Marion County
Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

MAY 14, 2021

WALDROP ENGINEERING
DAMON PARRISH
262 MAITLAND CENTER PKWY 262
MAITLAND, FL 32751

SUBJECT: **DRC INFORMATIONAL LETTER**
PROJECT NAME: OCALA PRESERVE PHASE 13
PROJECT #2021030019
APPLICATION: PRELIMINARY PLAT #26370

Dear Damon:

The above referenced project was reviewed by Development Review staff and the following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard. Your plan will be scheduled for approval by the Development Review Committee on May 17, 2021. This item will be on the consent agenda and attendance is not required.

1. DEPARTMENT: ENGDRN - STORMWATER REVIEW
   REVIEW ITEM: Additional Stormwater comments
   STATUS OF REVIEW: INFO
   REMARKS: Pre-Plat reviewed concurrently with AR# 26371 Improvement Plans.

2. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
   REVIEW ITEM: 2.1.3 - Order of plan approval
   STATUS OF REVIEW: INFO
   REMARKS: 4/21/21 - Refer to PUD rezoning AR #25913 for location of Phase 13.

   3/26/21 - Revise most recently approved PUD Master Plan #22757 to include phases 13 & 14.

3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
   REVIEW ITEM: 6.3.1.F(1) - Establishment of MSBU, CDD, or other State recognized special district responsible for maintenance and operation of dedicated improvements
   STATUS OF REVIEW: INFO
   REMARKS: DRC 3/4/19 - Waiver to MSBU denied by DRC. Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.

4. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24”x 36” sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

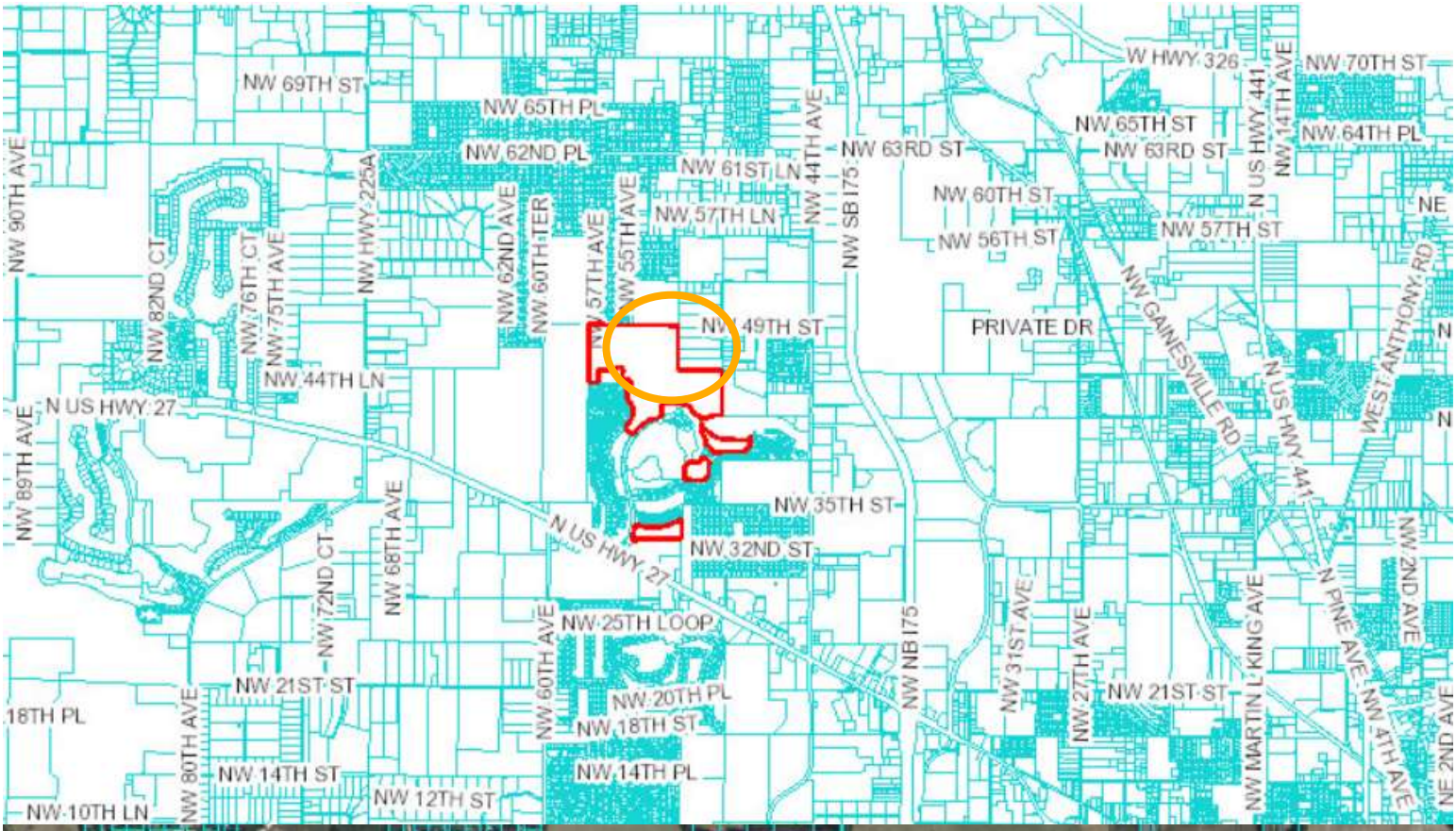
If you have any questions please contact me at (352) 671-8682 or carla.sansone@marioncountyfl.org.

