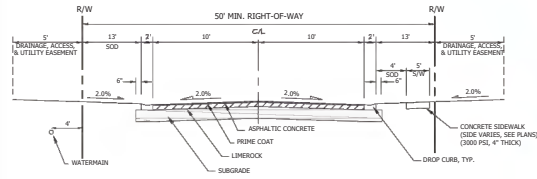




ARCHITECTURAL STYLES

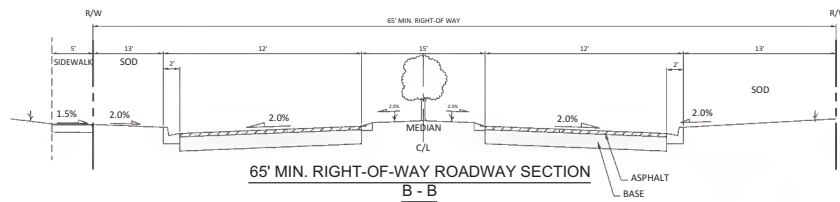
SFR



NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

50' MIN. PRIVATE RIGHT-OF-WAY
ROADWAY SECTION
A - A
N.T.S.

NOTES: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

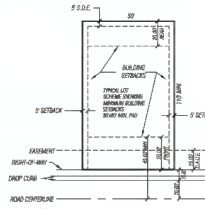


65' MIN. RIGHT-OF-WAY ROADWAY SECTION
B - B
N.T.S.

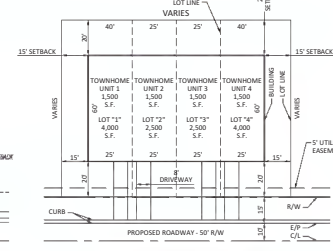
LEGEND:
S.D.E. - SIDE DEVELOPMENT EASEMENT
D.A.U.E. - DRAINAGE, ACCESS, & UTILITY EASEMENT



CORNER LOT DETAIL



TYPICAL LOT DETAIL



TYPICAL TOWNHOUSE DETAIL

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA

APPLICATION #: 31051
APPROVAL DATE: 12/9/24
EXPIRATION DATE: 12/9/29

All construction shall conform to the construction standards contained in the Marion County Land Development Code. All construction shall conform to the standards of the Marion County Land Development Code. All construction shall conform to the standards of the Marion County Land Development Code.

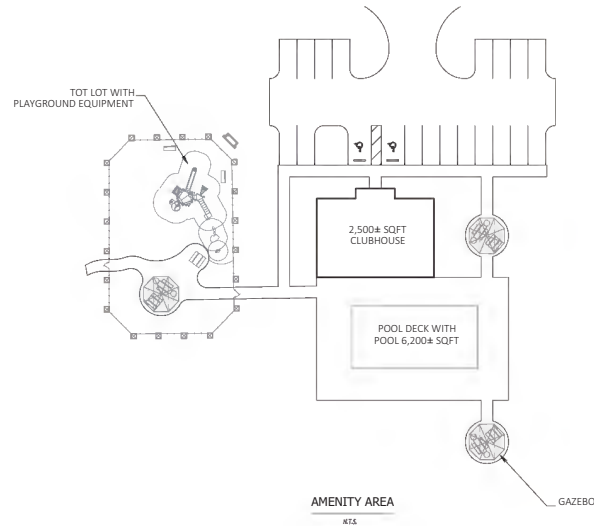
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not constitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Tillman & Associates
ENGINEERS, LLC
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 367-4540 Fax: (352) 367-4545

TABLE 6. PROPOSED PROJECT DESIGN & DEVELOPMENT STANDARDS

TYPE		MINIMUM		MINIMUM SETBACKS			HEIGHT
		WIDTH	AREA	FRONT	REAR	SIDE	
SFR	STANDARD - PRINCIPLE STRUCTURE	50'-0"	5,500 SF	20'-0"	20'-0"	5'-0"	40'-0"
	ACCESSORY STRUCTURE	N/A	N/A	20'-0"	3'-0"	3'-0"	20'-0"
TOWNHOUSE	OVERALL PRINCIPLE STRUCTURE	50'-0"	5,000 SF	20'-0"	20'-0"	15'-0"	40'-0"
	PRINCIPLE STRUCTURE - INTERIOR UNIT & LOT	U - 25' L - 25'	U - 1,500' SF L - 2,500' SF	20'-0"	20'-0"	0'	40'-0"
	PRINCIPLE STRUCTURE - EXTERIOR UNIT & LOT	U - 25' L - 40'	U - 1,500' SF L - 4,000' SF	20'-0"	20'-0"	0'/15'	40'-0"
	ACCESSORY STRUCTURE	N/A	N/A	20'-0"	5'-0"	15' OR 0' FOR SHARED WALL	20'-0"

