MARION COUNTY, FL

APPROVAL DATE: 12/9/24 EXPIRATION DATE: 12/9/29





MARO III $PUD\ MASTER\ PLAN$

SECTION 19 TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

PARCEL #: 35770-055-05

PROJECT AREA: 111 ± ACRES

PROPOSED LOTS: 449 UNITS (NOT TO EXCEED 499 UNITS)

ROAD LENGTH 16,662 FT

LAND USE: HIGH RESIDENTIAL (4 - 8 UNITS PER AC.) AND COMMERCIAL

CURRENT ZONING: PUD (PLANNED UNIT DEVELOPMENT)

170405Z



VICINITY MAP SCALE: 1" = 1000"

OWNER/DEVELOPER-MARO MANAGEMENT, LLC 132 OLIVERA WAY PALM BEACH GARDENS, FL

(561) 691-5171

CIVIL ENGINEER: TILLMAN AND ASSOCIATES ENGINEERING JEFFREY McPHERSON, P.E. 1720 SE 16th AVE, BLDG.100 OCALA, FLORIDA 34471 PHONE: (352) 387-4540

SURVEYOR: JCH CONSULTING GROUP INC. CHRISTOPHER J. HOWSON 426 SW 15TH STREET OCALA, FLORIDA 34471 TELEPHONE: (352) 405-1482

INDEX OF SHEETS

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08.01 MASTER UTILITY PLAN 09.01 **BUFFER & TREE PRESERVATION PLAN** SIGNAGE PLAN

BOUNDARY AND TOPOGRAPHIC SURVEY 1 of 3

- 1. THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
- 2 THIS PROPOSED PROJECT HAS NOT REPN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOT THE PROPERTY
 ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP
 THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY EXTERN MEMORY. APPROVAL HAS BEEN DEFERRED TO LATER DEVILOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR
- 3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT ACENCYS FLOOD INSURANCE RATE MAP (PURM, COMMUNITY PARKEN, NO. 1288/COMBE AND 1288/COMBE, EFFECTIVE DATE OF APPLL 19, 2017, THE PROPERTY DESCRIBED HERBON LIES WITHIN FLOOD ZONES "X" & "AE"AN AREA OF MINIMAL FLOOD HAZARD.
- 4. FIRE PROTECTION WILL BE PROVIDED BY CENTRAL WATER SYSTEM
- 5. DOMESTIC WATER TO BE PROVIDED BY CENTRAL WATER SYSTEM SUPPLIED BY MARION COUNTY UTILITIES.
- 6. DOMESTIC SEWER SERVICE TO BE PROVIDED BY CENTRAL SEWER SYSTEM SUPPLIED BY MARION COUNTY UTILITIES.
- 7. ALL ROADS DESIGNED FOR 25 MPH DESIGN SPEED.
- & ALL PROPOSED ROADS AND STORMWATER FACILITIES WILL BE PRIVATELY MAINTAINED.
- A PERMIT MUST HE OBTAINED PROM MARION COUNTY PERMITTING DIVISION PRIOR TO COMMENCEMENT OF ANY WORK IN THE COUNTY RIGHT-OF-WAY.

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

ROCK CLOUTIER MARO MANAGEMENT LLC

ENGINEER 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.

JEFFREY McPHERSON, P.B.

SURVEYOR'S CERTIFICATE

JURY FOR SEASTHINGS.

HERRBY CERTIFY THAT THE SURVEY REPRESENTED HERBON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LIC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

COVER SHEET

MARO III - PUD MASTERPLA MARION COUNTY, FLORIDA

DATE 11-01-24 DRAWN BY HB
CHKD. BY JMM
JOB NO. 22-8165

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

LEGAL DESCRIPTION:

A PORTION OF THE FOLLOWING DESCRIBED:

