PUD MASTER PLAN FOR

OCALA SOUTH

SW 60TH AVE AND SW 52ND ST
CITY OF OCALA, MARION COUNTY, FLORIDA

TAX PARCEL: 35369-027-01

VICINITY MAP

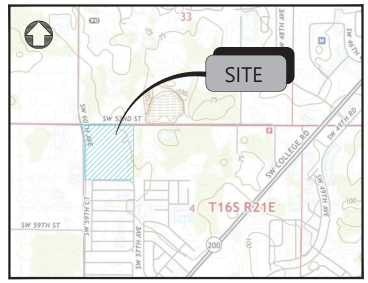
N.T.S.

AERIAL MAP

N.T.S.

FEMA MAP

N.T.S.

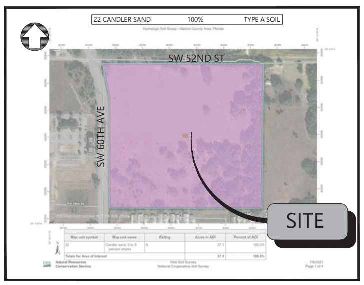


USGS QUAD MAP

N.T.S.

WETLAND MAP

N.T.S.



SOIL MAP

N.T.S.

SUBMITTAL DATE

SUBMITTAL - FEB 21, 2023
RESUBMITTAL - APR 14, 2023

PROJECT NARRATIVE

THIS IS A MASTER PLAN REQUEST ON PARCEL 35369-027-01.

THE OWNER IS SUBMITTING A MASTER PLAN APPLICATION TO DEVELOP OCALA SOUTH, A 360-UNIT RENTAL COMMUNITY WITH A FULL AMENITY PACKAGE THAT WILL REWARD A HEALTHY AND ACTIVE LIFESTYLE. OCALA SOUTH IS A UNIQUE MULTI-FAMILY HOUSING CONCEPT THAT WILL CONSIST OF 1, 2, AND 3 BEDROOM APARTMENT LAYOUTS, AND 2 AND 3 BEDROOM TOWNHOME LAYOUTS. THE AMENITIES WILL INCLUDE A FITNESS CENTER, POOL, EXERCISE TRAIL, DOG PARK, AND DOG WASH.

WITHIN CLOSE PROXIMITY ARE MANY LOCAL BUSINESSES, COMMUNITIES, AND NATIONAL ENTERPRISES, INCLUDING BUT NOT LIMITED TO THE WEST MARION COMMUNITY HOSPITAL, VETERAN AFFAIRS OUTPATIENT CLINIC, FLORIDA CROSSROADS COMMERCE PARK, OCALA INTERNATIONAL AIRPORT, ON TOP OF THE WORLD, CALESA, AND THE WORLD EQUESTRIAN CENTER. THE COMMUNITY IS PERFECTLY LOCATED FOR OUR RESIDENTS TO SERVICE THESE INDUSTRIES AND OTHERS ALIKE. THE ADDITIONAL SUNTRAN ROUTES (COMING SOON) WILL ASSIST OCALA SOUTH'S TENANTS WITH ACCESSIBLE ADA COMPLIANT TRANSIT SERVICES AND VIABLE MEANS OF MOBILITY.

THE OWNER INTENDS ON CONTRACTING WITH AS MANY LOCALLY SOURCED BUSINESSES AS POSSIBLE. AN EXPERIENCED CONSTRUCTION MANAGEMENT FIRM WILL COORDINATE ALL ASPECTS OF DEVELOPMENT, INCLUDING THE CONSTRUCTION OF ALL PRIVATE ROADS, PARKING AREAS, RETENTION AREAS, COMMON AREAS, ETC. AN EXPERIENCED PROPERTY MANAGER WILL BE ONBOARDED DURING THE CONSTRUCTION TO BE WELL PREPARED FOR THE LEASE UP PHASE OF THE PROJECT, AND WILL CONTINUE TO BE CONTRACTED OVER THE LIFE OF THE COMMUNITY TO COORDINATE ALL ASPECTS OF RESIDENTIAL LIVING, INCLUDING MAINTENANCE OF ALL PRIVATE ROADS, PARKING AREAS, RETENTION AREAS, COMMON AREAS, ETC. PERPETUALLY AFTER THE SITE IS COMPLETE.

NOTE:

THE PROJECT WILL BE UNDER SINGLE OWNERSHIP, AND AN EXPERIENCED PROPERTY MANAGER WILL BE CONTRACTED OVER THE LIFE OF THE COMMUNITY TO COORDINATE ALL ASPECTS OF RESIDENTIAL LIVING, INCLUDING MAINTENANCE OF ALL PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. PERPETUALLY AFTER THE SITE IS COMPLETE.

THE 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 ON CONCURRENCY REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.

OWNER CERTIFICATION
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HERE IN AND ON THE APPROVED PLAN.
SIGNATURE:______________________ DATE:__________
DEV MOTWANI, MERRIMAC SWC OCALA, LLC
SUNBELT LAND FUND I - OCALA SOUTH LLC

LICENSED DESIGN PROFESSIONAL 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.
SIGNATURE:____________________ DATE:________

SURVEYOR AND MAPPER CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.
SIGNATURE:____________________ DATE:________

DEVELOPMENT TEAM

OWNER
SUNBELT LAND FUND I - OCALA SOUTH LLC
17 NE 4TH ST
FORT LAUDERDALE, FL 33301
PHONE: (321) 368-0103
CONTACT: DEV MOTWANI

APPLICANT/DEVELOPER
MERRIMAC SWC OCALA, LLC
17 NE 4TH ST
FORT LAUDERDALE, FL 33301
PHONE: (321) 368-0103
CONTACT: DEV MOTWANI

CIVIL ENGINEER
ATWELL, LLC
111 N. MAGNOLIA AVE, SUITE 1350
ORLANDO, FL 32801
PHONE: (407) 743-3524
CONTACT: KAIWEN LU, P.E.

SURVEYOR
ATWELL, LLC
2600 MAITLAND CENTER PKWY, SUITE 262
MAITLAND, FL 32751
PHONE: (407) 743-3524
CONTACT: CLYDE ELDREDGE, P.S.M.

UTILITY PROVIDERS

WATER & SEWER
CITY OF OCALA WATER RESOURCES
1805 NE 30TH AVE., BLDG 600
OCALA, FL 34470
PHONE: (352) 351-6793
CONTACT: RICHARD RAGOSTA

ELECTRIC
SUMTER ELECTRIC COOPERATIVE INC.
4872 SOUTHWEST 60TH AVENUE
OCALA, FL 34474
PHONE: (352) 569-9706
CONTACT: DIANE KWONG

TELEPHONE/INTERNET
CHARTER COMMUNICATIONS
2850 S. LECANTO HWY
LECANTO, FL 34461
PHONE: (352) 527-2189
CONTACT: DUFFY MCCLELLAND

DATA TABLE

1. PARCEL IDENTIFICATION NUMBER
   35369-027-01
2. LAND USE DESIGNATION
   HIGH-DENSITY RESIDENTIAL
3. LIST OF DEVELOPMENT AGREEMENTS INCLUDING MARION COUNTY OFFICIAL RECORD BOOK AND PAGE
   NOT APPLICABLE
4. ZONING INFORMATION
   a. ZONING CLASSIFICATION
      PUD, PLANNED UNIT DEVELOPMENT
   b. LIST OF APPROVED VARIANCES, THEIR CONDITIONS, AND THE DATE OF APPROVAL
      NOT APPLICABLE
   c. SPECIAL USE PERMIT CASE NUMBER AND RESOLUTION
      NOT APPLICABLE
   d. ZONING REQUIREMENTS INCLUDING LOT AREA, WIDTH, SETBACKS, AND BUILDING HEIGHT
      BUFFER REQUIREMENTS:
      SW 60TH AVE: 20 FT MINIMUM
      SW 52ND ST: 20 FT MINIMUM
      EAST: 20 FT MINIMUM
      SOUTH: 50 FT MINIMUM
      BUILDING HEIGHT: 49 FT MAXIMUM
5. OVERLAY ZONES
   NOT APPLICABLE
6. GROSS SITE ACREAGE OF ALL INITIAL AND ANTICIPATED PARCELS, AND IF DIFFERENT, THE ACREAGE OF THE DEVELOPMENT AREA, TO THE NEAREST HUNDREDTH OF AN ACRE
   36.13 AC
7. EXISTING AND PROPOSED USES
   EXISTING: VACANT
   PROPOSED: MULTIFAMILY RESIDENTIAL, 360 UNITS
8. EXISTING AND PROPOSED BUILDING HEIGHT;
   EXISTING: NOT APPLICABLE
   PROPOSED: 49 FT MAXIMUM
9. LISTING OF SITE COVERAGE (IN SQUARE FOOTAGE, ACREAGE AND PERCENTAGE):
   a. EXISTING AND PROPOSED BUILDING COVERAGE BY INTENDED USE WITH GROSS FLOOR AREA AND LEASABLE/INTERIOR AREA
      EXISTING: 0 SF 0 AC 0%
      PROPOSED: 196,583 SF 4.51 AC 12.49%
   b. EXISTING AND PROPOSED GROSS IMPERVIOUS AREA
      EXISTING: 0 SF 0 AC 0%
      PROPOSED: 576,610 SF 13.24 AC 36.64 %
   c. PROPOSED GROSS NON-RESIDENTIAL FLOOR AREA RATIO OR RESIDENTIAL DENSITY
      RESIDENTIAL DENSITY: 360 UNITS / 36.13 AC = 9.98 UNITS/ACRE
   d. EXISTING AND PROPOSED NATURAL OPEN SPACE, IMPROVED OPEN SPACE, OPEN WATER, AND WETLANDS
      EXISTING: 1,573,904 SF 36.13 AC 100%
      PROPOSED: 997,294 SF 22.89 AC 63.37%
   e. EXISTING AND PROPOSED PRESERVED NATURAL AREAS
      NOT APPLICABLE
10. NUMBER OF REQUIRED AND PROVIDED PARKING SPACES
    REQUIRED: 660
    PROVIDED: 713
11. PROJECTED DAILY TRIP GENERATION AND A.M./P.M. PEAK HOUR TRAFFIC VOLUME
    REFER TO TRAFFIC IMPACT ANALYSIS
12. PROPOSED MILES OF ROAD, NUMBER OF LOTS, BLOCKS AND TRACTS, AS APPLICABLE
    NOT APPLICABLE
13. FLOOD ZONE, SPRING PROTECTION ZONE AND OVERLAY ZONE
    SITE IS NOT LOCATED IN ANY FLOOD ZONE, SPRING PROTECTION ZONE OR OVERLAY ZONE

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
SURVEY 1	BOUNDARY SURVEY
SURVEY 2	LAND TITLE SURVEY
SURVEY 3	LAND TITLE SURVEY
C100	EXISTING CONDITIONS PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN NORTH
C202	SITE PLAN SOUTH
C300	GRADING & DRAINAGE PLAN NORTH
C301	GRADING & DRAINAGE PLAN SOUTH
MAP-1	PRE-DEVELOPMENT DRAINAGE MAP
MAP-2	POST-DEVELOPMENT DRAINAGE MAP
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN NORTH
C402	UTILITY PLAN SOUTH

811
Know what's below. Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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COA# 29091

SECTION 04 | TOWNSHIP 16 | RANGE 21
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