ALL USES AS ALLOWED IN R-1 ZONING



NARRATIVE:

- THIS PUD MASTER PLAN SHALL COMBINE PREVIOUS NORTH AND SOUTH PUDS THAT WERE PREVIOUSLY APPROVED.
- THE PROJECT SITE IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
- SIDEWALKS SHALL BE PROVIDED ON ONE SIDE OF INTERNAL ROADWAY NETWORK AND PROVIDE CONNECTIONS TO THE CLUBHOUSE AS WELL AS SR 200 R.O.W.
- ALL EXISTING IMPROVEMENTS WITHIN PROJECT BOUNDARY TO BE REMOVED.
- EXISTING WELLS TO BE ABANDONED BY LICENSED WELL CONTRACTOR.
- REGULATORY AGENCIES: S.W.F.W.D., F.D.E.P., F.D.O.T.
- SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A TOTAL NUMBER OF 498 ALLOWABLE UNITS (NOT TO EXCEED 498 UNITS).

REVISIONS

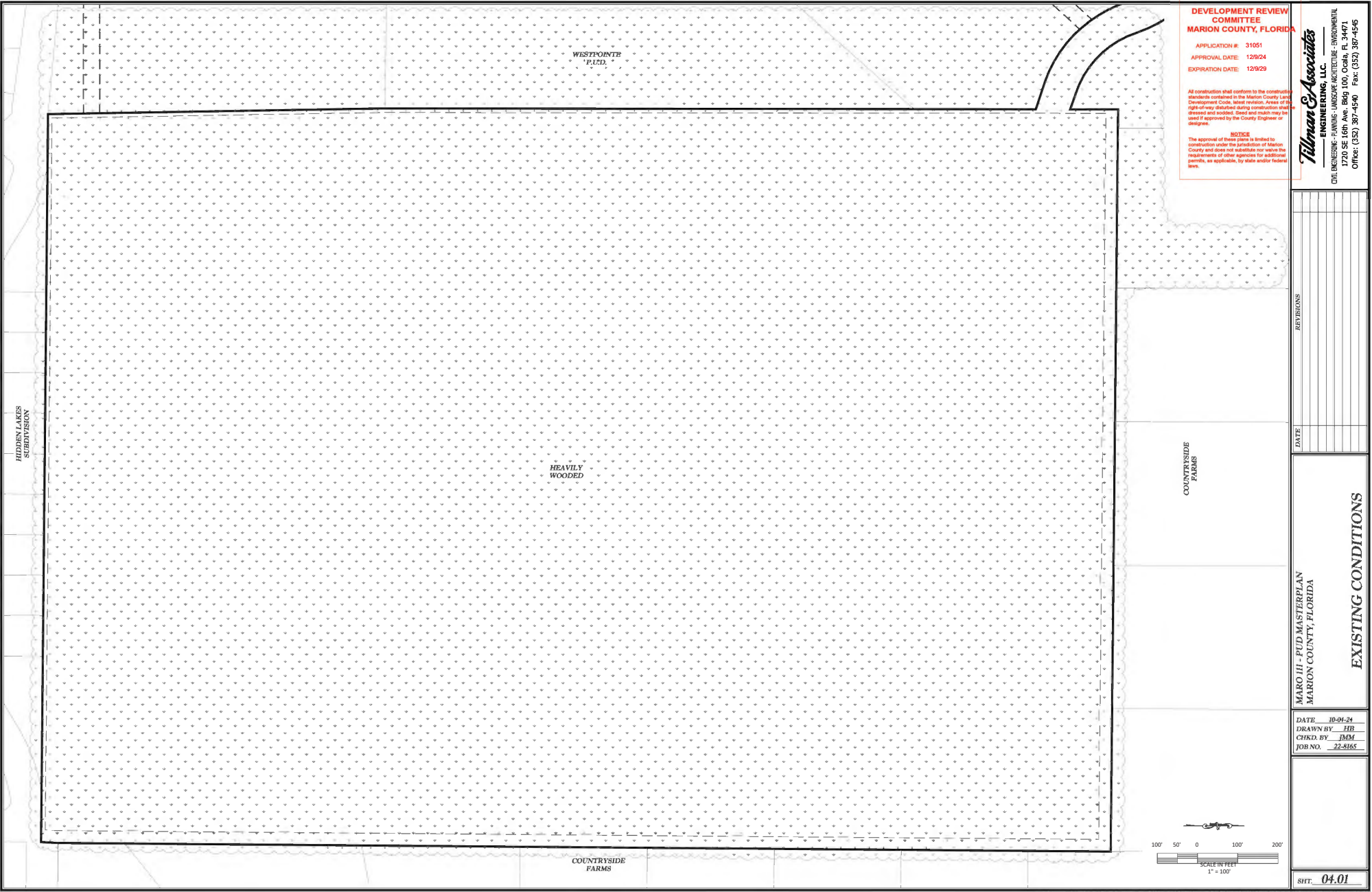
DATE

MARCO III - PUD MASTER PLAN
MARION COUNTY, FLORIDA

DEVELOPMENT STANDARDS

DATE: 10-04-24
DRAWN BY: HB
CHKD. BY: IMM
JOB NO.: 22-4165

SHY: 03.01



DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 31051
