T-100.dwg
 DRAWN BY: JPM
 CHECKED BY: JPM
 DATE: 10/27/24

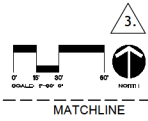
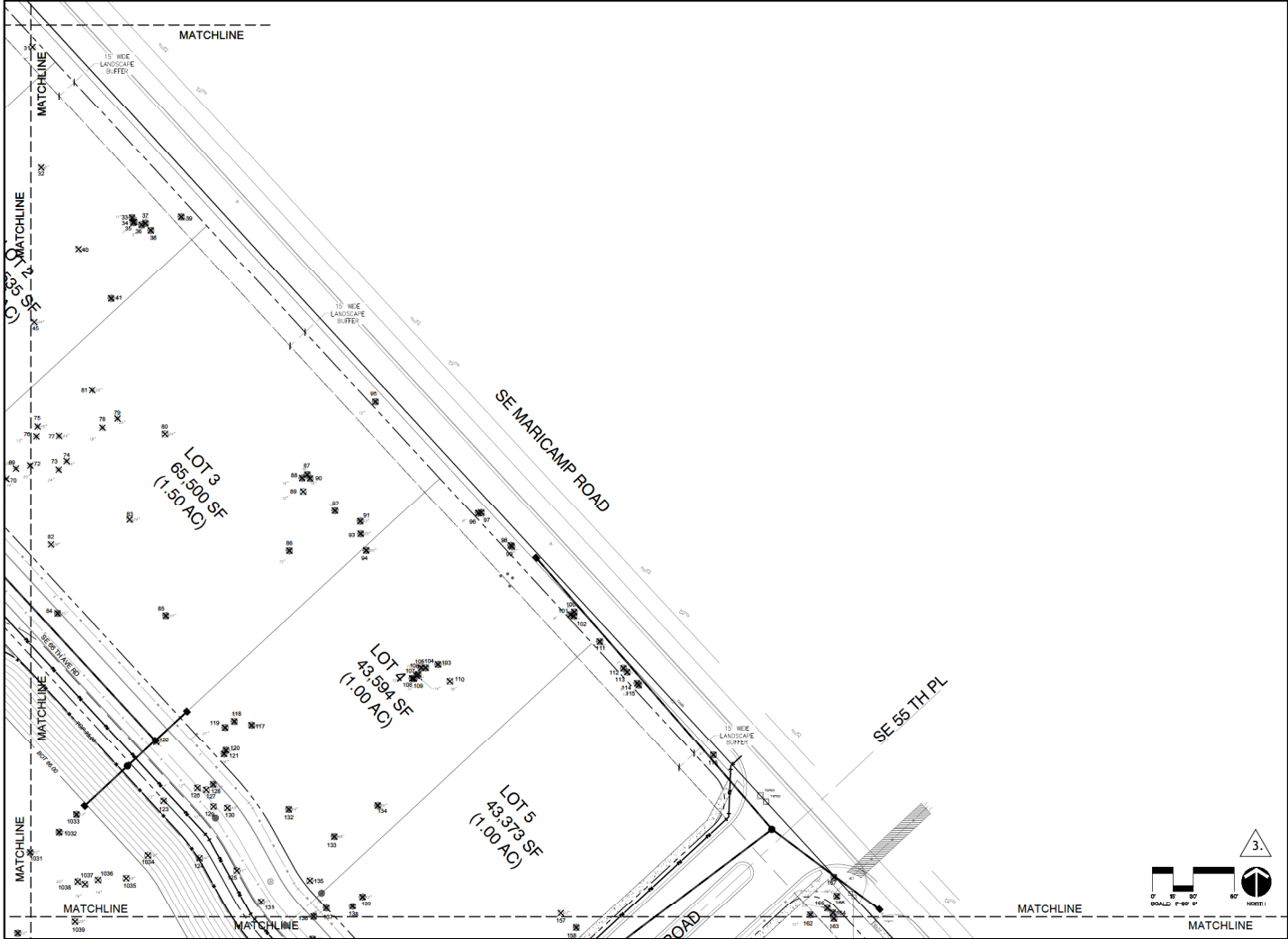
OWNER NAME AND ADDRESS:
 MARICAMP INVESTMENT LLC,
 10000 W. WINDY HILL BLVD,
 OCALA, FL 34476

PROJECT LOCATION:
 10000 W. WINDY HILL BLVD,
 OCALA, FL 34476

PROJECT NO: 2024-001

SHEET NO: T-100

DATE: 10/27/24



PROJECT NO.		DATE	
DRAWN BY		DATE	
CHECKED BY		DATE	
SCALE		DATE	
FILE NAME		DATE	
PROJECT #		DATE	
REVISION #		DATE	
DATE		DATE	