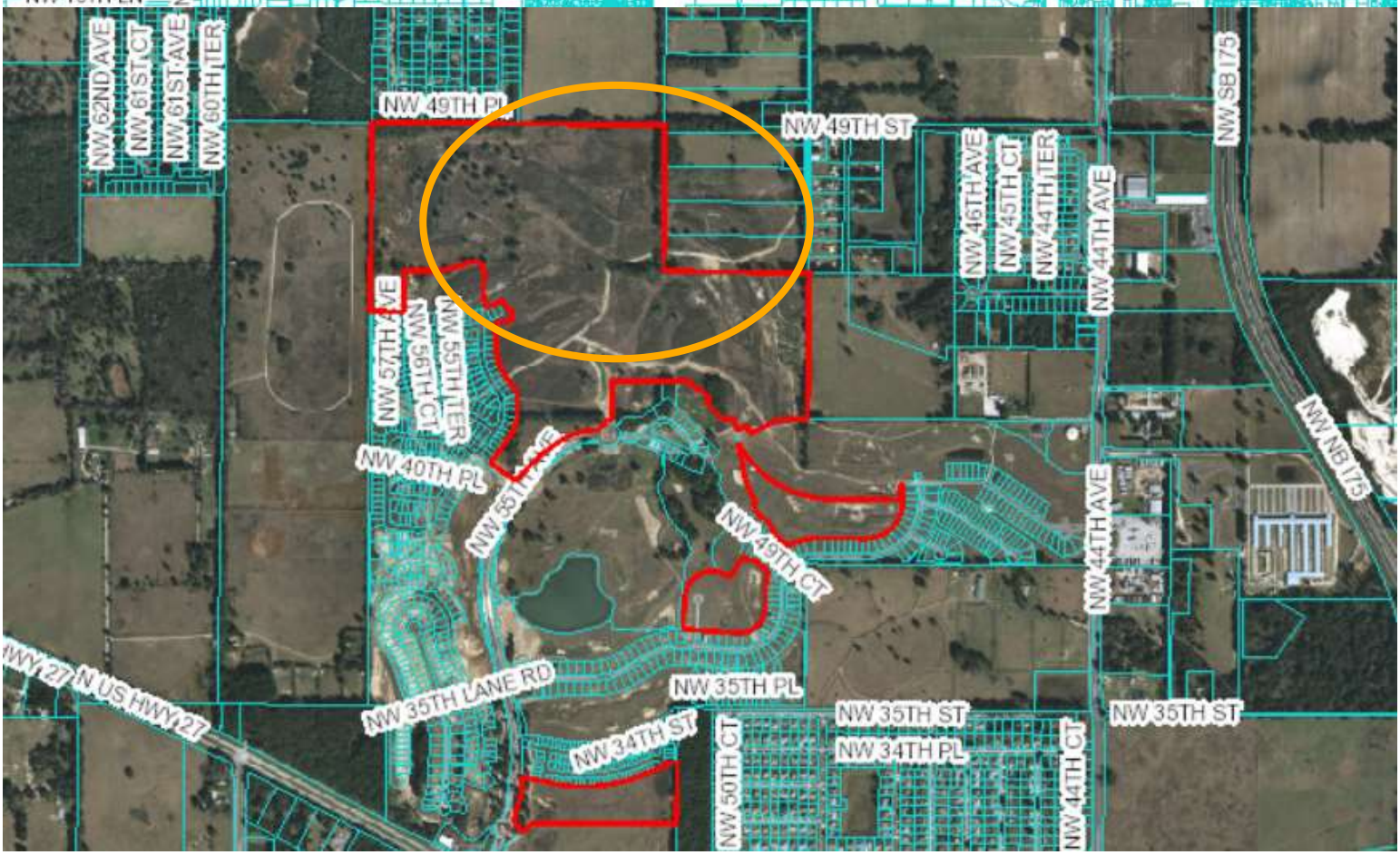
Sincerely,

Carla Sansone

Carla Sansone
Development Review Coordinator

OCALA PRESERVE PHASE 13 - PRELIMINARY PLAT
3330 NW 54TH CT OCALA
Project #2021030019 #26370 Parcel #13687-000-00
WALDROP ENGINEERING