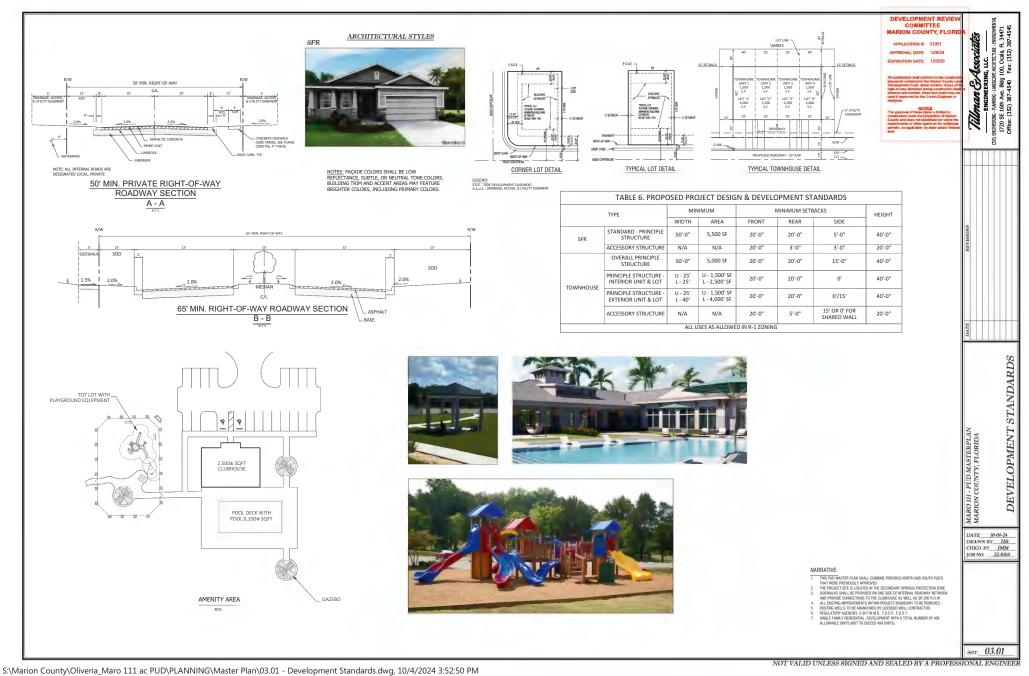
A PORTION OF THE FOLLOWING DESCRIBED.

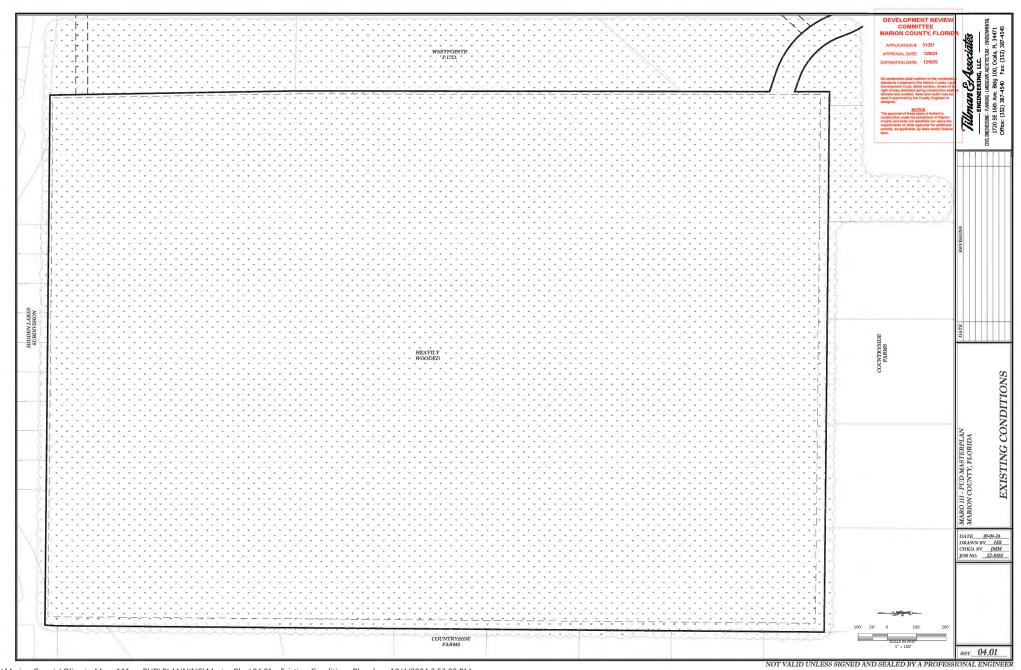
COMMENCE AT THE SW CORNESS OF THE NW 1/1 OF SECTION 16 TOWNSHIP IS SOUTH, RANGE 21 LEATS MAKION COUNTY, PLORIDA, THENCE 8:894-172. ALONG THE SOUTH LEAD OF THE SAID NW 1/4 OF SECTION 19, 1848 J PEET TO THE SOUTHES SOUTHERS THE NOTHER SAID NW 1/4 OF SECTION 19, 1848 J PEET TO THE SOUTHES SOUTHERS THE NOTHER SOUTHERS SW 1/4 OF AFORESAID SECTION 19; THENCE N.89°49'13"W. ALONG THE SOUTH LINE OF SAID SW 1/4 OF SECTION 19, 1799.03 FEET TO THE SOUTHWEST CORNER OF AFORESAID PARCEL #1: THENCE DEPARTING SAID SOUTH LINE, N.00°04'09"W., ALONG THENCE MAPS POWN 10024 FEET MORE OR LESS TO THE AFORESAID
SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, THENCE N. 41°99'30"E.
SEGO ALONG BAID SOUTHEASTERLY RIGHT-OF WAY LINE TO THE POINT OF
BEGINNING, CONTAINING III.3 ACRES MORE OR LESS.