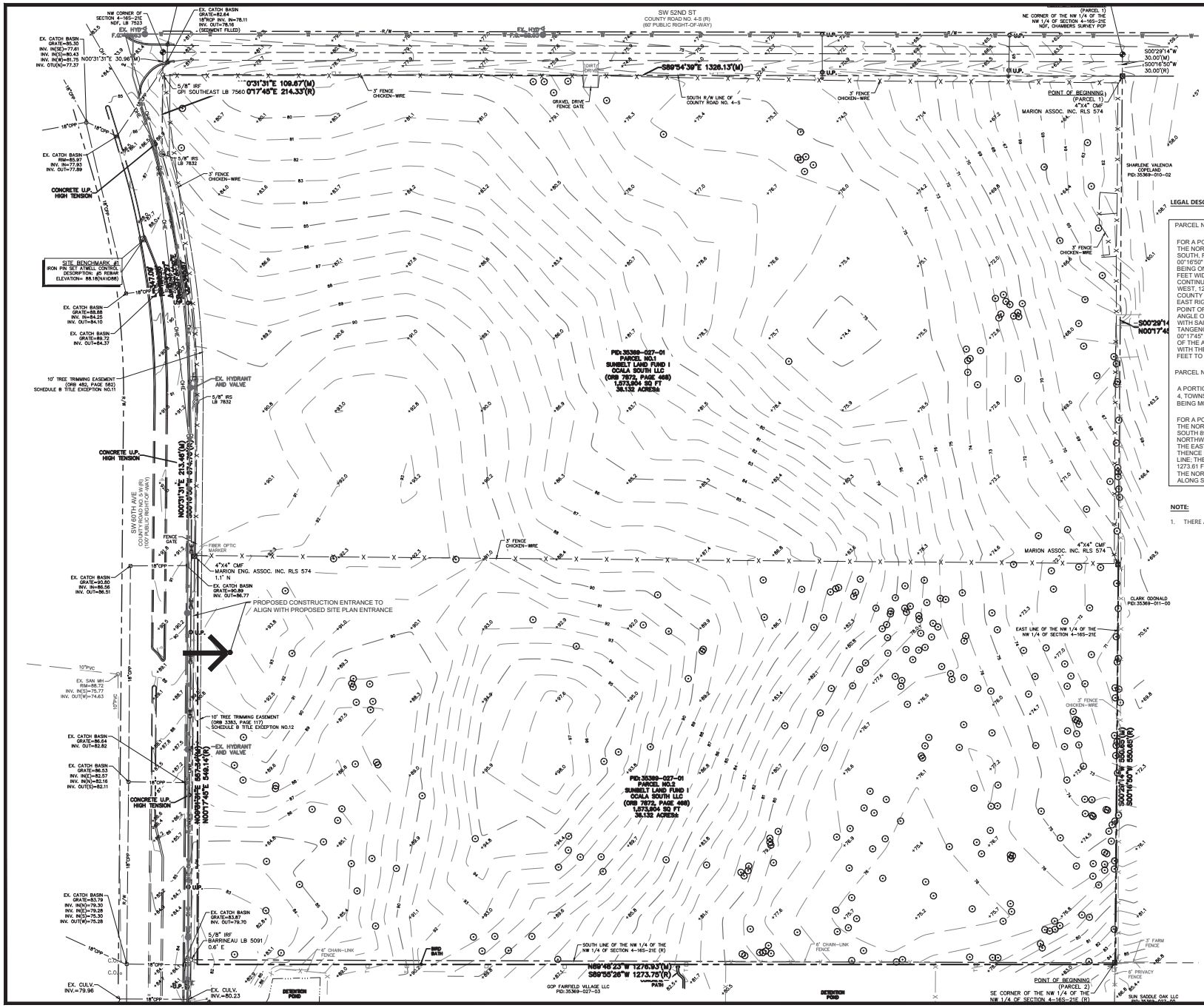
OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
COVER SHEET

DATE FEB 21, 2023
⚠ 4/14/23 PER MARION COUNTY
REVISIONS

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 22005199
FILE CODE: ##
SHEET NO. C000

NOT-ISSUED-FOR-CONSTRUCTION CAD FILE: 5199-C000 COVER

FILE NAME: k:\22005199-blr ocala\DWG\plan sets\master plan\5199-C000 COVER.dwg LAST SAVED BY: mcosta 4/17/2023 10:32 AM PLOTTED BY: Malu Costa 4/17/2023 PAPER: ARCH FULL BLEED D (24.00 X 36.00 INCHES) DEVICE: _AUTOCAD PDF (GENERAL DOCUMENTATION).PC3 PLOT STYLE: ATWELL 2020.STB



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EOR # 29097

SECTION 04 | TOWNSHIP 16 | RANGE 21
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
EXISTING CONDITIONS & ROUTE PLAN

DATE
FEB 21, 2023
4/14/23 PER MARION COUNTY

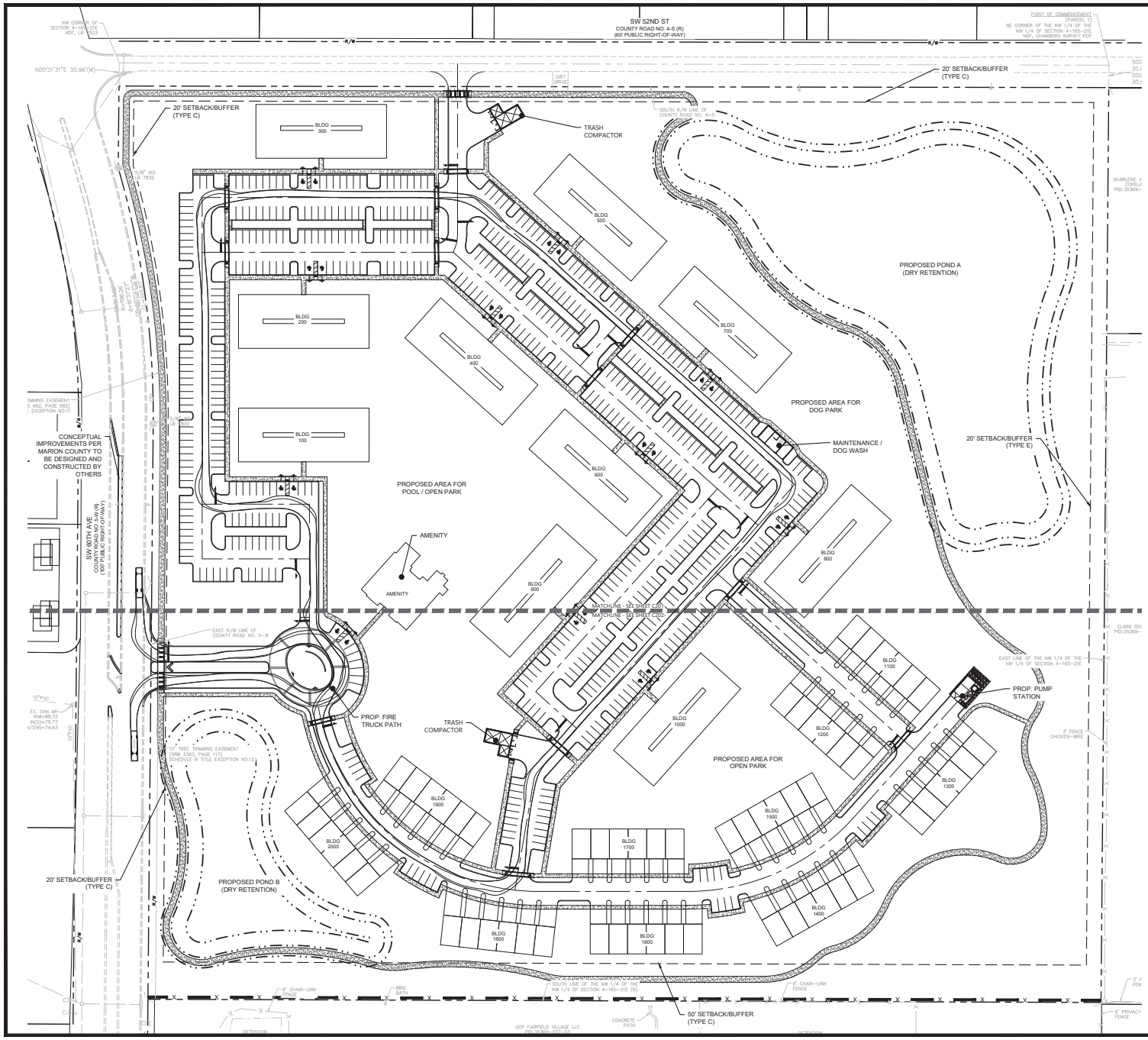
REVISIONS

0 30' 60'

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 22005199
FILE CODE: ##
SHEET NO. C100

CADFILE: 519C-100 EXISTING CONDITIONS PLAN

NOT ISSUED FOR CONSTRUCTION



PLAN LEGEND

- PROPERTY LINE
- PROPOSED IMPROVEMENTS
- PROPOSED SIDEWALK/TRAIL
- PROPOSED PAVEMENT

NOTES:

1. PROPOSED USE:
   MULTIFAMILY (TOWNHOME/APARTMENT FOR RENT).
2. MFLA:
   MFLA WILL BE INCLUDED IN FUTURE SUBMITTALS.
3. MAINTENANCE/MANAGEMENT STATEMENT:
   OWNER INTENDS ON CONTRACTING AN EXPERIENCED CONSTRUCTION MANAGEMENT FIRM TO COORDINATE ALL ASPECTS OF DEVELOPMENT, INCLUDING THE CONSTRUCTION OF ALL PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. AN EXPERIENCED PROPERTY MANAGER WILL BE ONBOARDED DURING THE CONSTRUCTION PHASE TO BE WELL PREPARED FOR THE LEASE UP PHASE OF THE PROJECT AND WILL CONTINUE TO BE CONTRACTED OVER THE LIFE OF THE COMMUNITY TO COORDINATE ALL ASPECTS OF RESIDENTIAL LIVING, INCLUDING MAINTENANCE OF ALL PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. PERPETUALLY AFTER THE SITE IS COMPLETE. AMONG THESE TWO GROUPS, THE AFOREMENTIONED SITE FEATURES WILL BE UNDER CONSTANT PROFESSIONAL MANAGEMENT.
4. NO SITE CLEARING SHALL BE PERFORMED UNTIL TREE MITIGATION HAS BEEN APPROVED BY MARION COUNTY.
5. SIGN MONUMENT TO BE PERMIT SEPARATELY.
6. OPEN SPACE WITHIN THE PROJECT SHALL CONSTITUTE AT LEAST TWENTY PERCENT OF THE TOTAL AREA OF THE SUBJECT PARCELS. AMENITIES AND PARTIAL PERCENTAGES FOR DRA INCLUSION ARE ADMISSIBLE.