PRELIMINARY PLAT
FOR
OCALA PRESERVE PHASE 13

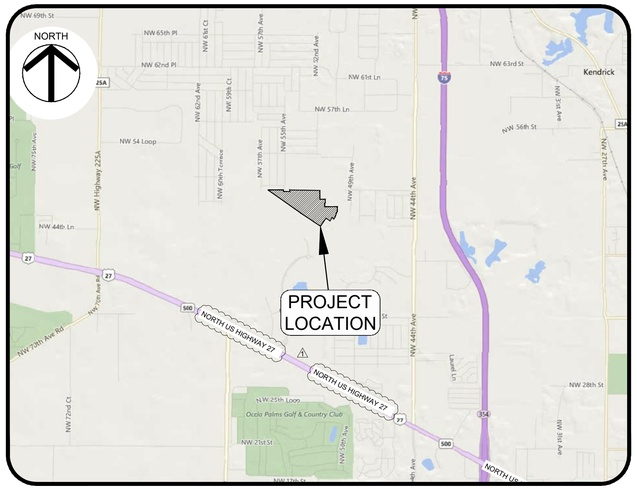
SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 33; RUN THENCE ALONG THE WEST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, S 00°34'13" W, A DISTANCE OF 372.01 FEET; THENCE S 89°34'16" E, A DISTANCE OF 229.00 FEET; THENCE S 00°24'50" W, A DISTANCE OF 140.91 FEET; THENCE S 24°28'38" W, A DISTANCE OF 54.80 FEET; THENCE S 00°24'50" W, A DISTANCE OF 114.97 FEET; THENCE S 89°35'10" E, A DISTANCE OF 530.17 FEET; THENCE S 00°33'28" W, A DISTANCE OF 145.60 FEET; THENCE S 05°50'36" W, A DISTANCE OF 33.96 FEET; THENCE S 16°22'38" W, A DISTANCE OF 33.96 FEET; THENCE S 24°31'44" W, A DISTANCE OF 69.09 FEET; THENCE S 16°59'27" W, A DISTANCE OF 69.19 FEET; THENCE S 18°05'23" W, A DISTANCE OF 73.26 FEET; THENCE S 30°43'04" W, A DISTANCE OF 84.41 FEET; THENCE S 34°28'03" W, A DISTANCE OF 33.82 FEET; THENCE N 55°31'57" W, A DISTANCE OF 87.95 FEET; THENCE S 34°28'03" W, A DISTANCE OF 165.00 FEET; THENCE N 55°31'57" W, A DISTANCE OF 198.97 FEET; THENCE S 33°58'56" W, A DISTANCE OF 459.38 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THE TEXAS GAS AND OIL COMPANY 50 FOOT WIDE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 367, PAGE 567, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY BOUNDARY, THE FOLLOWING ELEVEN (11) COURSES: 1) N 56°19'06" W, A DISTANCE OF 92.76 FEET; 2) N 56°19'20" W, A DISTANCE OF 206.56 FEET; 3) N 55°43'40" W, A DISTANCE OF 280.04 FEET; 4) N 56°04'22" W, A DISTANCE OF 226.88 FEET; 5) N 56°10'05" W, A DISTANCE OF 170.94 FEET; 6) N 56°06'17" W, A DISTANCE OF 409.31 FEET; 7) N 54°58'22" W, A DISTANCE OF 200.82 FEET; 8) N 54°04'34" W, A DISTANCE OF 203.31 FEET; 9) N 54°12'12" W, A DISTANCE OF 311.07 FEET; 10) N 54°01'21" W, A DISTANCE OF 262.71 FEET; 11) N 54°11'14" W, A DISTANCE OF 389.33 FEET TO A POINT ON THE NORTH BOUNDARY OF THE NORTHWEST CORNER OF SAID SECTION 33, THENCE ALONG SAID NORTH BOUNDARY, S 89°34'14" E, A DISTANCE OF 731.37 FEET; THENCE S 00°48'08" W, A DISTANCE OF 60.00 FEET; THENCE S 89°30'28" E, A DISTANCE OF 270.00 FEET; THENCE N 00°48'08" E, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH BOUNDARY OF THE AFORESAID NORTHEAST 1/4 OF SECTION 33; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S 89°17'14" E, A DISTANCE OF 1263.21 FEET TO THE POINT OF BEGINNING.

CONTAINING 51.393 ACRES, MORE OR LESS.



LOCATION MAP
1"=3000'

PROJECT CONSULTANTS

ENGINEER/PLANNER
WALDROP ENGINEERING, P.A.
2600 MAITLAND CENTER PARKWAY, SUITE 262
MAITLAND, FL 32751
(407) 775-6500
CONTACT: DAMON PARRISH, P.E.

SURVEYOR
GEOPOINT SURVEYING, INC.
213 HOBBS STREET
TAMPA, FLORIDA 33619
(813) 248-8888
CONTACT: DAVID A. WILLIAMS, P.S.M., R.P.L.S

GEOTECHNICAL ENGINEER:
GHD
5904 HAMPTON OAKS PARKWAY, SUITE F
TAMPA, FL 33610
(813) 971-3882
CONTACT: STEVEN A. JANOSIK, P.E.

GEOTECHNICAL ENGINEER:
TIERRA, INC.
7351 TEMPLE TERRACE HIGHWAY
TAMPA, FL 33637
(813) 989-1354
CONTACT: KEVIN H. SCOTT, P.E.