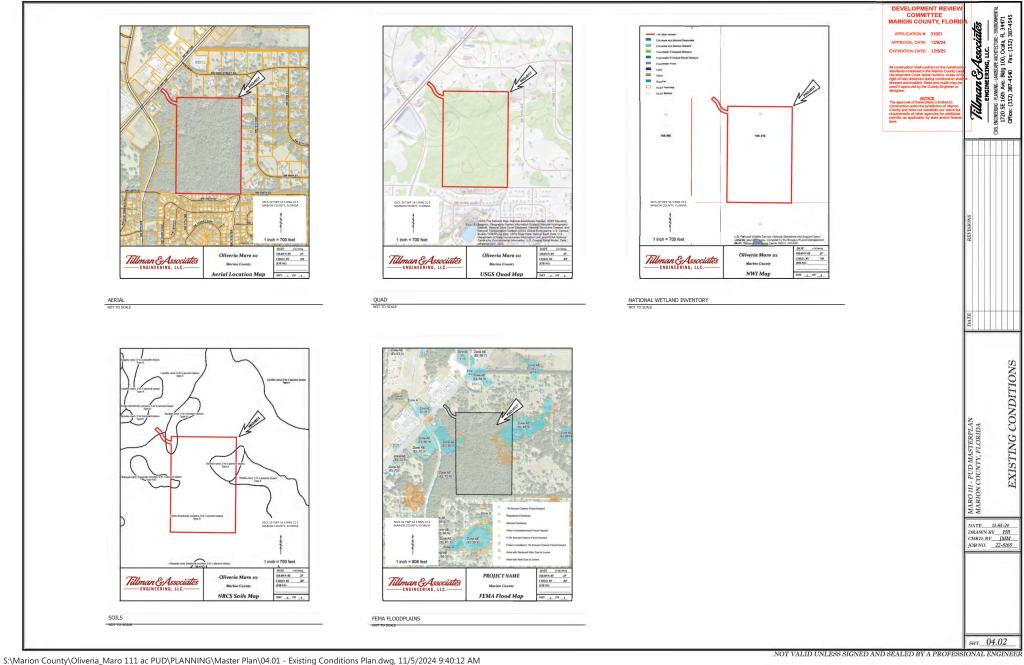
CONDITIONS - RESOLUTION # 22-R-578

- 1. A MODIFIED TYPE TO BUFFER (MINIMUM 30' WIDE, NO MENIMUM SURUB REQUIREMENTS A MINIMUM OF HIGH WALL ALONG THE OUTER BOUNDARY, WITH THE BUFFER AS ASSEARATE "FRACT" TO BE DESIGNATED TO AND MANAGED BY THE POA OR ITS EQUIVALINT) SHALL BE PROVIDED ALONG THE BYILL EAST AND NORTH OVERALL I PROPERTY DOUNDARIES ADJOINING THE COUNTRYSIDE FAMS SULDIVISION ON THE PUD CONCEPTUAL PLAN. (ATTACHMENT "A") (SEE SHEET 09.01 BUFFER & TREE
- PIDE CONCERTION FLAM: (ATTACHMENT **) (SOB SHORD) FOR DUTERA & TROB
 PRESERVATION FLAM)
 DEVELOPMENT OF THE COMMERCIAL AREA/SITE SHALL COMPLY WITH THE MARION
 CULTITY LAND DEVELOPMENT CODES B-1 (NEIGHBORROOD BUSINESS) ZONING
 CLASSIFICATION PROVISIONS, OR DESIGN/DEVELOPMENT STANDARDS SUCH AS BUT NOT LIMITED TO PARKING, SETBACK, BUFFERS, ETC.) (COMMERCIAL AREA IS NOT
- NOT LIMITED IN PARKING, BETIMAN, BUPPINS, ETCJ (LOMBINGALA ARKA S NUT THE PARALLE ACCESS CONDECTION FROM THE SITES NORTHWEST CORNER AREA EXTERDING TO SW SITH AVENUE SHALL BE OBTAINED AND ESTABLISHED WITH THE BUTTAL DEVELOPMENT OF THE PROJECT AND BULL BE FULL COMPLETED AND BUTTAL SET A MINIBUM SUNDIVISION IMPROVEMENT FOR THE PROJECT OF FREST PLASE IF THE PROJECT IS PLASED AT A LICEN