CONSULTANTS

ARJEN OF OCALA

PROJECT TITLE

TREE MITIGATION PLAN

OWNER NAME AND ADDRESS

MARICAMP INVESTMENT LLC
10000 W. MARICAMP RD.
OCALA, FL 34478

DATE

SCALE

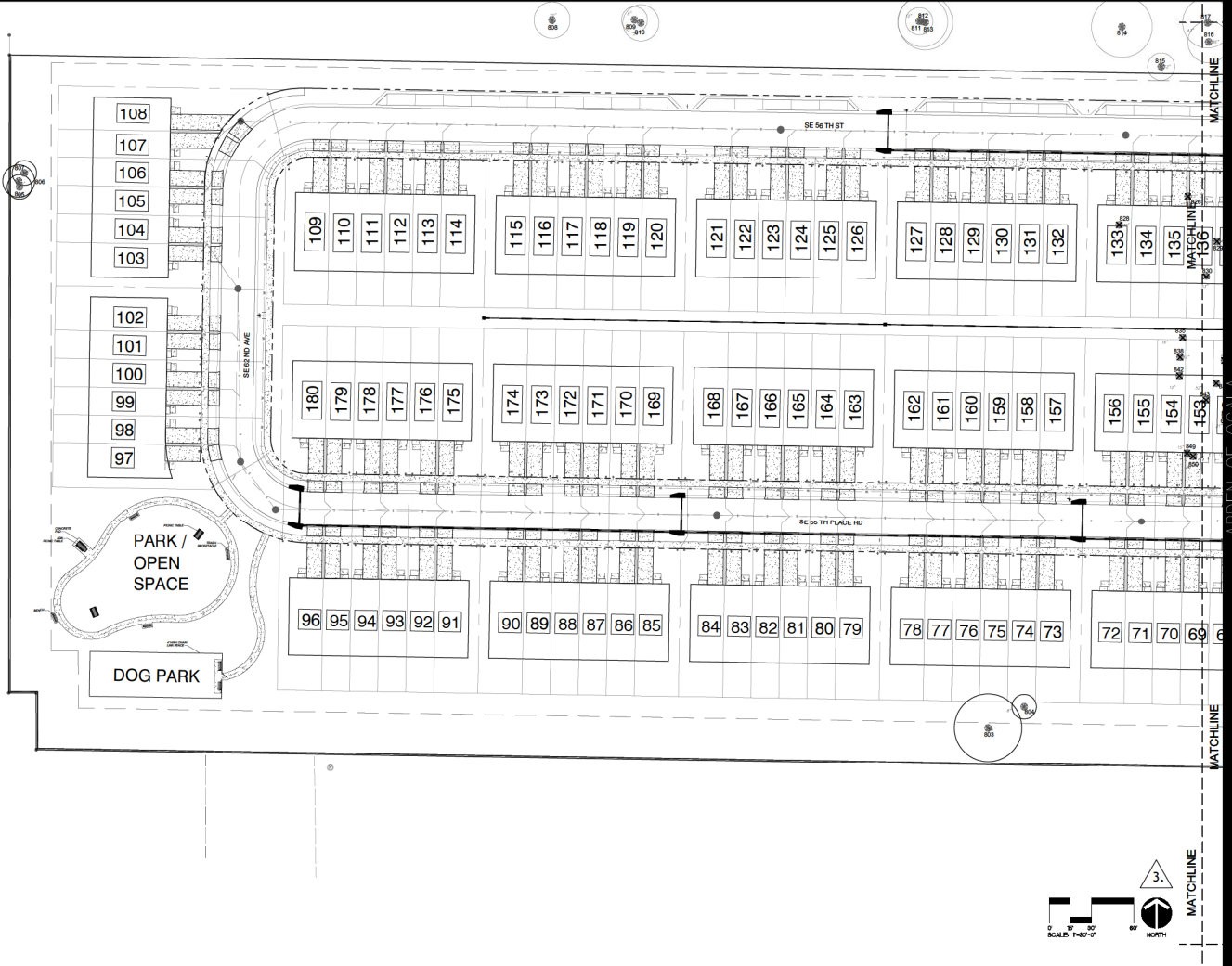
3'