OWNER/DEVELOPER/APPLICANT:
FORESTAR USA REAL ESTATE GROUP, INC.
4042 PARK OAKS BOULEVARD, SUITE 200
TAMPA, FL 33610
PHONE: (813) 392-3385
CONTACT: JOHN GARRITY

AGENCY CONTACT LISTING

ELECTRIC
OCALA ELECTRIC UTILITY
201 SE 3RD STREET
OCALA, FL 34471
(352) 351-6620

GAS
TECO PEOPLES GAS
316 SOUTHWEST 33RD AVE
OCALA, FL 34474
(407) 420-2678

TELEPHONE
CENTURYLINK
302 SE BROADWAY
OCALA, FL 34471
AMANDA ROOS
(352) 368-8781

WATER & SEWER
MARION COUNTY UTILITIES
11800 SE U.S. HIGHWAY 441
BELLEVIEW, FL 34420
(352) 307-6000

STORMWATER
SOUTHWEST FLORIDA WATER
MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34604
(352) 796-7211

SHEET INDEX

01	COVER
02 - 04	MAP EXHIBITS
05 - 07	PRELIMINARY PLAT
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS, NOTES, & PLANTING SCHEDULE
S01-S06	BOUNDARY AND TOPOGRAPHIC SURVEY

MARION FRIENDLY LANDSCAPE AREA CALCULATION:

LANDSCAPE AREA REQUIRED = 15% OF TOTAL ACREAGE = 15% X 51.39 AC = 7.7 ACRES

LANDSCAPE AREA PROVIDED = TRACT B + TRACT D + TRACT E + TRACT G + TRACT H = 15.29 ACRES

LOT DIMENSIONS, AREA AND SETBACKS

	SINGLE FAMILY	MULTI FAMILY
LOT AREA	3,600 SF (MIN.)	2,500 SF (MIN.)
FRONT SETBACK	10' (MIN.)	0' (MIN.)
SIDE SETBACK, INTERIOR	5' (MIN.)	VARIES
REAR SETBACK	10' (MIN.)	10' (MIN.)
REAR POOL & ENCLOSURE SETBACK	5' (MIN.)*	5' (MIN.)*
ACCESSORY STRUCTURE SETBACK	5' (MIN.)	5' (MIN.)

* REAR POOL AND ENCLOSURE SETBACK SHALL BE 1' (MIN.) FOR LOTS ADJACENT TO RECREATION/OPEN SPACE OR GOLF USES.

OPEN SPACE CALCULATION:

OPEN SPACE REQUIRED = 350 SF PER RESIDENTIAL LOT = 350 SF X 168 LOTS = 58,800 SF (1.35 ACRES)

OPEN SPACE PROVIDED = TRACT C + TRACT F + TRACT K + 25% X (TRACT B + TRACT D + TRACT E + TRACT G + TRACT H) = 225,633 SF (5.17 ACRES)

SITE INFORMATION

MASTER TAX PARCEL ID NUMBERS:

13551-006-00, 13551-007-00, 13551-008-00, 13687-000-00

TOTAL PROJECT AREA: 51.39 ACRES

DEVELOPMENT DATA

ZONING/FUTURE LAND USE:	PUD (AR #25913) / MEDIUM DENSITY RESIDENTIAL
LAND USE:	SINGLE-FAMILY DETACHED AND MULTI-FAMILY RESIDENTIAL HOUSING
DEVELOPMENT AGREEMENTS:	OR BK/PG: 6681/136-151; 6103/1171-1185; 3849/343-352; 3462/1879-1886
PHASE 13 AREA:	51.39 AC
PROPOSED LOTS:	168
ROAD LENGTH:	1.15 MILES
VERTICAL DATUM:	NAVD-88
WATER:	POTABLE WATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.
SEWER:	WASTEWATER WILL BE PROVIDED BY MARION COUNTY UTILITIES.
GARBAGE:	SOLID WASTE PICKUP WILL BE PROVIDED BY A CENTRAL WASTE HAULER.
FIRE PROTECTION:	FIRE PROTECTION IN ACCORDANCE WITH THE MARION COUNTY LDC WILL BE PROVIDED VIA THE CENTRAL POTABLE WATER SYSTEM FOR THIS PROJECT.
MARION COUNTY SPRINGS PROTECTION ZONE:	SECONDARY ZONE
FEMA DESIGNATION:	PER FEMA MAP NO. 12083C0502E, DATED APRIL 19, 2017, A MAJORITY OF THE PROJECT AREA FALLS WITHIN FEMA FLOOD ZONE "X" WITH SOME AREAS ENCOMPASSED BY FLOOD ZONE "A" AND ZONE "AE".
ROADWAYS, DRAINAGE, & COMMON AREAS:	THE OCALA PRESERVE COMMUNITY DEVELOPMENT DISTRICT (CDD) SHALL ACT AS THE LEGAL INSTRUMENT THAT SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, DRAINAGE SYSTEM, AND COMMON AREAS OF THE PLANNED UNIT DEVELOPMENT.
EASEMENTS:	ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