DATE, WITH THE FRAIL FLAT (OR FIRST PHASE AS NOTED) INDICATION AND REPERENCING THE LOCATION AND OR EIGG I CAGE AO TOLEUJ ITAINA ALION AND REFERENCING THE LOCATION AND OR BOOK AND PAGE OF THE INCRESS EGRESE BEASENT AUTHORIZEN OTHE PARALLEL ACCESS CONDITION ALTERNATIVE ACCESS AND EMERGENCY ACCESS SHALL BE PROVIDED FOR THE PROJECT IVIA WEST FORNT PUD (2015)21(4); TO THE WEST OF THE SITE. (BEE SHEET O'ALCICCULATION PLAN)
- THE DEVELOPER SHALL IMPLEMENT AND USE THE COORDINATED ACCESS CONNECTION TO AND THROUGH THE WEST POINT PUD (2015)2142) POR ADDITIONAL CONTRICTION TO STATE THROUGH THE WEST FORTY FURTHER STATES. THE RESIDENCE THE GENERAL DAY-TO-DAY ACCESS AND EMBERGENCY ACCESS TO SW SOTH AVENUE. THE DEVELOPER WILL UNDERTAKE ALL APPROPRIATE DESIGN AND INSCISSARY CONSTRUCTION FOR THIS SOUTHERN PORTION/PHASE OF THE PROJECT PRIOR TO RECIEVEING FINAL PROPECTION APPROVAL TO OBTAIN CERTIFICATES OF OCCUPANCY FOR THAT PORTION/PHASE AS PROVIDED IN ATTACHMENT "B", (ACCESS WOULD BE ESTABLISHED PRIOR TO APPROVAL OF IMPERVIOUS PLAN ON PHASE 2)
- ADDITIONAL SER DETACHED RESIDENTIAL UNITS, SUBJECT TO COMPLIANCE WITH THE MINIMUM LOT DESIGN STANDARDS HEREIN AND THE PROJECT-WIDE MAXIMUM GROSS NUMBER OF 499 DWELLING UNITS. (PER MASTER PLAN SITE BUILT SINGLE FAMILY