T-101

POPPELL PARTNERS

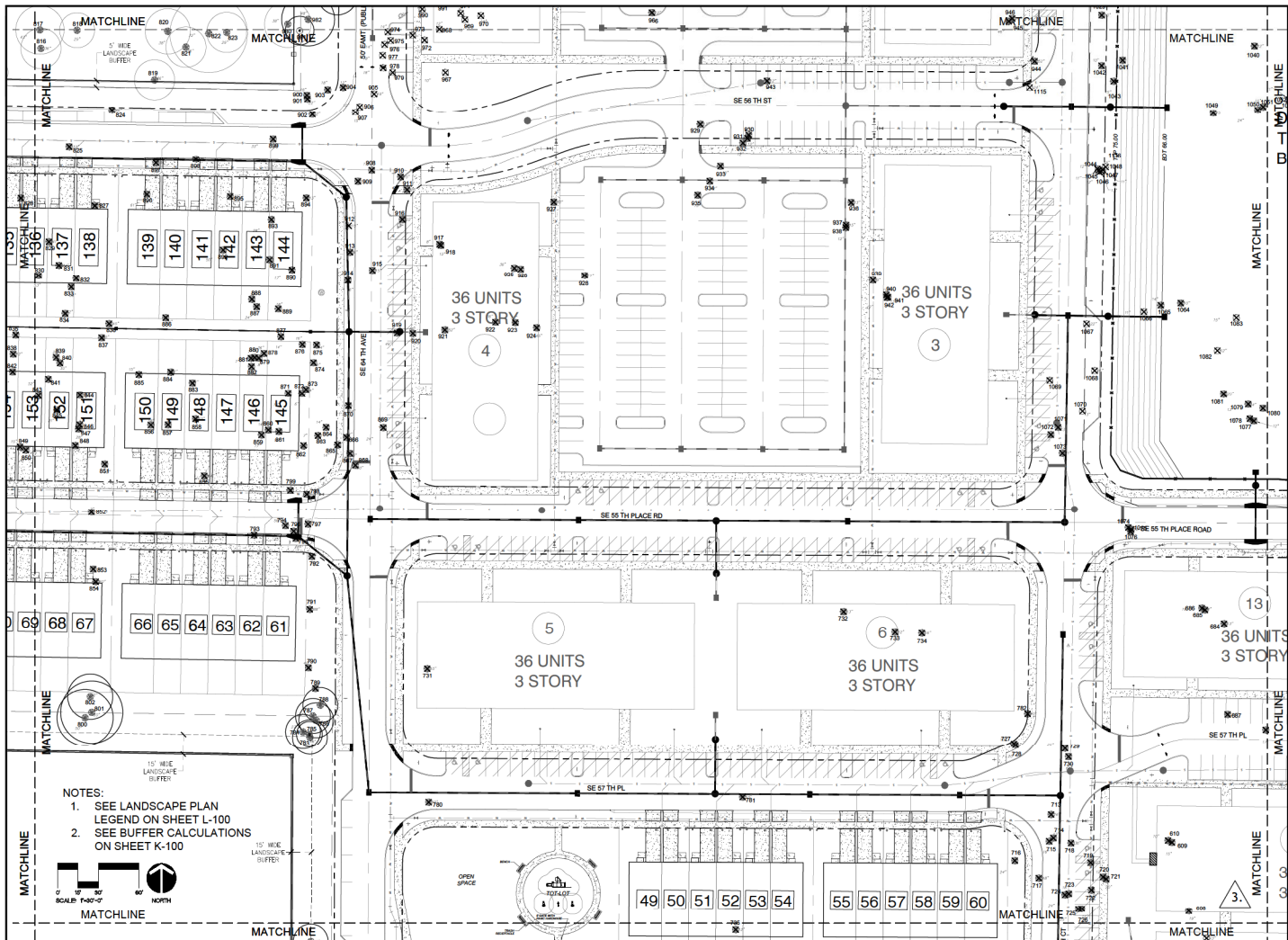
CONSULTANTS

10000 W. MARICAMP RD.
OCALA, FL 34478

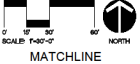


ROBERT J. MARTNER PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 12512	
CONSULTANTS ARDEN OF OCALA	
DRAWING TITLE TREE MITIGATION PLAN	
PROJECT NO. 2024-001	PROJECT NAME SE 56TH PLACE RD MARION COUNTY
DATE 11/15/24	DESIGNER J. MARTNER
CHECKED BY J. MARTNER	DATE 11/15/24
FILE NAME T-102	CLIENT MARDAMP INVESTMENT LLC
PROJECT BY J. MARTNER	PROJECT ADDRESS SE 56TH PLACE RD OCALA, FL 34476
SHEET NO. 3	TOTAL SHEETS 3