PARKING SUMMARY

PROVIDED VEHICLE PARKING SPACES: 713
593 (PARKING SPACES)
120 (GARAGES/DRIVEWAYS)
REQUIRED VEHICLE PARKING SPACES: 660
MULTI-FAMILY AND MANUFACTURED HOME
1.5 SPACES PER 1 BED (120 UNITS X 1.5 SPACES/UNIT = 180 SPACES)
2 SPACES PER 2/3 BED (240 UNITS X 2 SPACES/UNIT = 480 SPACES)

REQUIRED BICYCLE PARKING SPACES:
NO MINIMUM REQUIREMENT PER MARION COUNTY LDC

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SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
OVERALL SITE PLAN

DATE FEB 21, 2023

4/14/23 PER MARION COUNTY

REVISIONS

0 30' 60'

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB # 22005199
FILE CODE: ##
SHEET NO. C200

CAD FILE 519PC200 SITE PLAN

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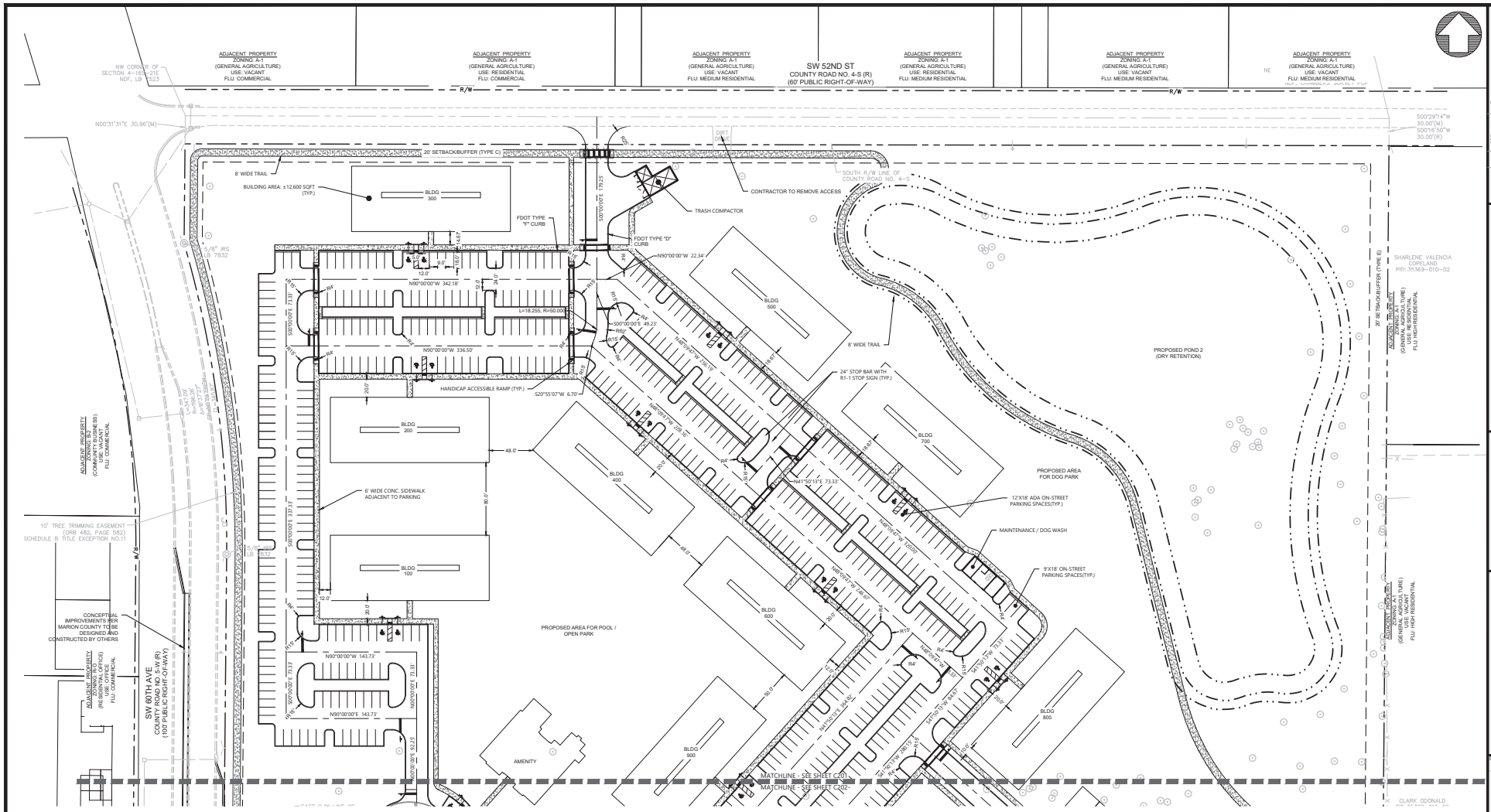

PLAN LEGEND

	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED SIDEWALK/TRAIL
	PROPOSED PAVEMENT

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407.843.5120

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CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
SITE PLAN NORTH

DATE
FEB 21, 2023

4/14/23 PER MARION COUNTY

REVISIONS

0 25' 50'

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PROJECT MANAGER: DGG
JOB # 22005199
FILE CODE: ##
SHEET NO. C201

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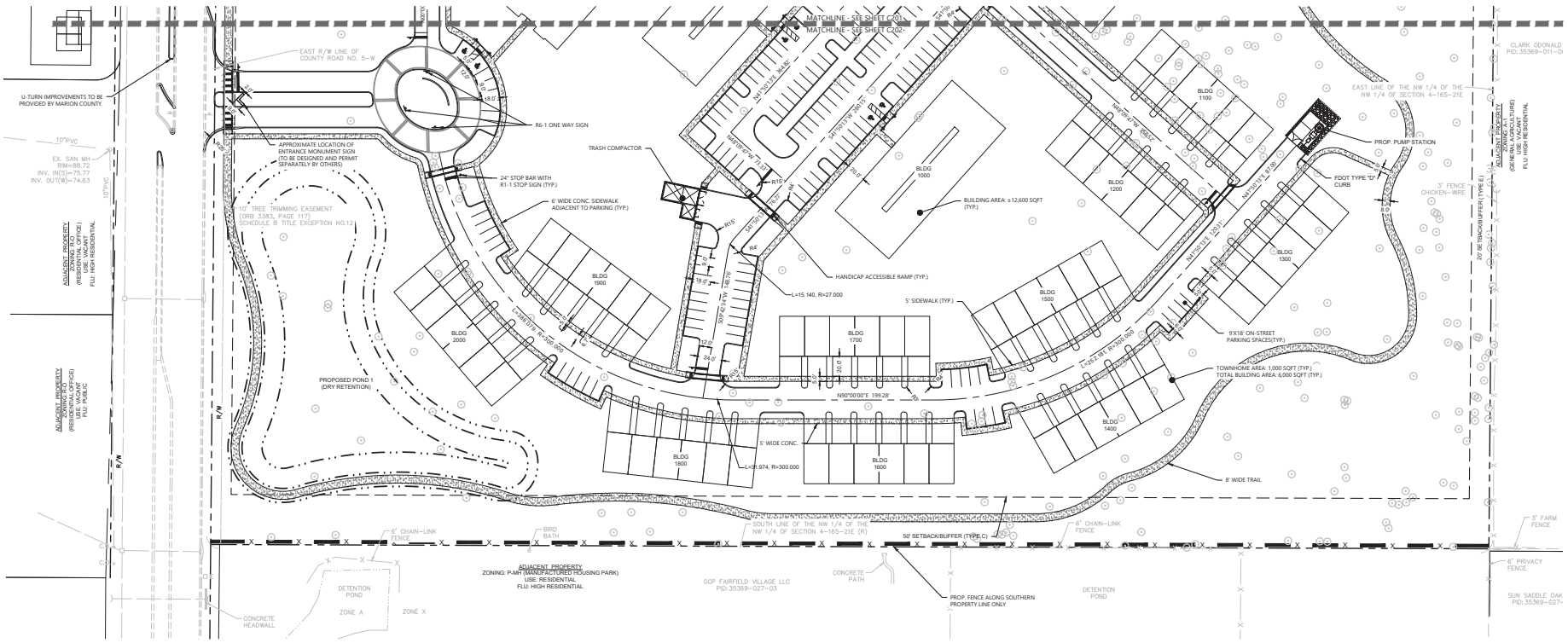
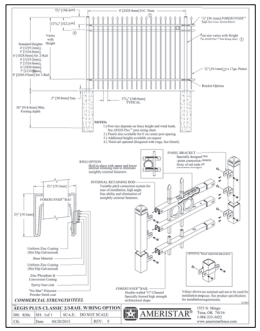
CAD FILE 519PC200 SITE PLAN



PLAN LEGEND

	PROPERTY LINE
	PROPOSED IMPROVEMENTS
	PROPOSED SIDEWALK/TRAIL
	PROPOSED PAVEMENT



PROPOSED FENCE DETAIL
N.T.S.
(FOR REFERENCE TO MINIMUM STANDARD ONLY)

Know what's **below.** **Call** before you dig.

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CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
SITE PLAN SOUTH

DATE
FEB 21, 2023
△ 4/14/23 PER MARION COUNTY

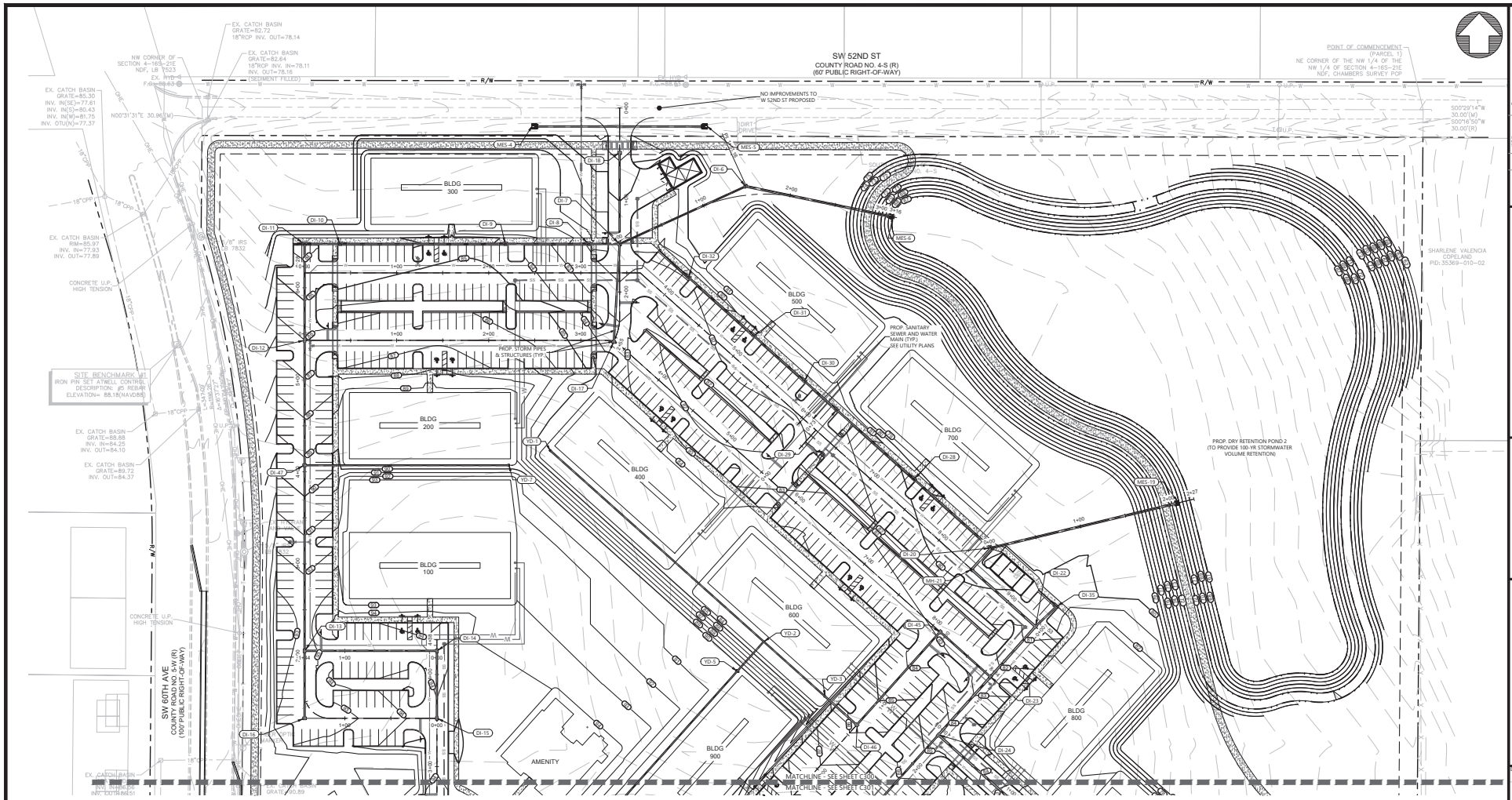
REVISIONS

0 25' 50'