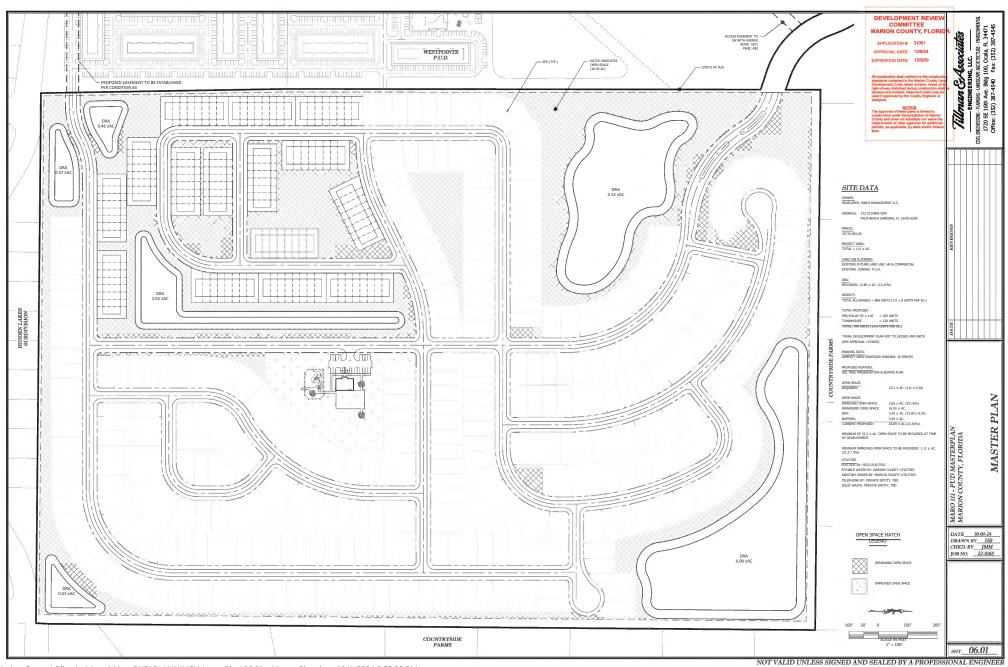


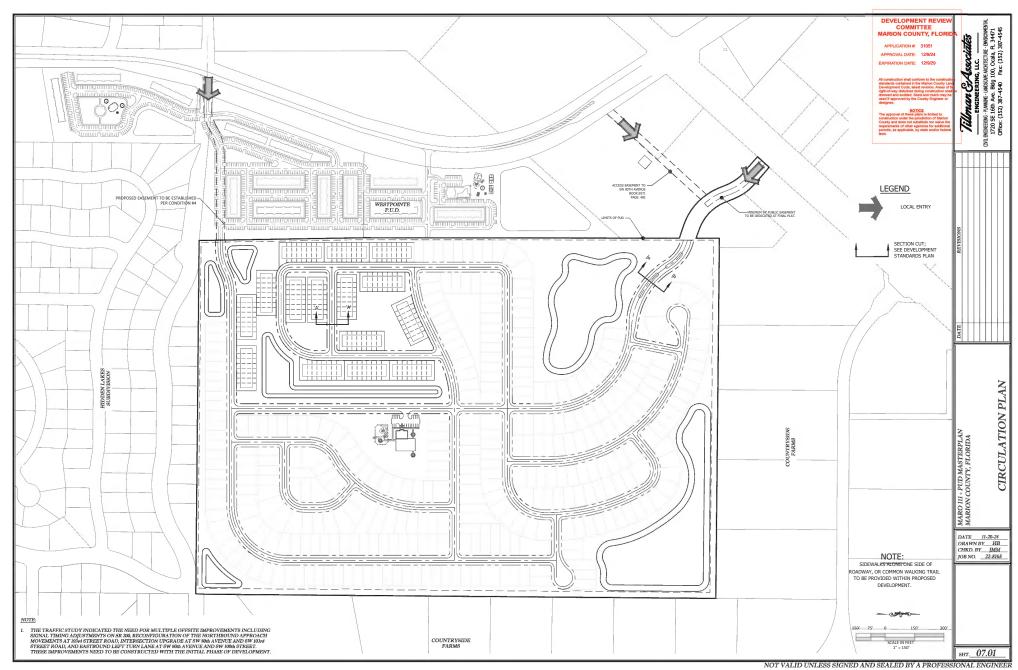






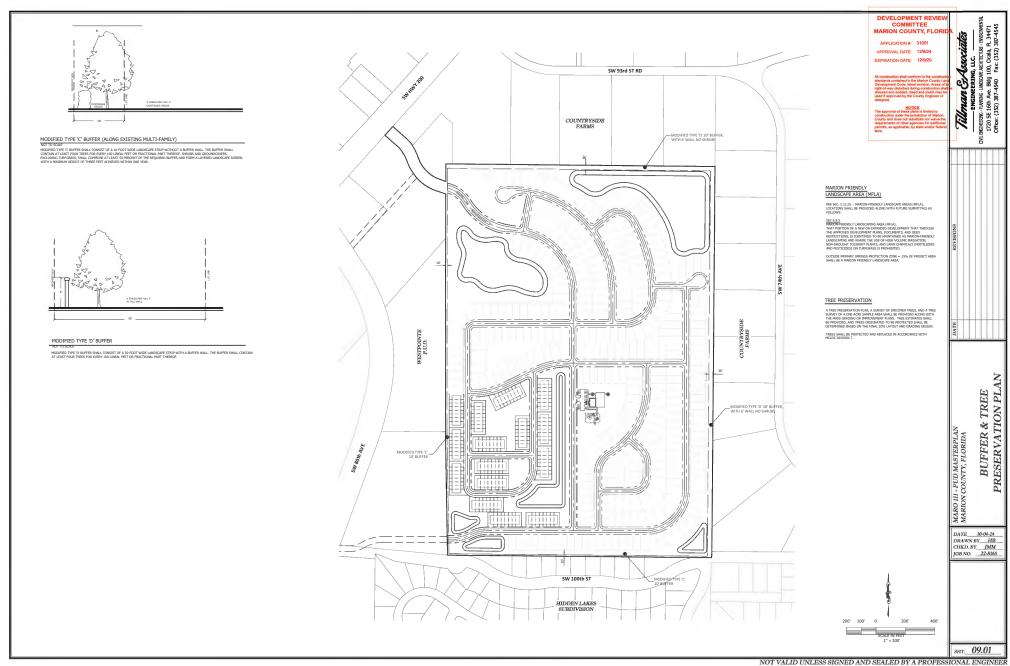