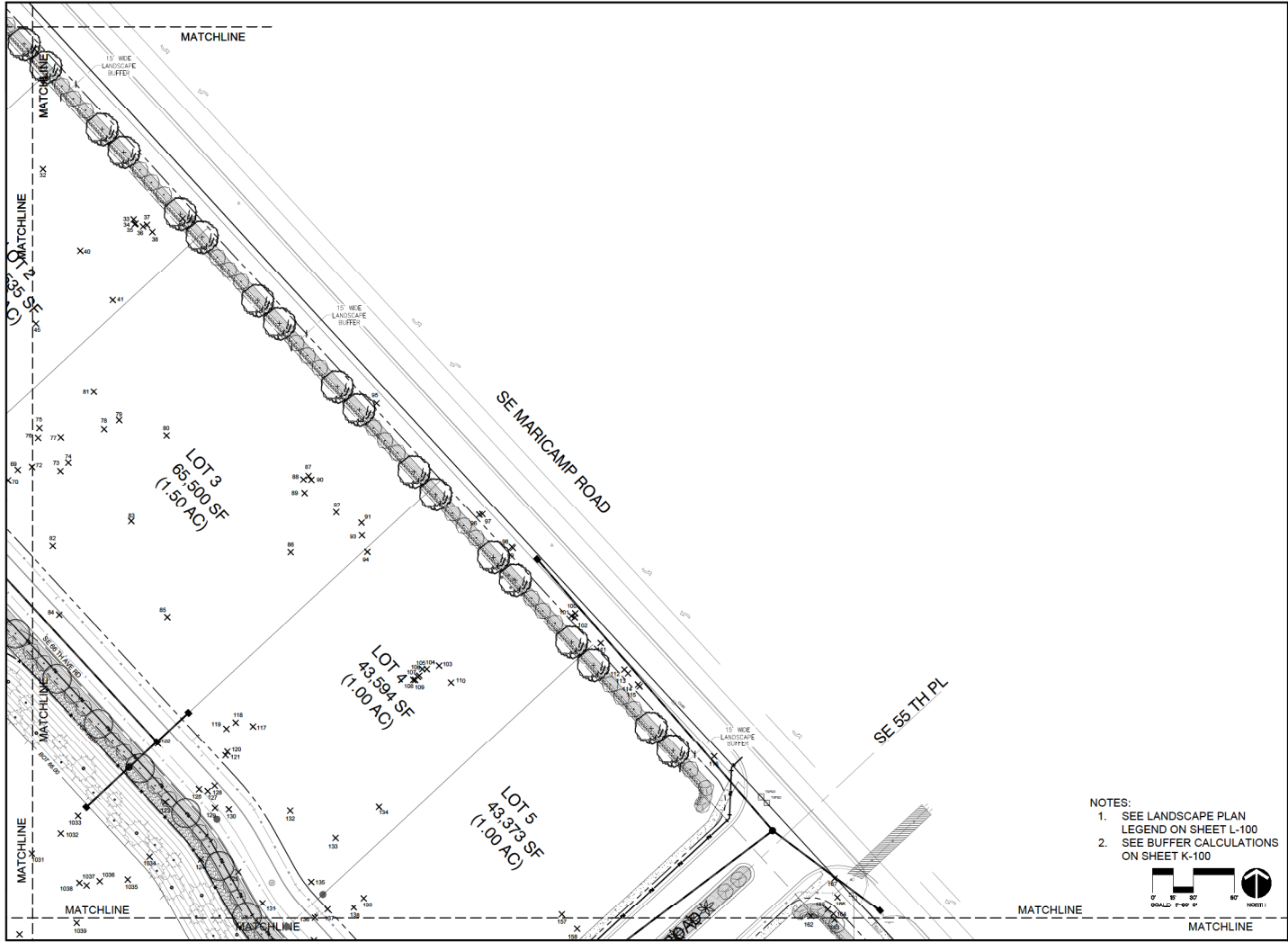




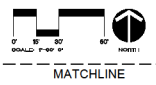
NOTES:
 1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



ROBERT J. PARTNER PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 12487 - MECHANICAL	
ARDEN OF OCALA CONSULTANTS	
TREE MITIGATION PLAN	
PROJECT NO.: SHEET NO.: DATE:	CLIENT NAME AND ADDRESS: MARIKAMP INVESTMENT LLC, 10000 W. UNIVERSITY BLVD., SUITE 100, OCALA, FL 34476
DRAWN BY: CHECKED BY: DATE:	PROJECT LOCATION: SECTION:



- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



PROJECT NO.		DATE	
1000	10/15/20	10/15/20	10/15/20
PROJECT NAME		PROJECT LOCATION	
SE 55TH PL		MARICAMP ROAD	
OWNER NAME AND ADDRESS		OWNER CONTACT	
MARCAMP INVESTMENT LLC		MARCAMP INVESTMENT LLC	
1000 SE 55TH PL		1000 SE 55TH PL	
OCALA, FL 34478		OCALA, FL 34478	
PROJECT NO.		DATE	
1000	10/15/20	10/15/20	10/15/20