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB # 22005199
FILE CODE: ##
SHEET NO. C202

CAD FILE: S19PC200 SITE PLAN

NOT ISSUED FOR CONSTRUCTION



PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE BASIS ONLY. THE CONTRACTOR SHALL BLOCK STAKE ALL UTILITIES AND CONTACT REPRESENTATIVES OF EACH UTILITY COMPANY PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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EB-8 29097

SECTION 04 | TOWNSHIP 16 | RANGE 21
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
GRADING & DRAINAGE PLAN NORTH

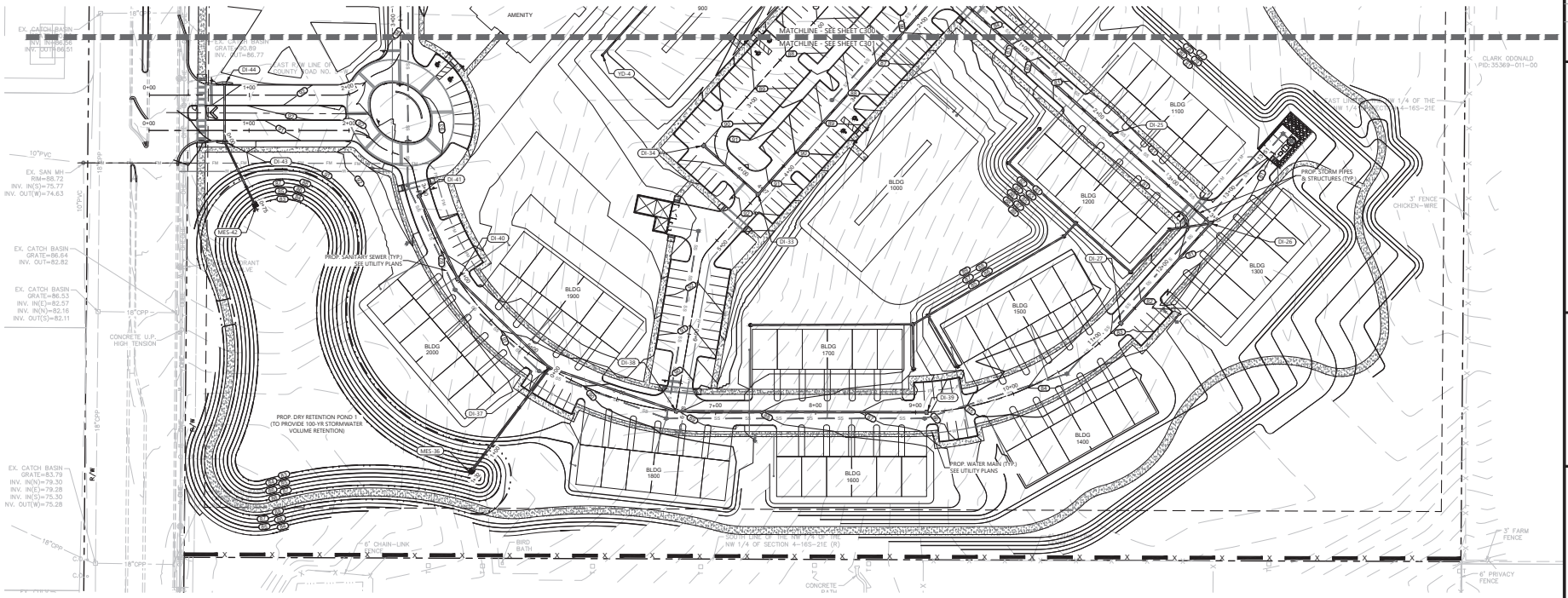
DATE
FEB 21, 2023
4/14/23 PER MARION COUNTY

REVISIONS

0 25' 50'

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 22005199
FILE CODE: ##
SHEET NO. C300

NOT ISSUED FOR CONSTRUCTION
CADFILE 519K-C00 GRADING & DRAINAGE PLAN



PLAN LEGEND

	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
87	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
00.00	SPOT ELEVATION

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE BASIS ONLY. THE CONTRACTOR SHALL INDEPENDENTLY VERIFY WITH THE OWNER OF EACH UTILITY THE LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY. THE ENGINEER OF RECORD IS NOT RESPONSIBLE FOR, NEITHER THE OWNER NOR ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF PERSONS OR PROPERTY ON OR ADJACENT TO THE WORK OR ANY NEARBY STRUCTURES OR PROPERTIES OR ANY OTHER PERSONS.

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24 HOUR EMERGENCY CONTACT
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ATWELL
www.atwell-usa.com
ORLANDO, FLORIDA 32801
407.214.3324
SCALE: 1"=50'

SECTION 04 | TOWNSHIP 16 | RANGE 21
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
GRADING & DRAINAGE PLAN SOUTH

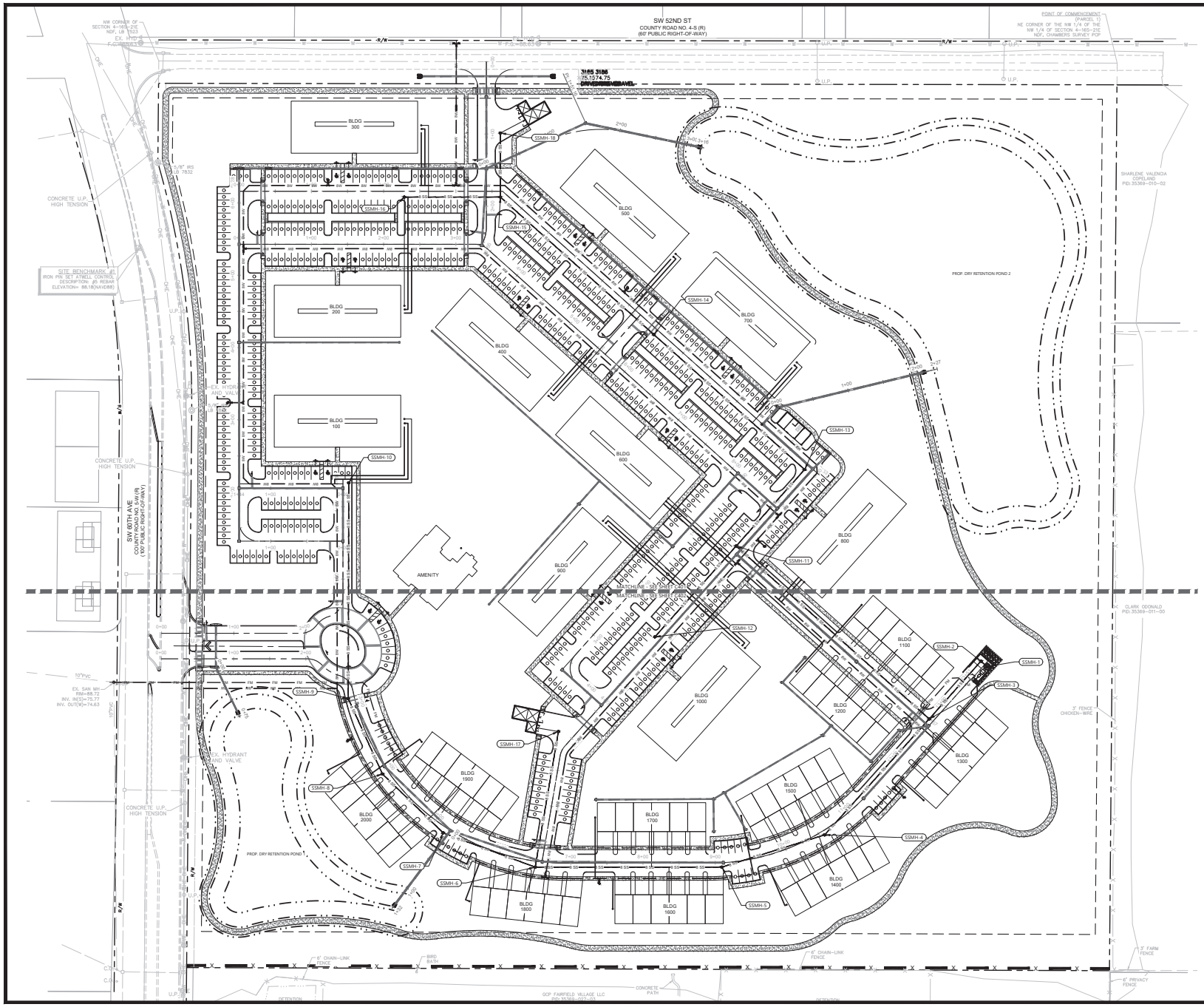
DATE
FEB 21, 2023
△ 4/14/23 PER MARION COUNTY

REVISIONS

0 25' 50'

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 22005199
FILE CODE: ##
SHEET NO. C301

CAD FILE 519P-C301 GRADING & DRAINAGE PLAN
NOT ISSUED FOR CONSTRUCTION



PLAN LEGEND

	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
	PROPOSED FIRE LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED IRRIGATION WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	SANITARY CLEANOUT (C.O.)

WATER AND SEWER STATEMENT

THE DEVELOPMENT SHALL BE MASTER METERED TO PROVIDE WATER AND FIRE SERVICE TO THE COMMUNITY. THE WATER SYSTEM SHALL BE PRIVATE ON-SITE AFTER THE MASTER METER LOCATED AT THE ENTRANCE ON SW 60TH STREET.

THE SEWER SHALL BE COLLECTED ON SITE THROUGH A PRIVATE COLLECTION SYSTEM AND BE DELIVERED TO AN ON SITE PRIVATE PUMPSTATION WHICH WILL PUMP OUT THE A PUBLIC MANHOLE ON SW 60TH STREET.

UTILITY DEMAND

WATER DEMAND
360 UNITS X 0.85 = 306 ERU, 91,800 GPD (1 ERU = 300 GPD)

WASTEWATER DEMAND
360 UNITS X 0.85 = 306 ERU, 76,500 GPD (1 ERU = 250 GPD)

811 Know what's below. Call before you dig.

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NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF ANY CONTRACTOR. NEITHER THE OWNER NOR ATWELL SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF PERSONS OR PROPERTY ON THE WORK OR ANY NEARBY STRUCTURES OR ANY OTHER PERSONS.