APPROVAL DATE: 12/9/24
EXPIRATION DATE: 12/9/29

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and seeded. Street and main may be used if approved by the County Engineer or designer.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

Tilman & Associates
ENGINEERS, LLC
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Room 100, Ocala, FL 34471
Office: (352) 367-1540 Fax: (352) 367-4545

DATE	REVISIONS

EXISTING CONDITIONS

DATE: 10-04-24
DRAWN BY: HB
CHKD. BY: JBM
JOB NO.: 22-4165

SHT. 04.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34477
Office: (352) 387-4540 Fax: (352) 387-4545

DATE	
NAME	
ADDRESS	
CITY	
STATE	
ZIP	
TELEPHONE	
FAX	
E-MAIL	
AGE	
SEX	
RELIGION	
EDUCATION	
OCCUPATION	
HOBBIES	
SPORTS	
TRAVEL	
DIET	
DRUGS	
ALCOHOL	
TABACCO	
OTHER	

EXISTING CONDITIONS

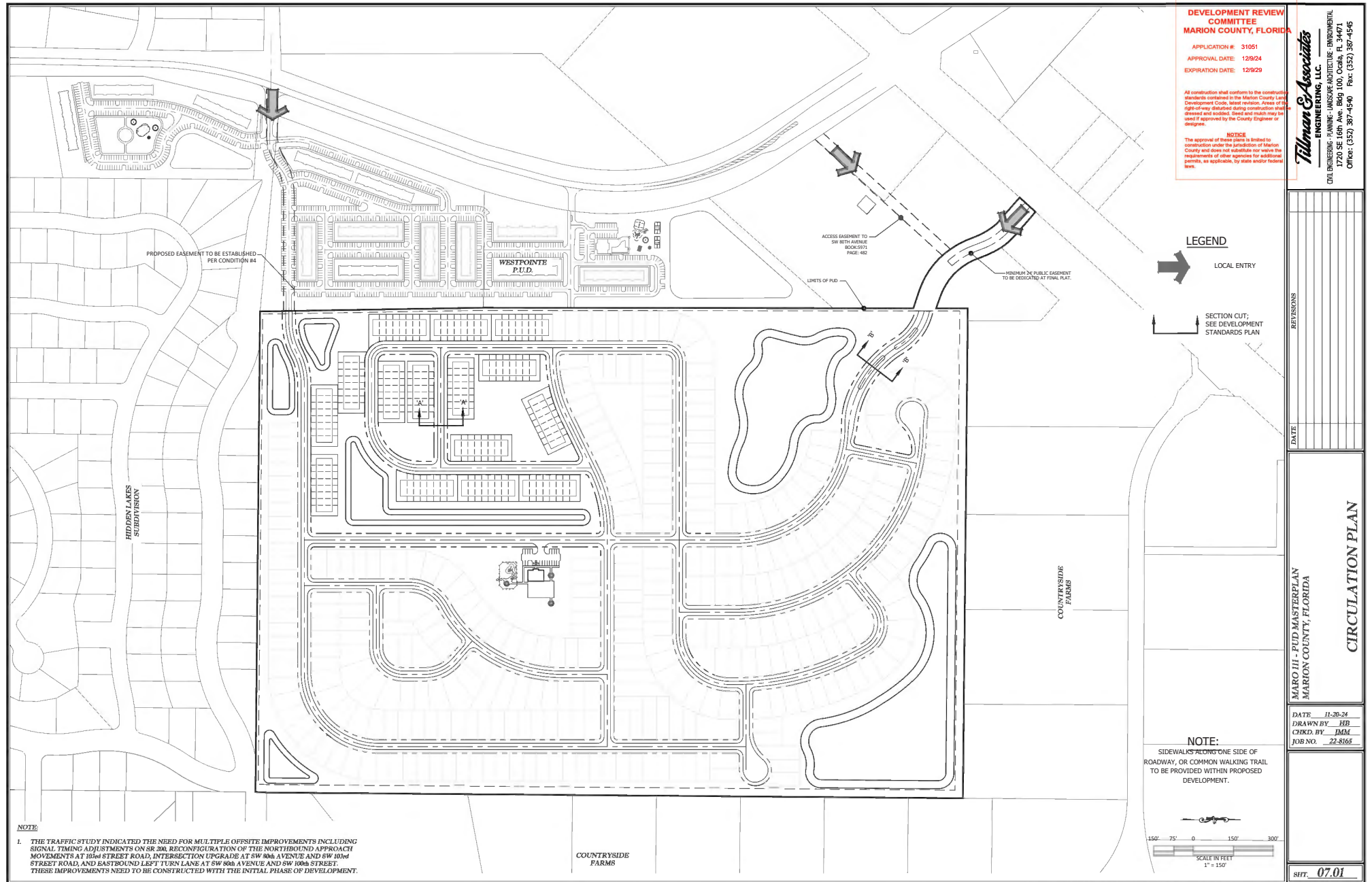
DATE 11-05-24
DRAWN BY HB
CHKD. BY JMM
JOB NO. 22-8165