CONSULTANTS

LANDSCAPE PLAN

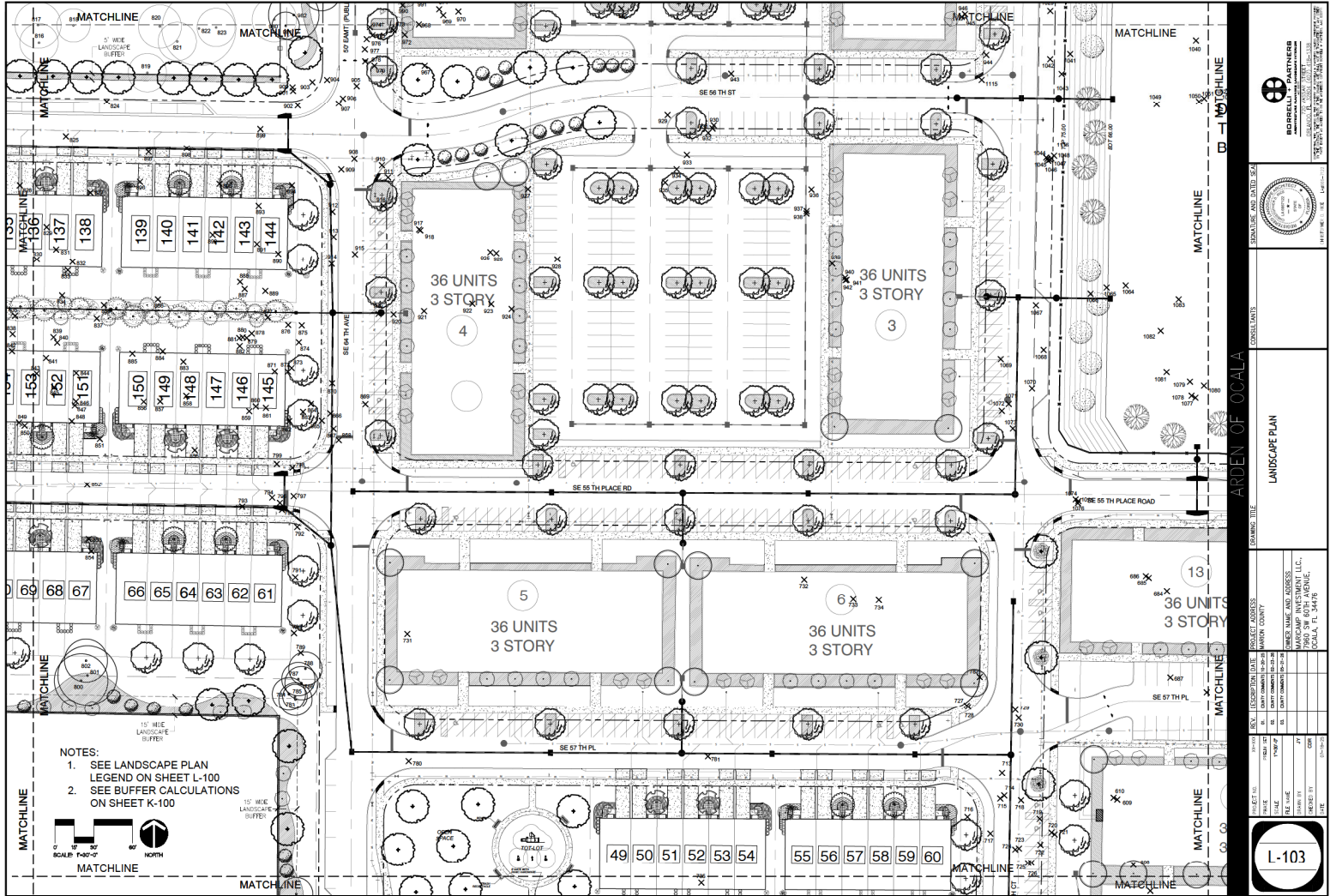
POPPELL PARTNERS

1000 SE 55TH PL

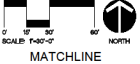
OCALA, FL 34478

10/15/20



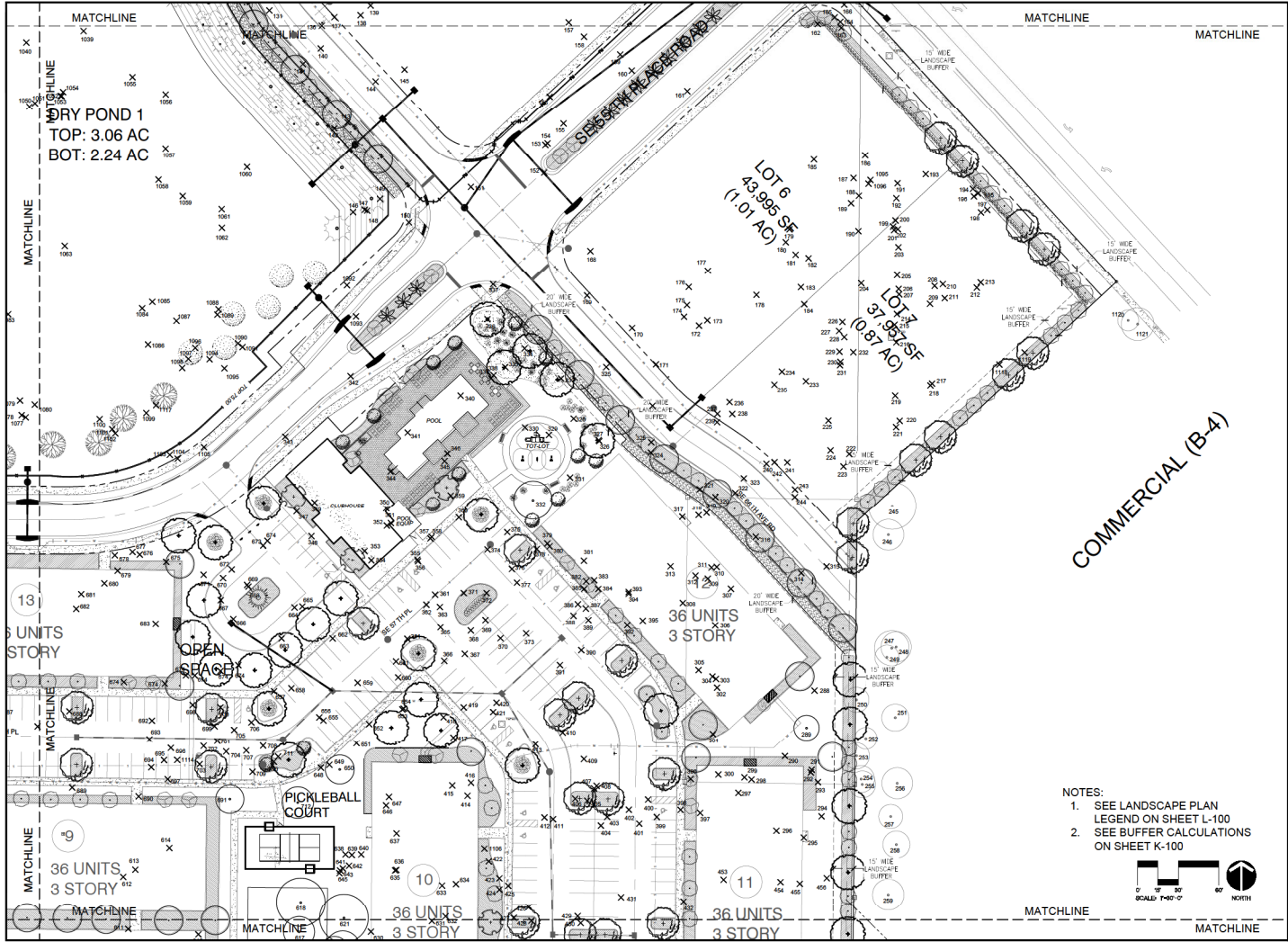


- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



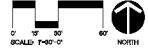
		ROBERT J. PARTNER PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 12543	