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[redacted]
ORLANDO, FL 32801
407.215.3324
EC# 8 29097

SECTION 04 | TOWNSHIP 16 | RANGE 21
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
OVERALL UTILITY PLAN

DATE
FEB 21, 2023
4/14/23 PER MARION COUNTY

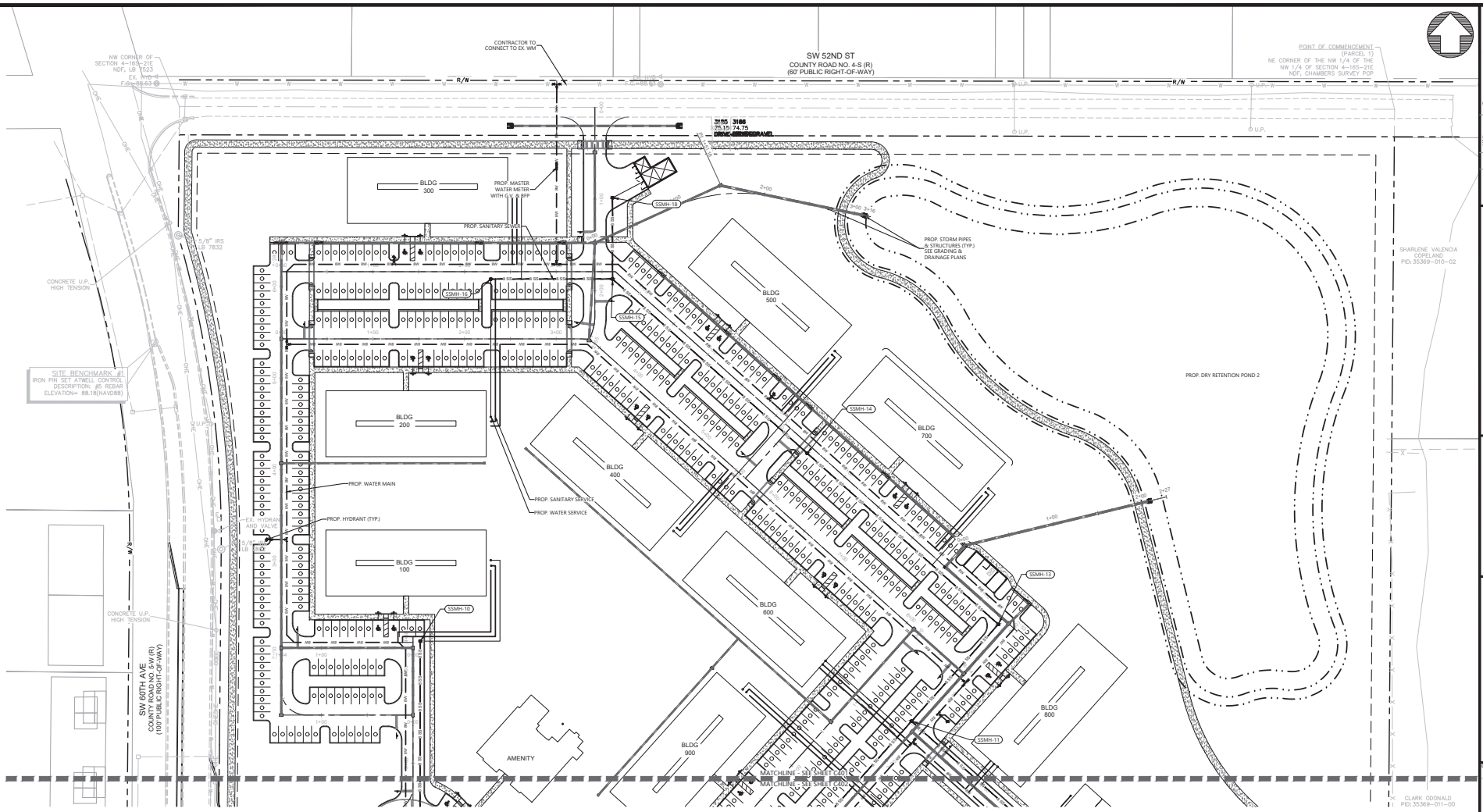
REVISIONS

0 30' 60'

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 22005199
FILE CODE: ##
SHEET NO. C400

NOT ISSUED FOR CONSTRUCTION

CAD FILE: 51PC-C400 UTILITY PLAN



PLAN LEGEND	
	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
	PROPOSED FIRE LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED IRRIGATION WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	SANITARY CLEANOUT (C.O.)

Know what's below. Call before you dig.

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SECTION 04 | TOWNSHIP 16 | RANGE 21
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
UTILITY PLAN NORTH

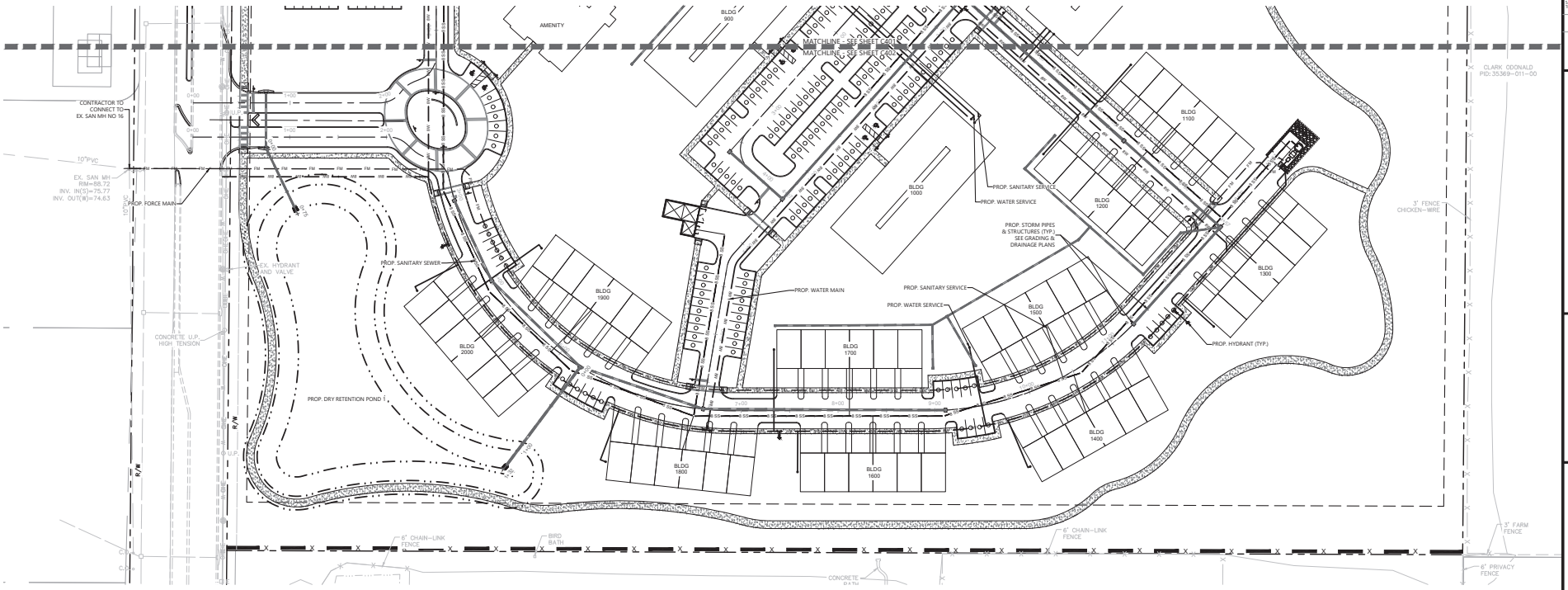
DATE
FEB 21, 2023
4/14/23 PER MARION COUNTY

REVISIONS

0 25' 50'

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 22005199
FILE CODE: ##
SHEET NO. C401

NOT ISSUED FOR CONSTRUCTION
CADFILE 5199-C400 UTILITY PLAN



PLAN LEGEND

	PROJECT PROPERTY LINE
	SURFACE /EXISTING FEATURE
	PROPOSED FIRE LINE
	PROPOSED DOMESTIC WATER LINE
	PROPOSED IRRIGATION WATER LINE
	PROPOSED SANITARY LINE
	PROPOSED STORM LINE
	WATER STRUCTURES
	STORM STRUCTURES
	SANITARY STRUCTURE
	SANITARY CLEANOUT (C.O.)

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON APPROXIMATE BASIS ONLY. THE ACTUAL LOCATIONS MUST BE INDEPENDENTLY VERIFIED BY THE OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR DAMAGES TO UTILITIES DURING CONSTRUCTION WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR ATWELL SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR THE SAFETY OF PERSONS OTHER THAN THEIR OWN EMPLOYEES, OR ANY NEARBY STRUCTURES OR PROPERTY OTHER THAN THEIRS.

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CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
UTILITY PLAN SOUTH

DATE FEB 21, 2023

4/14/23 PER MARION COUNTY

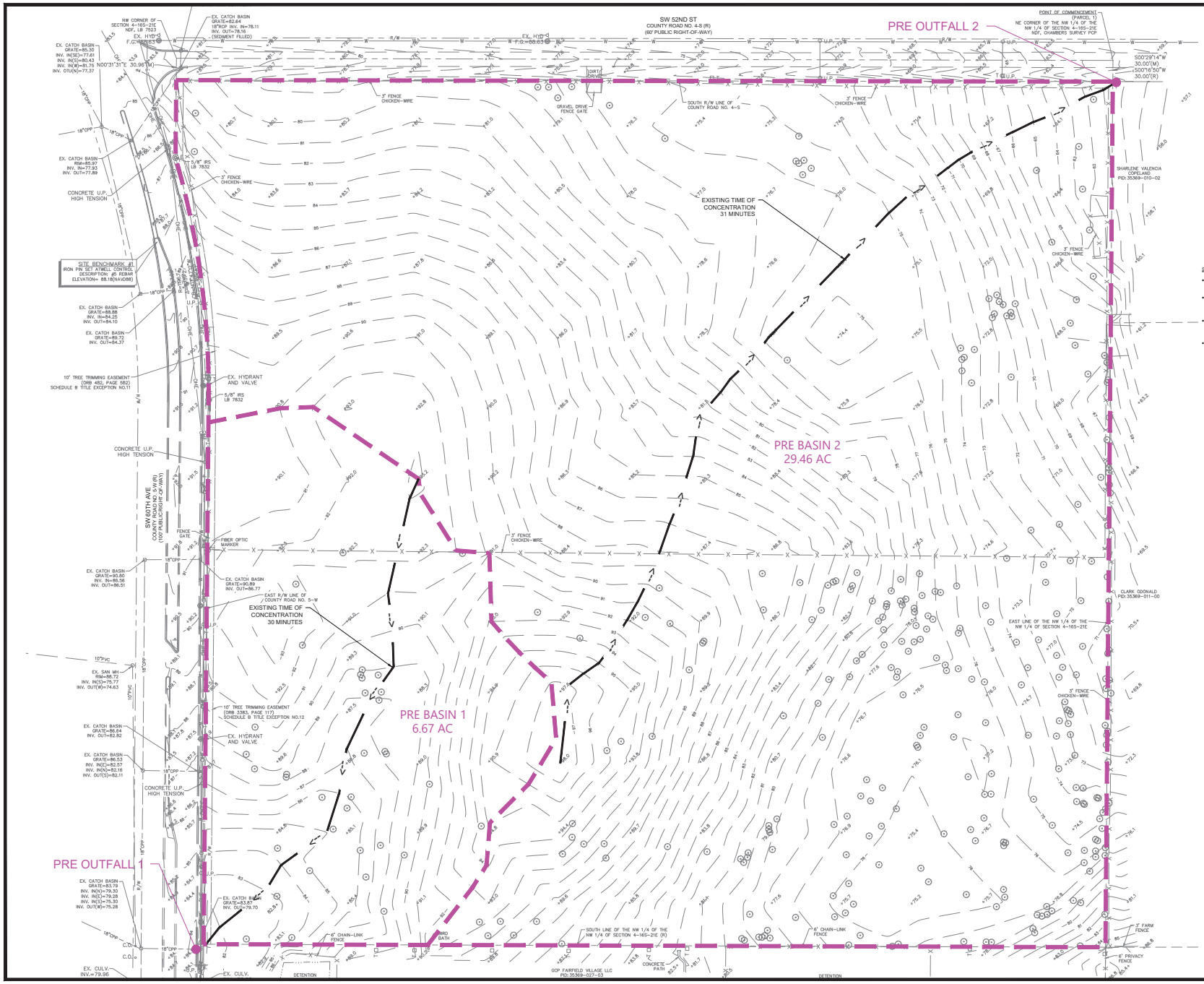
REVISIONS

0 25' 50'