SHT. 04.02



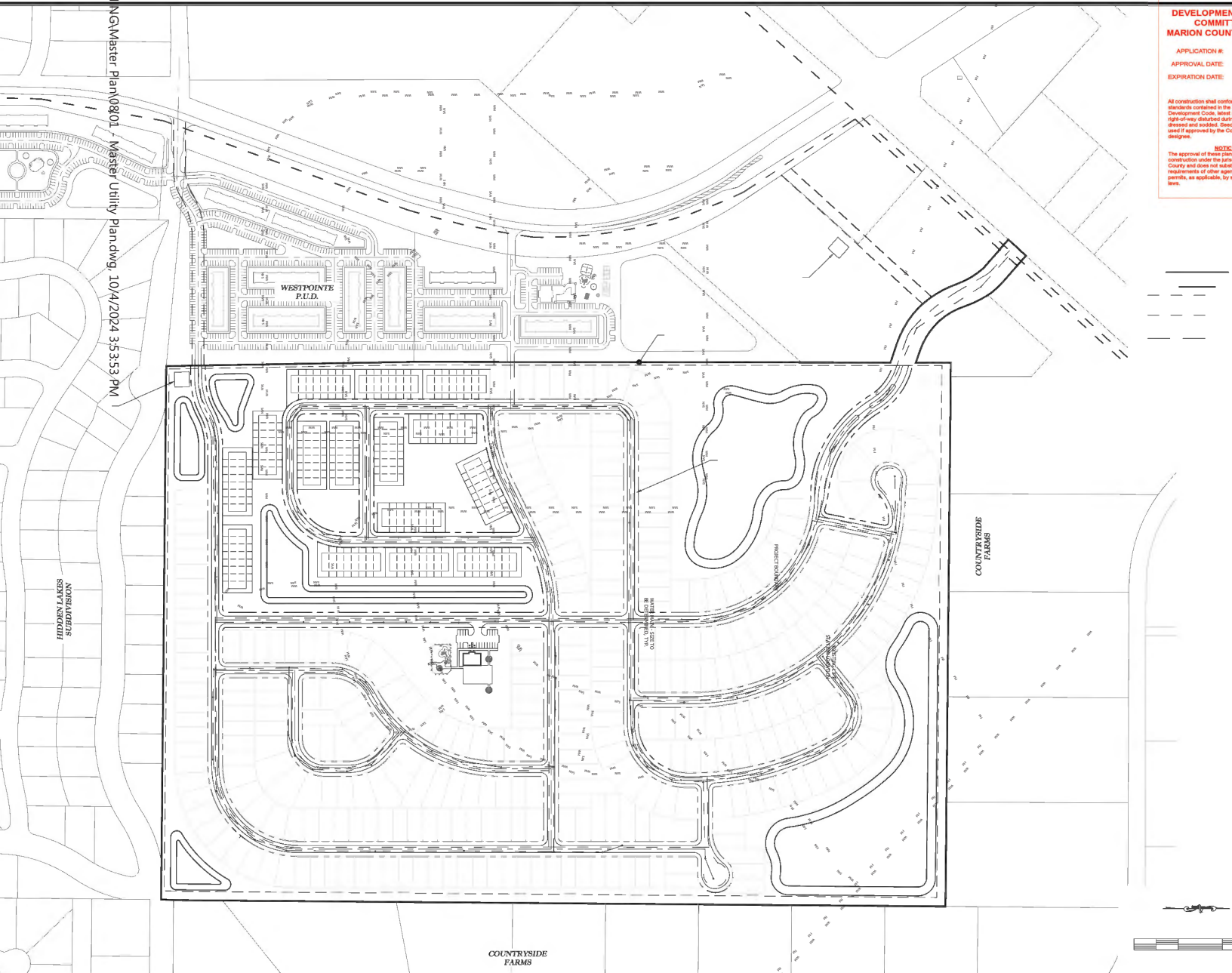






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DEVELOPMENT COMMITMENT
MARION COUNTY
APPLICATION #:
APPROVAL DATE:
EXPIRATION DATE:
All construction shall conform to standards contained in the Development Code, latest edition, and shall be subject to review and approval by the County Engineer.
NOTICE: The approval of these plans does not constitute a warranty by the County and does not constitute a requirement of other agencies, as applicable, by the County.

NOT VALID UNLESS SIGNED AND SEALED BY A

150' 75' 0' 150' 300'
SCALE IN FEET
1" = 150'

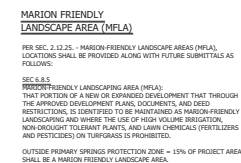
NOTES:
1. EXISTING UTILITIES SHALL BE PRESERVED AND MAINTAINED ACCORDING TO THE MARION COUNTY ENGINEERING DEPARTMENT STANDARDS.
2. SANITARY SEWER MAINS SHALL BE 15" DIA. AND 15' DEEP.
3. WATER MAINS SHALL BE 12" DIA. AND 15' DEEP.
4. GAS MAINS SHALL BE 12" DIA. AND 15' DEEP.
5. ALL UTILITIES SHALL BE MAINTAINED AND MAINTAINED ACCORDING TO THE MARION COUNTY ENGINEERING DEPARTMENT STANDARDS.