		CONSULTANTS	
PROJECT TITLE:		LANDSCAPE PLAN	
DRAWING TITLE:		ARDEN OF OCALA	
PROJECT NO.:	SHEET NO.:	CLIENT NAME AND ADDRESS:	DATE:
DRAWN BY:	CHECKED BY:	PROJECT LOCATION:	SCALE:
FILE NAME:	PROJECT NO.:	PROJECT ADDRESS:	SHEET NO.:
DATE:	PROJECT NO.:	PROJECT ADDRESS:	SHEET NO.:
PROJECT NO.:	PROJECT ADDRESS:	PROJECT ADDRESS:	PROJECT ADDRESS:

L-103



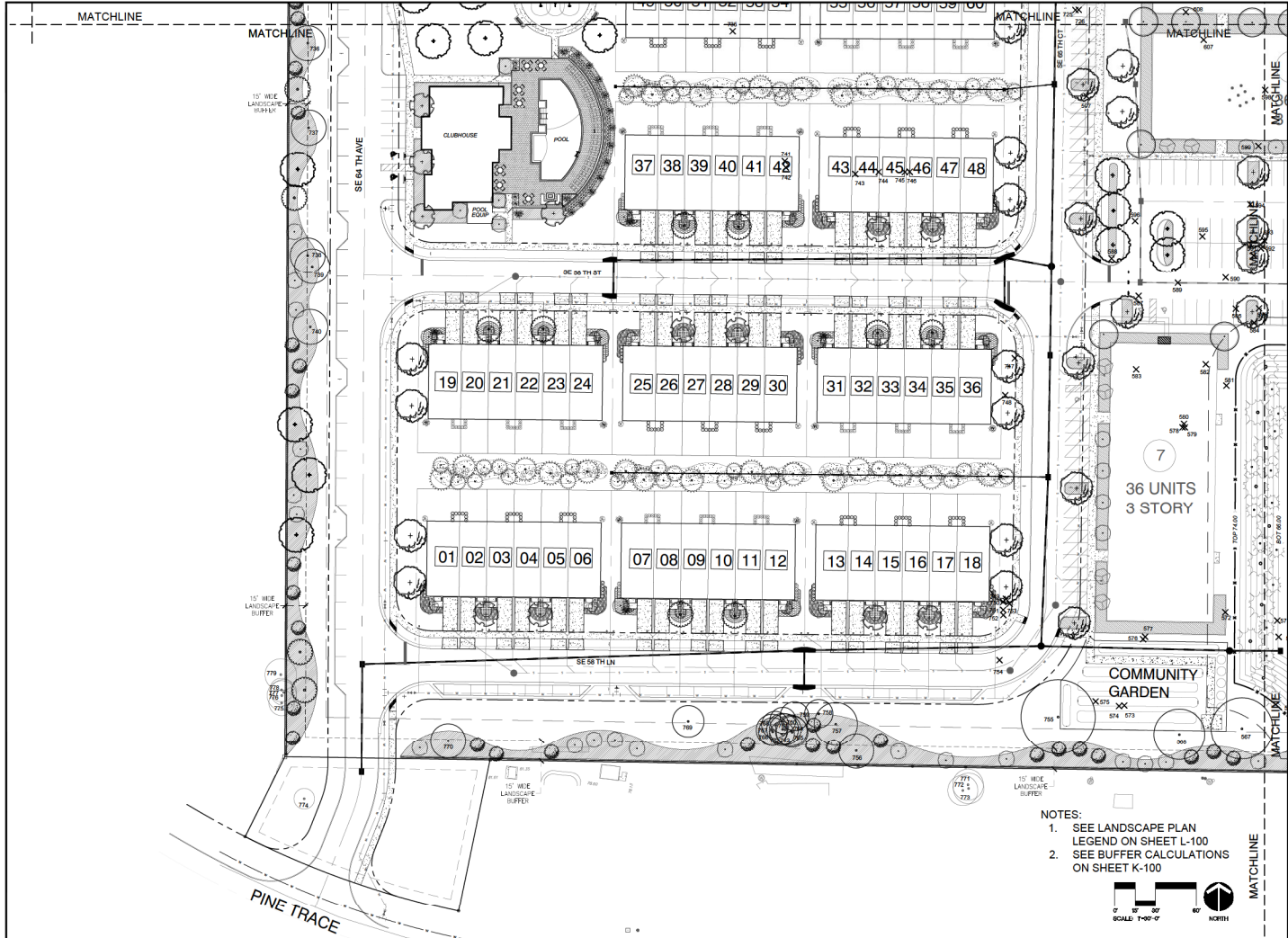
COMMERCIAL (B-4)

- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100

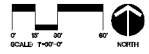


		CONSULTANTS	
		PROJECT TITLE: ARDEN OF OCALA LANDSCAPE PLAN	
PROJECT NO.	10000	DESIGNER NAME AND ADDRESS	MARICAMP INVESTMENT LLC, 10000 W. BOULEVARD, SUITE 200, WEST PALM BEACH, FL 33411
DATE	11/20/22	SCALE	AS SHOWN
DATE	11/20/22	FILE NAME	ARDEN OF OCALA - L-104
DATE	11/20/22	PROJECT BY	COM
DATE	11/20/22	DATE	11/20/22

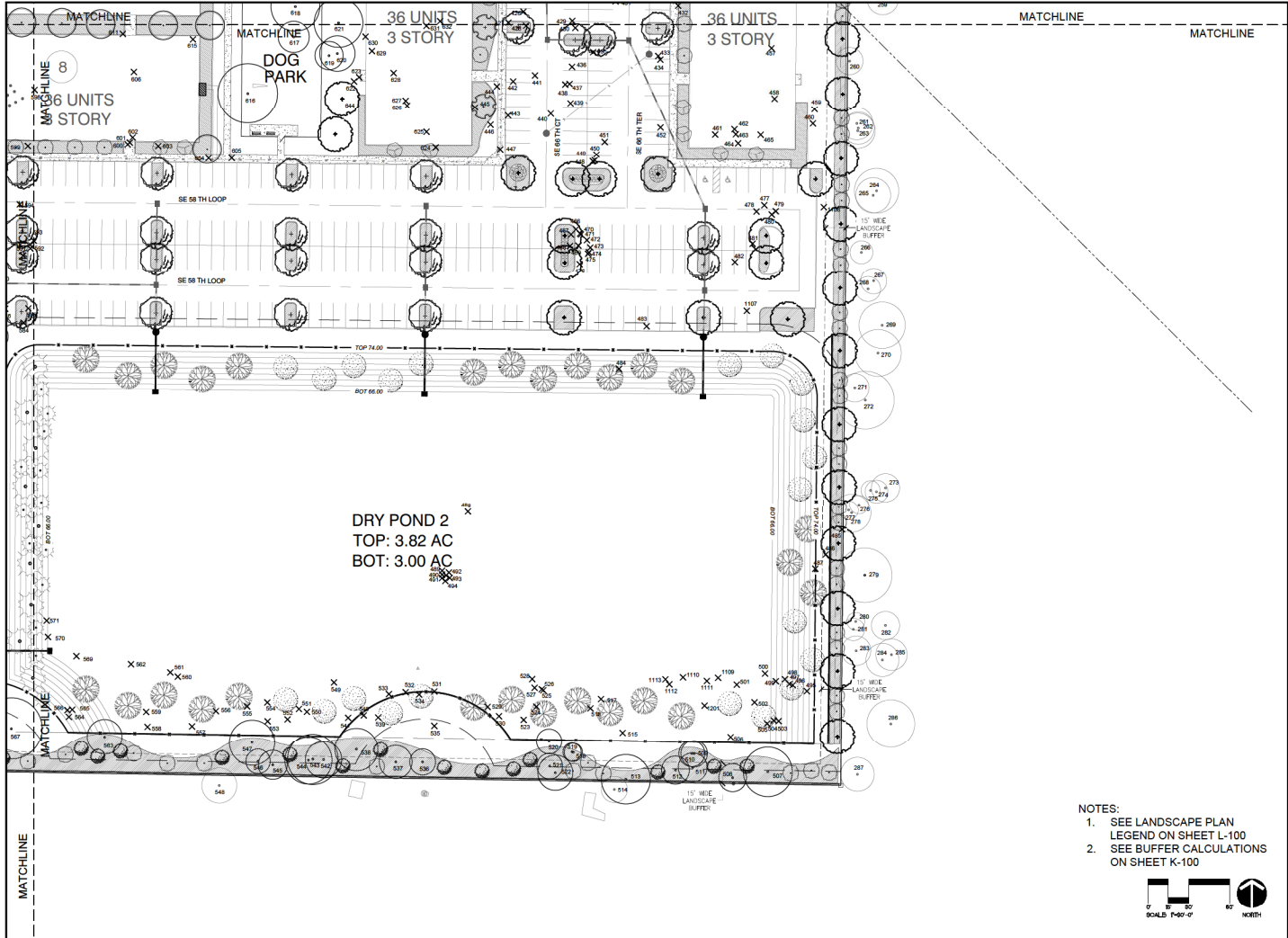
L-104



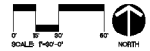
- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