LIST OF OBTAINED WAIVERS

6.11.4.C(1)	- ACCESS TO ADJACENT UNPLATTED LANDS	01/23/2012
6.11.4.C(1)	- SECTION/QUARTER SECTION LINE ROADS	01/23/2012
6.12.2	- STREET RIGHT-OF-WAY WIDTH	01/23/2012
6.11.5.C(1)&D(1)	- DRIVEWAY ACCESS ONTO COLLECTOR ROAD	01/23/2012
6.12.12.A	- EXTERNAL SIDEWALKS	01/23/2012
6.11.4.B(1)&D	- PARALLEL ACCESS	01/23/2012
7.1.3.M(4)(b) & DETAIL TS031	-SIGNI INSTALLATION	10/08/2014
7.1.3.M(4)(a) & DETAIL TS032	- STREET SIGN	10/08/2014
16-R-138 & 16-R-139	- SPEED LIMIT RESOLUTION	04/19/2016
6.12.2	- STREET RIGHT-OF-WAY WIDTH	09/12/2016

DRAINAGE NARRATIVE

OCALA PRESERVE PHASE 13 WILL CONSIST OF APPROXIMATELY 6,100 LF OF ROADWAY WITH CURB AND GUTTER. TO SERVE A 168-LOT RESIDENTIAL SUBDIVISION. STORMWATER RUNOFF WILL BE CONVEYED THROUGH A SERIES OF INLETS AND PIPES AND DISCHARGED TO SIX STORMWATER PONDS, DRA-13A DRA-13B, DRA-13C, DRA-13D, DRA-13E, AND DRA-13F. THE STORMWATER PONDS HAVE BEEN SIZED TO RETAIN THE 100-YEAR/24-HOUR STORM EVENT. NO DISCHARGE FROM THE PONDS IS PROPOSED.

IMPERVIOUS DATA

EXISTING IMPERVIOUS	0 SF	0 AC	(0%)
PROPOSED IMPERVIOUS	764,905 SF	17.56 AC	(34.19%)
TOTAL IMPERVIOUS	764,905 SF	17.56 AC	(34.19%)

OPERATION AND MAINTENANCE

1. ROADWAYS AND STORMWATER MANAGEMENT SYSTEM SHALL BE PRIVATELY MAINTAINED. THE STORMWATER MANAGEMENT PONDS WILL BE MAINTAINED ON A WEEKLY OR BI-WEEKLY SCHEDULE AS PART OF THE LANDSCAPE MAINTENANCE AND MOWING. DEBRIS ACCUMULATED IN STORM STRUCTURES WILL BE REMOVED PROMPTLY.
2. WATER AND SANITARY SEWER SYSTEM SHALL BE MAINTAINED BY MARION COUNTY UTILITIES