DRAWN BY: KL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB # 22005199
FILE CODE: ##
SHEET NO. C402

NOT ISSUED FOR CONSTRUCTION

CAD FILE 519PC400 UTILITY PLAN



LEGENDS:

- DRAINAGE BASIN BOUNDARY
- XX: XX ACRES — DRAINAGE BASIN ID & ACREAGE
- EXISTING SURFACE FLOW DIRECTION
- PRE-DEVELOPMENT DCIA AREA

*ALL SOILS ON PROPERTY ARE TYPE "A" SOIL.

PRE-DEVELOPMENT WEIGHTED CN

BASIN NAME	LAND-USE	CN	SOIL TYPE	ACRES
PRE BASIN 1	IMPERVIOUS	98	A	0.00
	WOOD-GRASS, GOOD	32	A	6.67
WEIGHTED CN		32	-	6.67
PRE BASIN 2	IMPERVIOUS	98	A	0.00
	WOOD-GRASS, GOOD	32	A	29.46
WEIGHTED CN		32	-	29.46
TOTAL		32	-	36.13

STORMWATER DESIGN CRITERIA:

- THE PROJECT IS WITHIN THE OCKLAWAHA RIVER BASIN AND IS DISCHARGING INTO SILVER RIVER DRAIN (WBID 2772B) WHICH IS NOT AN IMPAIRED WATER BODY.
- THE POST-DEVELOPMENT PEAK RATE OF DISCHARGE IS LIMITED TO THE PRE-DEVELOPMENT PEAK RATE OF DISCHARGE FOR THE MEAN ANNUAL 24-HOUR, 10-YEAR 24-HOUR, 25-YEAR 24-HOUR, AND 100-YEAR 24-HOUR DESIGN STORM EVENTS.
- DUE TO THE DOWNSTREAM CLOSED BASIN CONDITION, THE SITE SHALL RETAIN THE DIFFERENCE BETWEEN THE PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF VOLUME FROM THE 100-YEAR 24-HOUR STORM EVENT.
- PER SWFWMD AND MARION COUNTY REQUIREMENTS, THE PROJECT IS REQUIRED TO PROVIDE THE WATER QUALITY TREATMENT VOLUME FROM THE FIRST ONE-HALF INCH OF RUNOFF (FOR PROJECTS WITH DRAINAGE AREAS LESS THAN 100 ACRES). THE RUN-OFF FROM THE DCCA (DIRECTLY CONNECTED IMPERVIOUS AND SEMI-IMPERVIOUS AREAS) NEEDS TO BE SEPARATED FROM ANY OTHER CONTRIBUTING AREAS.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON APPROXIMATE BASIS ONLY. THE CONTRACTOR SHALL BACKGRADE(S) VERIFIED BY THE OWNER'S REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF ON-SITE CONTRACTORS. NEITHER THE OWNER NOR ATWELL SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY ON, OR ADJACENT TO, THE SITE OR THE WORK OF ANY NEARBY STRUCTURES OR ANY OTHER PERSONS.

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407.724.3324
EC# 8 29097

SECTION 04 | TOWNSHIP 16 | RANGE 21

SW 60TH AVE AND SW 52ND ST

CITY OF OCALA

MARION COUNTY, FLORIDA

OCALA SOUTH

MERRIMAC SWC OCALA, LLC

PUD MASTER PLAN

PRE-DEVELOPMENT DRAINAGE MAP

DATE FEB 21, 2023

4/14/23 PER MARION COUNTY

REVISIONS

0 30' 60'

DRAWN BY: KL

CHECKED BY: DGG

PROJECT MANAGER: DGG

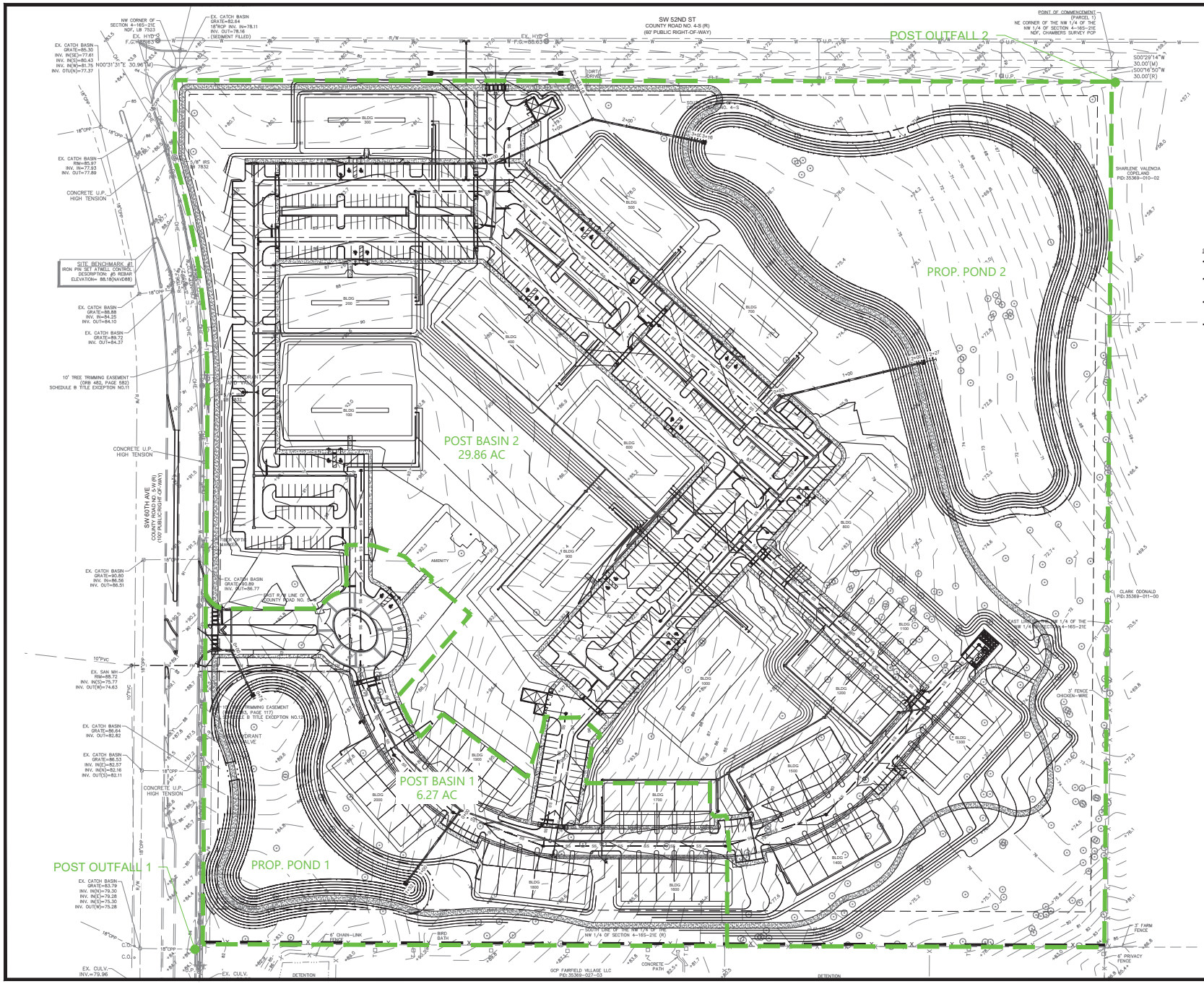
JOB #: 22005199

FILE CODE: ##

SHEET NO. MAP-1

NOT ISSUED FOR CONSTRUCTION

CAD FILE: 519\-MR & POST DRAINAGE MAP



LEGENDS:

DRAINAGE BASIN BOUNDARY

XX: XX ACRES — DRAINAGE BASIN ID & ACREAGE

POST-DEVELOPMENT DCIA AREA

*ALL SOILS ON PROPERTY ARE TYPE "A" SOIL.

POST-DEVELOPMENT WEIGHTED CN

BASIN NAME	LAND-USE	CN	SOIL TYPE	ACRES
POST BASIN 1	IMPERVIOUS	98	A	2.67
	OPEN SPACE, GOOD	39	A	3.60
WEIGHTED CN		64	-	6.27
POST BASIN 2	IMPERVIOUS	98	A	10.53
	OPEN SPACE, GOOD	39	A	19.33
WEIGHTED CN		60	-	29.86
TOTAL		61	-	36.13

STORMWATER DESIGN CRITERIA:

- THE PROJECT IS WITHIN THE OCKLAWAHA RIVER BASIN AND IS DISCHARGING INTO SILVER RIVER DRAIN (WBID 2772B) WHICH IS NOT AN IMPAIRED WATER BODY.
- THE POST-DEVELOPMENT PEAK RATE OF DISCHARGE IS LIMITED TO THE PRE-DEVELOPMENT PEAK RATE OF DISCHARGE FOR THE MEAN ANNUAL 24-HOUR, 10-YEAR 24-HOUR, 25-YEAR 24-HOUR, AND 100-YEAR 24-HOUR DESIGN STORM EVENTS.
- DUE TO THE DOWNSTREAM CLOSED BASIN CONDITION, THE SITE SHALL RETAIN THE DIFFERENCE BETWEEN THE PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF VOLUME FROM THE 100-YEAR 24-HOUR STORM EVENT.
- PER SWFWMD AND MARION COUNTY REQUIREMENTS, THE PROJECT IS REQUIRED TO PROVIDE THE WATER QUALITY TREATMENT VOLUME FROM THE FIRST ONE-HALF INCH OF RUNOFF (FOR PROJECTS WITH DRAINAGE AREAS LESS THAN 100 ACRES). THE RUN-OFF FROM THE DCCA (DIRECTLY CONNECTED IMPERVIOUS AND SEMI-IMPERVIOUS AREAS) NEEDS TO BE SEPARATED FROM ANY OTHER CONTRIBUTING AREAS.