UTILITIES LEGEND	
PROPOSED	
EXISTING	
WATER MAIN	
SEWER MAIN	
GAS MAIN	

ENGINEERING, LLC.

1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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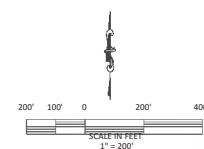
31051
12/20/24
12/20/24



TREE PRESERVATION

A TREE PRESERVATION PLAN, A SURVEY OF SPECIMEN TREES, AND A TREE SURVEY OF A ONE-ACRE SAMPLE AREA SHALL BE PROVIDED ALONG WITH THE MASS GRADING OR IMPROVEMENT PLANS. TREE ESTIMATES SHALL BE PROVIDED, AND TREES DESIGNATED TO BE PROTECTED SHALL BE DETERMINED BASED ON THE FINAL SITE LAYOUT AND GRADING DESIGN.

TREES SHALL BE PROTECTED AND REPLACED IN ACCORDANCE WITH MGLDC DIVISION 7.



**DEVELOPMENT REVIEW
COMMITTEE
MARION COUNTY, FLORIDA**

APPLICATION #: 31051

APPROVAL DATE: 12/9/24

EXPIRATION DATE: 12/9/29

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REVISIONS

DATA

MARO III - PUD MASTERPLAN
MARION COUNTY, FLORIDA

BUFFER & TREE PRESERVATION PLAN

DATE 10-04-24
DRAWN BY HB
CHKD. BY JMM
JOB NO. 22-8165

SHT. 09.01