		ROBERT J. PARTNERS ARCHITECTS & ENGINEERS 1000 N. UNIVERSITY BLVD., SUITE 200 GAINESVILLE, FL 32609	
		CONSULTANTS	
PROJECT NO. 2018-001		PROJECT NAME: ARDEN OF OCALA	
SHEET NO. L-105		SHEET TITLE: LANDSCAPE PLAN	
PROJECT LOCATION: MARION COUNTY, FLORIDA		OWNER NAME AND ADDRESS: MARICAMP INVESTMENT, LLC, 1000 N. UNIVERSITY BLVD., SUITE 200, GAINESVILLE, FL 32609	
DATE: 07/11/2018	DRAWN BY: JRP	CHECKED BY: JRP	DATE: 07/11/2018
SCALE: 1"=30'-0"	PROJECT: ARDEN OF OCALA	SHEET: L-105	DATE: 07/11/2018

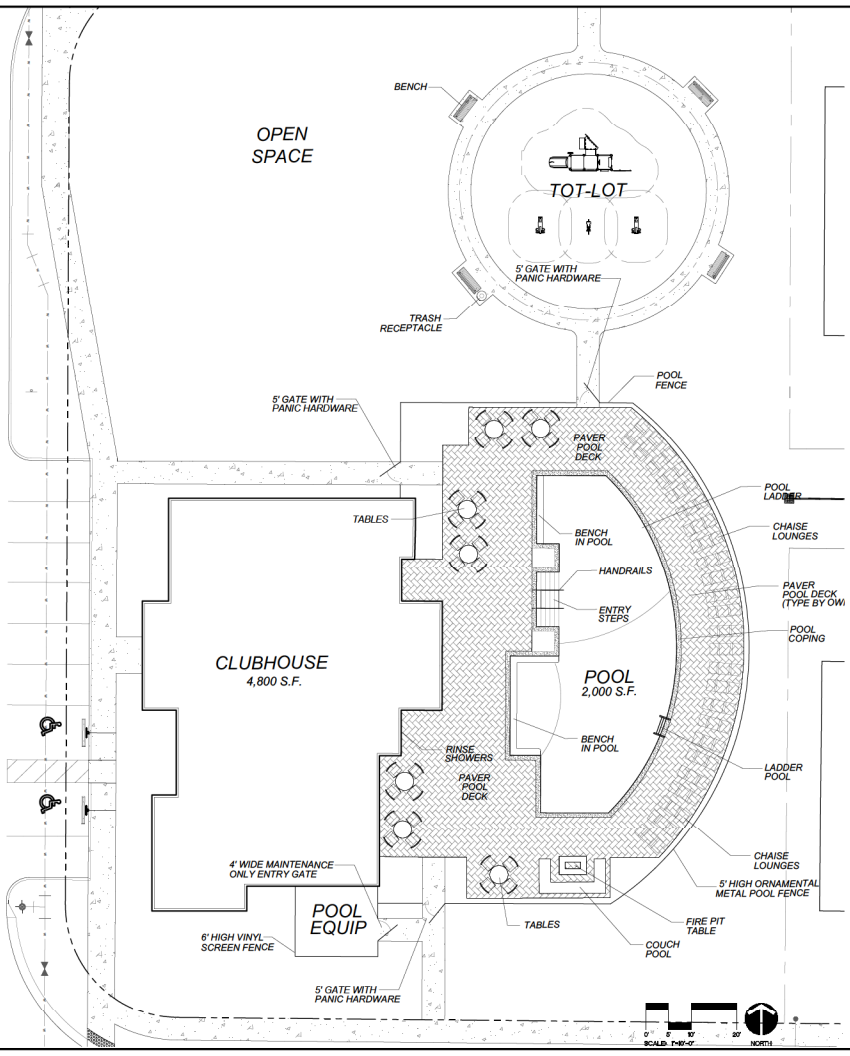


- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



CONSULTANTS	
LANDSCAPE PLAN	
PROJECT NO.: SHEET NO.: DATE:	PROJECT NAME AND ADDRESS: ARDEN OF OCALA Ocala, FL 34476
SCALE: 1"=30'-0"	
NORTH	
L-106	

SE 64 TH AVE



ARDEN OF OCALA

CONSULTANTS

POOL HARDSCAPE ENLARGEMENT PLAN

PROJECT NO. 107
 DATE 10/15/2019
 SCALE 1/8" = 1'-0"
 SHEET NO. 107-01
 PROJECT NO. 107

OWNER NAME AND ADDRESS
 MARIKAMP INVESTMENT LLC
 10000 W. UNIVERSITY BLVD.
 OCALA, FL 34476

DATE 10/15/2019

PROJECT NO. 107