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THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE BASIS ONLY. THE CONTRACTOR SHALL BOND ANY DAMAGES BY VARIANCE OF THE ACTUAL LOCATIONS FROM THE REPRESENTATION. THE CONTRACTOR SHALL NOTIFY ALL UTILITIES PRIOR TO ANY EXCAVATION OR TRENCHING. CONTRACTOR SHALL WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:

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ATWELL
ORLANDO, FLORIDA 32801
407-74-3.3524
EC# 8 29001

SECTION 04 | TOWNSHIP 16 | RANGE 21

SW 60TH AVE AND SW 52ND ST

CITY OF OCALA

MARION COUNTY, FLORIDA

OCALA SOUTH

MERRIMAC SWC OCALA, LLC

PUD MASTER PLAN

POST-DEVELOPMENT DRAINAGE MAP

DATE: FEB 21, 2023

4/14/23 PER MARION COUNTY

REVISIONS

0 30' 60'

DRAWN BY: KL

CHECKED BY: DGG

PROJECT MANAGER: DGG

JOB #: 22005199

FILE CODE: ##

SHEET NO. MAP-2

CAD FILE: 5190-MS & POST DRAINAGE MAP

NOT ISSUED FOR CONSTRUCTION

EXHIBIT "A" TITLE LEGAL DESCRIPTION

PARCEL NO. 1: (35369-027-01)

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 00°16'50" WEST, 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4-S (60 FEET WIDE); THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, CONTINUE SOUTH 00°16'50" WEST, 674.76 FEET; THENCE SOUTH 89°51'22" WEST, 1273.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 5-W (100 FEET WIDE); THENCE ALONG AND WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 00°17'45" EAST, 214.33 FEET TO THE POINT OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 17°08'00" AND A RADIUS OF 1196.28 FEET; THENCE ALONG AND WITH SAID ARC OF CURVE, A DISTANCE OF 347.08 FEET TO THE POINT OF TANGENCY; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, NORTH 00°17'45" EAST, 107.60 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFOREMENTIONED COUNTY ROAD, NO. 4-S; THENCE ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°51'22" EAST, 1326.52 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2: (35369-027-02)

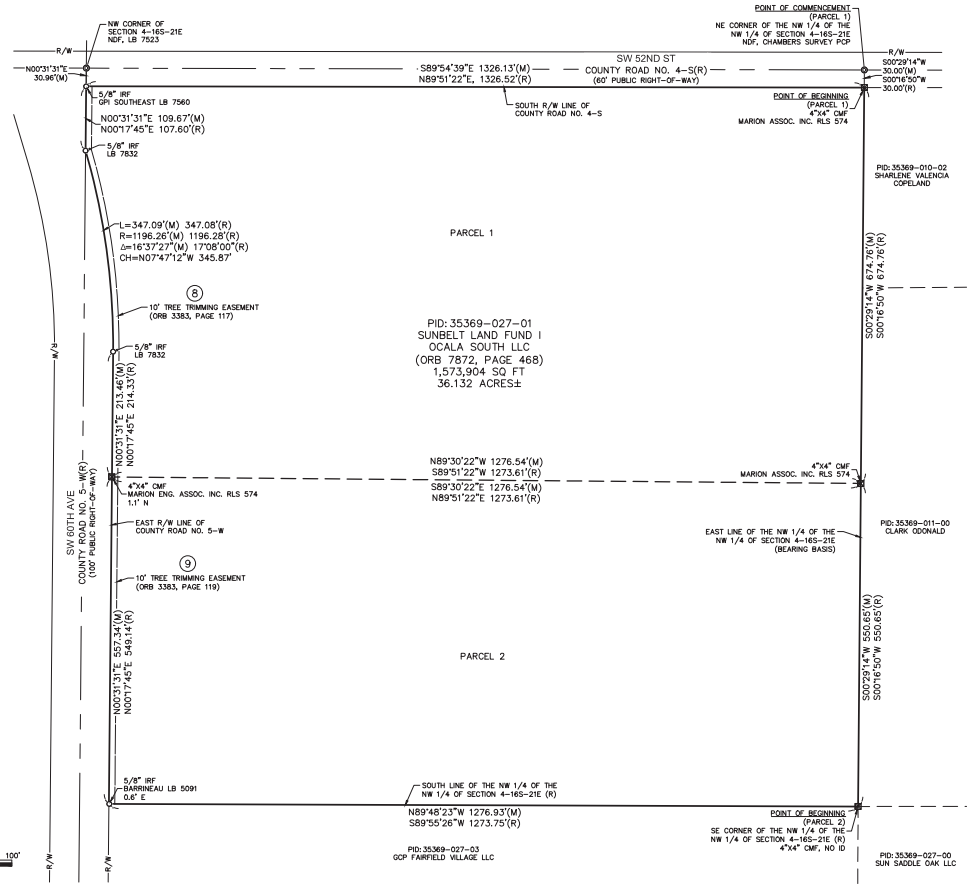
A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

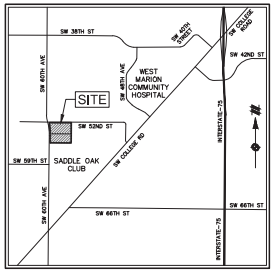
FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4; THENCE SOUTH 89°55'26" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, 1273.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 5-W (100 FEET WIDE); THENCE NORTH 00°17'45" EAST, 549.14 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°51'22" EAST, 1273.61 FEET TO THE EAST BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°16'50" WEST, ALONG SAID EAST BOUNDARY, 550.65 FEET TO THE POINT OF BEGINNING.

TITLE COMMITMENT

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT ORDER NO. 8577729
EFFECTIVE DATE: 09/06/2022 AT 10:30AM
SCHEDULE B - SECTION II - EXCEPTIONS

1. TAXES AND ASSESSMENTS FOR THE YEAR 2022 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE.
2. TERMS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 987, PAGE 1893, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
3. TERMS AND CONDITIONS AS SHOWN ON THAT CERTAIN AGREEMENT RECORDED 8/ 19/ 1979 IN OFFICIAL RECORDS BOOK 987, PAGE 1897, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
4. TERMS, CONDITIONS AND RESTRICTIONS AS SHOWN ON THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1013, PAGE 1603, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
5. TERMS AND CONDITIONS AS SHOWN ON THAT CERTAIN AGREEMENT RECORDED 3/20/1980 IN OFFICIAL RECORDS BOOK 1013, PAGE 1607, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
6. RIGHT OF WAY EASEMENT GIVEN TO SUMTER ELECTRIC COOPERATIVE, INC, RECORDED 5/03/ 1966 IN OFFICIAL RECORDS BOOK 27 1, PAGE 1, AS MODIFIED BY THAT CERTAIN INSTRUMENT RECORDED 12/03/ 1974 IN OFFICIAL RECORDS BOOK 663, PAGE 382, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
7. RIGHT-OF-WAY DEED GIVEN TO MARION COUNTY, FLORIDA, RECORDED 10/08/ 1971 IN OFFICIAL RECORDS BOOK 482, PAGE 582, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -DOES NOT AFFECT PROPERTY (SOUTHWEST 60TH STREET RIGHT-OF-WAY)
8. TREE TRIMMING EASEMENT GIVEN TO FLORIDA POWER CORPORATION, RECORDED 4/02/2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 117, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -AFFECTS PROPERTY, AS SHOWN ON SURVEY
9. TREE TRIMMING EASEMENT GIVEN TO FLORIDA POWER CORPORATION, RECORDED 4/02/ 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 119, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -AFFECTS PROPERTY, AS SHOWN ON SURVEY
10. NO PART OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF COUNTY ROAD NO. CR4-S IS INSURED.
11. NO PART OF THE SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF COUNTY ROAD NO. CR5-W IS INSURED.
12. TERMS AND CONDITIONS OF THAT CERTAIN DEVELOPERS AGREEMENT BETWEEN CITY OF OCALA, FLORIDA, LONGREEN FARMS, INC., AND SWC MANAGEMENT, LLC, RECORDED 6/24/2022 IN OFFICIAL RECORDS BOOK 7815, PAGE 793, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
   -AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)
13. MATTERS SET FORTH ON THAT CERTAIN SURVEY PREPARED BY ATWELL DATED OCTOBER 20, 202 1 WITH AN UPDATED DATE OF APRIL 14, 2022, BEARING JOB NUMBER #21002752
   -AFFECTS PROPERTY, NOT SHOWN ON SURVEY (BLANKET IN NATURE)





VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

BM	=	BENCHMARK
CMF	=	CONCRETE MONUMENT FOUND
CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CPP	=	CORRUGATED PLASTIC PIPE
CULV.	=	CULVERT
EX.	=	EXISTING
HYD	=	HYDRANT
INV.	=	INVERT
IRCF	=	IRON ROD & CAP FOUND
IRF	=	IRON ROD FOUND
LB	=	LICENSED BUSINESS
(M)	=	MEASURED
MH	=	MANHOLE
NAD	=	NORTH AMERICAN DATUM
NAVD	=	NORTH AMERICAN VERTICAL DATUM
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SAN	=	SANITARY
SQ.FT	=	SQUARE FEET
VRS	=	VIRTUAL REFERENCE STATION

LEGEND

	BENCHMARK		CATCH BASIN
	NAIL & DISK FOUND		CULVERT
	IRON ROD FOUND		TITLE EXCEPTION NUMBER
	CONCRETE MONUMENT FOUND		ASPHALT PAVEMENT
	SANITARY MANHOLE		SUBJECT BOUNDARY LINE
C.O.	SANITARY CLEAN OUT		ADJACENT BOUNDARY LINE
	SIGN	R/W	RIGHT OF WAY LINE
	UTILITY POLE		SECTION LINE
	GUY ANCHOR		EASEMENT
	UTILITY HANDHOLE	X	FENCE
CATV	TELECOM RISER	OHE	OVERHEAD UTILITY
CATV	ELECTRIC RISER	T	UNDERGROUND TELECOM
	WARNING POST FIBER	D	SANITARY SEWER
	WATER VALVE	S	STORM SEWER
	HYDRANT		

DATUMS

Horizontal: Grid North, NAD83, Florida State Plane, West Zone
(North American Datum of 1983) (2011)
US Survey Foot, Marion County, Florida
Vertical: NAVD88 (North American Vertical Datum of 1988)
Geoid: Geoid18 (Conus)

SURVEY NOTES

1. THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS OR ENTITY WITHOUT EXPRESS WRITTEN CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY.
2. BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT), DERIVING A BEARING OF S00°29'14"W ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST.
3. THE PROPERTY SHOWN AND DESCRIBED HEREIN HAS AN AREA OF 1,573,904 SQUARE FEET OR 36.132 ACRES, MORE OR LESS.
4. THE PROPERTY IS DESIGNATED BY MARION COUNTY AS TAX MAP PARCEL ID NUMBER 35369-027-01, OTHER THAN THE SUBJECT PROPERTY, NO OTHER PROPERTIES ARE INCLUDED WITHIN SAID TAX MAP PARCEL.
5. THERE ARE NO BUILDINGS ON THIS SITE.
6. NORTH ARROW, BEARINGS, AND HORIZONTAL ACCURACY ESTABLISHED BY GLOBAL NAVIGATION SATELLITE SYSTEM RTK OBSERVATIONS USING A FLORIDA PERMANENT REFERENCE NETWORK SINGLE BASE LINE SOLUTION, COMBINED WITH A TRIMBLE VRS NOW REAL TIME NETWORK SOLUTION, AND AVERAGED FOR REDUNDANCY.
7. ELEVATIONS SHOWN HEREON ARE PURSUANT TO THE NORTH AMERICAN VERTICAL DATUM OF 1988. THE COMBINED NETWORK SOLUTION OBTAINED ABOVE WAS CHECKED AGAINST AND CONFORMS TO RECOVERED LOCAL NGS BENCHMARK K 593 (PUBLISHED ELEVATION 85.74').
8. WATER MAIN, STORM SEWER, SANITARY SEWER AND FRANCHISE UTILITY STRUCTURES HAVE BEEN FIELD LOCATED WHERE VISIBLE. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED.
9. NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES WAS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION NOR WAS ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
10. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS ON THE SUBJECT PROPERTY OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
11. THE PROPERTY HAS ACCESS VIA SOUTHWEST 52ND STREET, WHICH IS A PUBLIC RIGHT-OF-WAY.
12. EQUIPMENT USED FOR MEASUREMENT:
    ANGULAR: TRIMBLE R12/SS ROBOTIC TOTAL STATION
    LINEAR: TRIMBLE R12/SS ROBOTIC TOTAL STATION
    GPS: TRIMBLE R12 GPS RECIEVER
13. STATE, COUNTY, & LOCAL BUFFERS AND SETBACKS MIGHT EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0514E, WHICH BEARS AN EFFECTIVE DATE OF 04/19/2017 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S ALTA CERTIFICATION

TO: SUNBELT LAND FUND I - OCALA SOUTH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A)(B), 7(A)(B), 8, 9, 11(A), 13, 14, 16 & 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 02/08/2023.