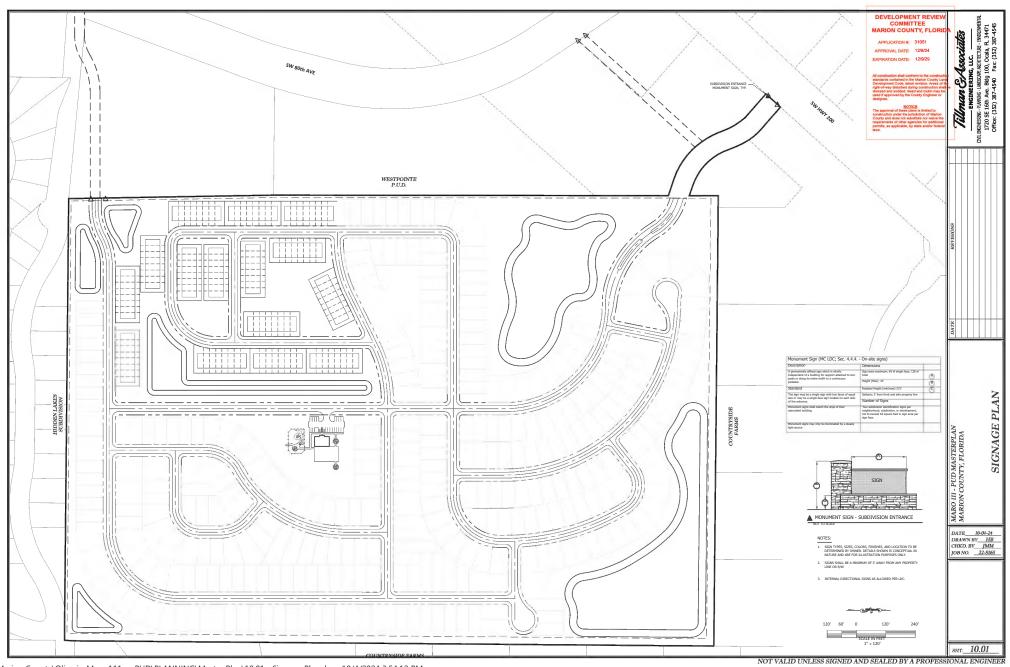




ATTACHMENT G G-10



ATTACHMENT G G-11



ATTACHMENT G G-12