DATE OF MAP OR PLAT: 02/14/2023

February 14, 2023
CLYDE R. ELDREDGE DATE
FLORIDA PROFESSIONAL LAND SURVEYOR AND MAPPER #7076

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 - .052, FLORIDA ADMINISTRATIVE CODE.

February 14, 2023
CLYDE R. ELDREDGE DATE
FLORIDA LICENSED SURVEYOR AND MAPPER #7076
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

811 Know what's below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR; NEITHER THE OWNER NOR ATWELL, LLC IS EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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(407) 843-5120 www.atwell-group.com
1800 PARKWAY PLACE, SUITE 700
770.423.0857
FLORIDA SURVEY COA LB 7832

LOCATED IN SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

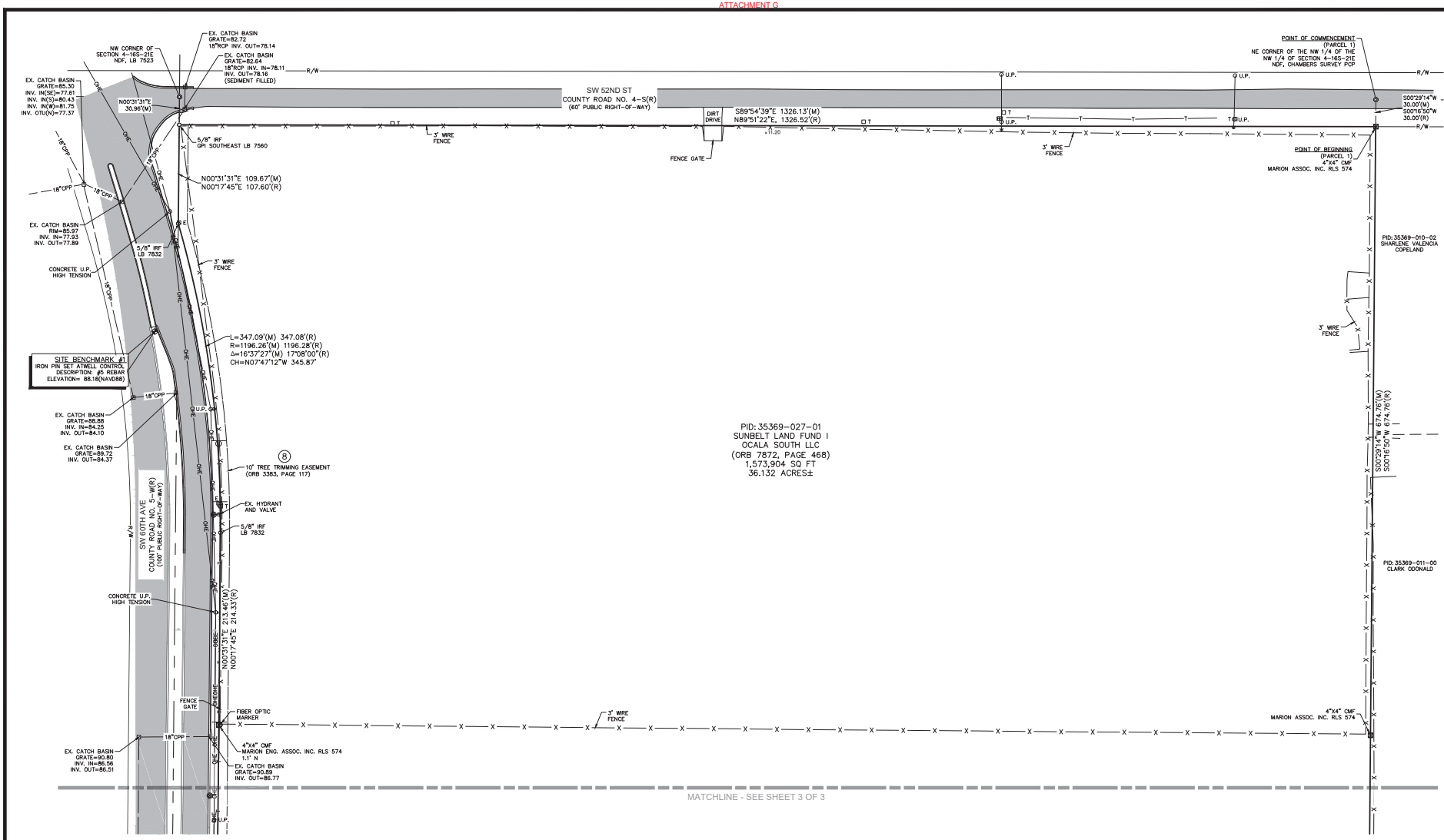
CLIENT: MERRIMAC SWC OCALA, LLC.

ALTA/NSPS LAND TITLE SURVEY
SW 60TH AVE
OCALA, FL

DATE 02/14/2023

REVISIONS

DWG. DLG	CH. KMK
P.M. CRE	
CODE AS	
JOB 22005199	
SHEET NO. 1 OF 3	



ABBREVIATIONS

BM	=	BENCHMARK
CMF	=	CONCRETE MONUMENT FOUND
CMP	=	CORRUGATED METAL PIPE
CONC	=	CONCRETE
CPP	=	CORRUGATED PLASTIC PIPE
CULV.	=	CULVERT
EX.	=	EXISTING
HYD	=	HYDRANT
INV.	=	INVERT
IRCF	=	IRON ROD & CAP FOUND
IRF	=	IRON ROD FOUND
LB	=	LICENSED BUSINESS
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1800 PARKWAY PLACE, SUITE 700
770.423.0807
FLORIDA SURVEY COA# LB 7832

LOCATED IN
SECTION 4, TOWNSHIP 16 SOUTH,
RANGE 21 EAST
MARION COUNTY, FLORIDA

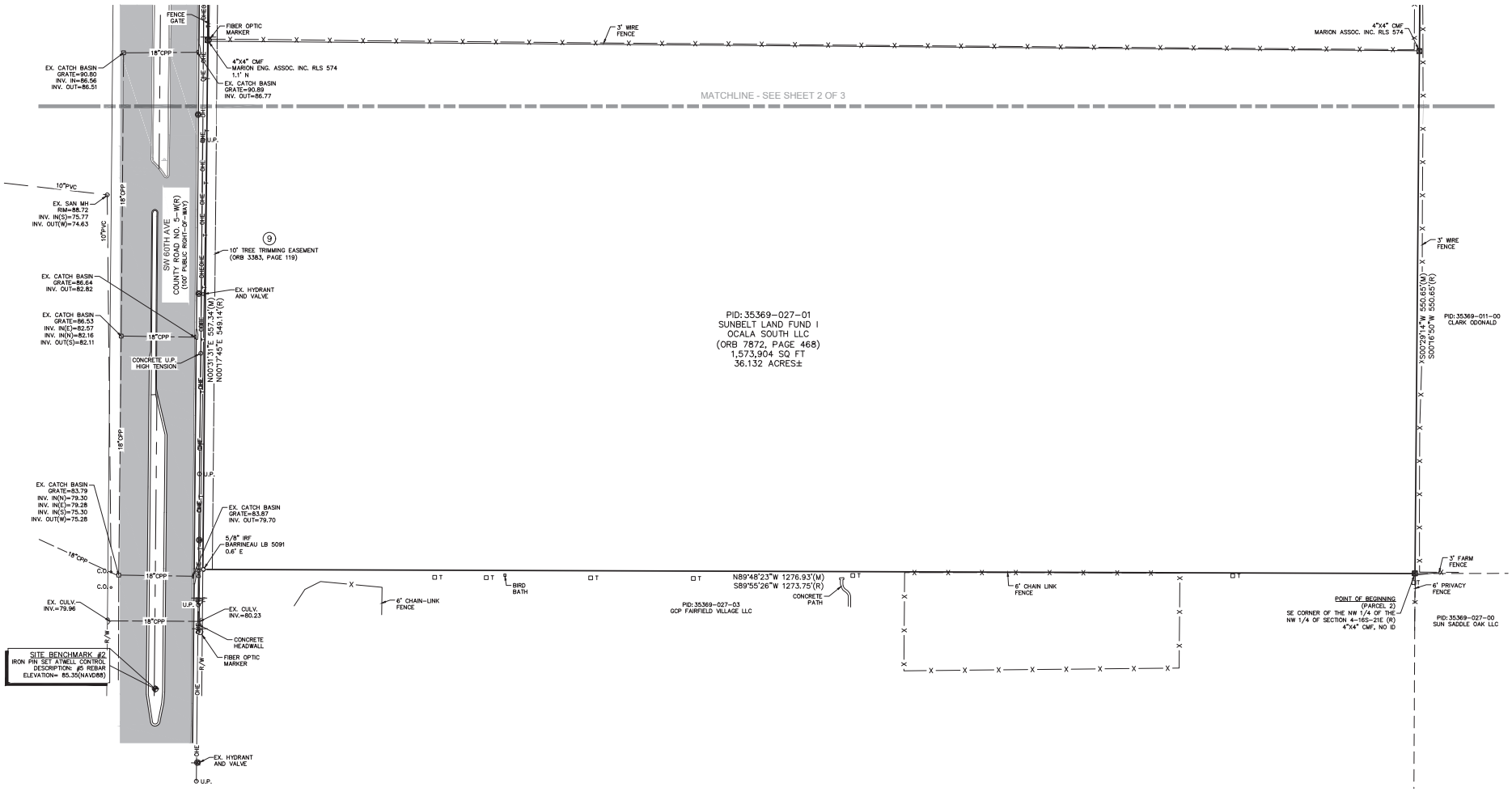
CLIENT: MERRIMAC SWC OCALA, LLC.

ALTA/NSPS LAND TITLE SURVEY
SW 60TH AVE
OCALA, FL

DATE 02/14/2023

REVISIONS

DWG. DLG	CH. KMK
P.M. CRE	
CODE AS	
JOB 22005199	
SHEET NO. 2 OF 3	



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