GENERAL NOTES

1. STREETS TO BE PRIVATE SUBDIVISION LOCAL ROADS WITH RESIDENTIAL USE (DESIGN SPEED 20 MPH, POSTED 20 MPH). .
2. RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM. GOLF COURSE AND COMMON AREA IRRIGATION IS VIA THE IRRIGATION SYSTEM GOVERNED UNDER SWFWMD WUP 20012911.003.
3. TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY GEOPOINT SURVEYING, INC. FROM OCTOBER, 2020. EXISTING TOPOGRAPHY SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
4. ALL LOTS/TRACTS IN THIS DEVELOPMENT SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS. DIRECT DRIVEWAY/VEHICLE ACCESS TO US HIGHWAY 27, N.W. 44TH AVE. OR N.W. 49TH STREET IS PROHIBITED.
5. DEVELOPMENT OF ANY OF THE PROPERTY SHOWN IN THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE P.U.D. MASTER PLAN.
6. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
7. NO MONUMENT SIGNAGE IS PROPOSED WITH THIS SUBDIVISION. ADDITIONAL PERMITS ARE REQUIRED FOR SIGNAGE.
8. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.

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.

DAMON PARRISH, P.E.
WALDROP ENGINEERING, P.A.
REGISTERED ENGINEER NO. 73145
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

DAVID A. WILLIAMS, P.S.M., R.P.L.S.
GEOPOINT SURVEYING INC.

OWNER'S SIGNATURE

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

TONY SQUITIERI
DIVISION PRESIDENT - WEST FLORIDA
FORESTAR USA REAL ESTATE GROUP, INC.

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
2600 MAITLAND CENTER PKWY - SUITE 262 MAITLAND, FL 32751
P: 407-775-6500 F: 407-775-6599 EMAIL: info@waldropengineering.com

PRELIMINARY PLAT FOR
OCALA PRESERVE PHASE 13
MARION COUNTY, FLORIDA
COVER SHEET

PLAN REVISIONS
<<SUBMITTED / BIDDING>> 12/15/2020
1 04/07/21 REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000383

DAMON PARRISH, P.E.
FL LICENSE NO. 73145

SET NUMBER: 1143-204-01
SHEET : 01

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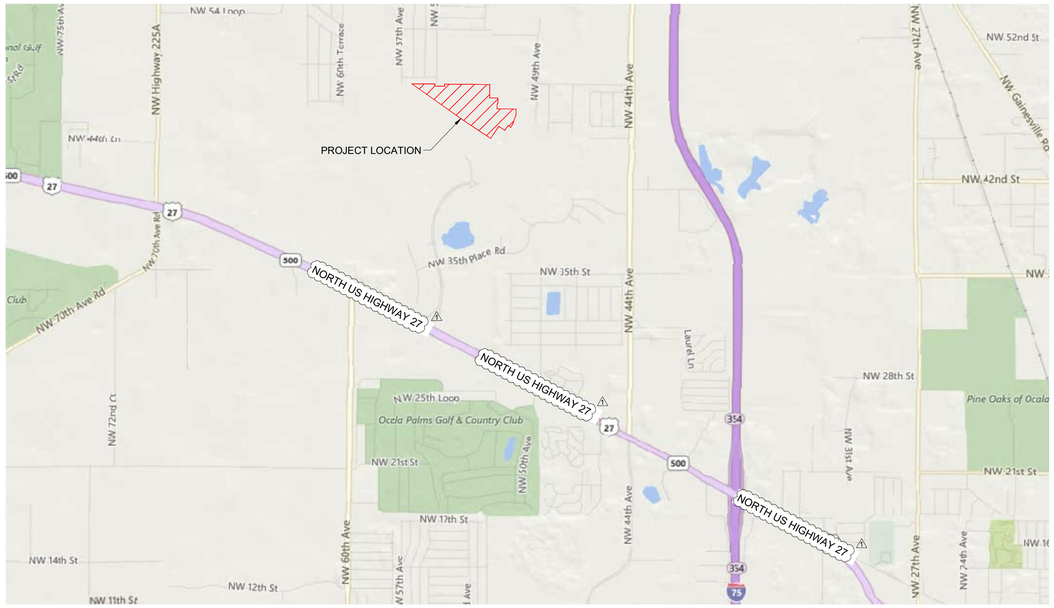
LOCATION MAP



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SCALE IN FEET

AERIAL MAP

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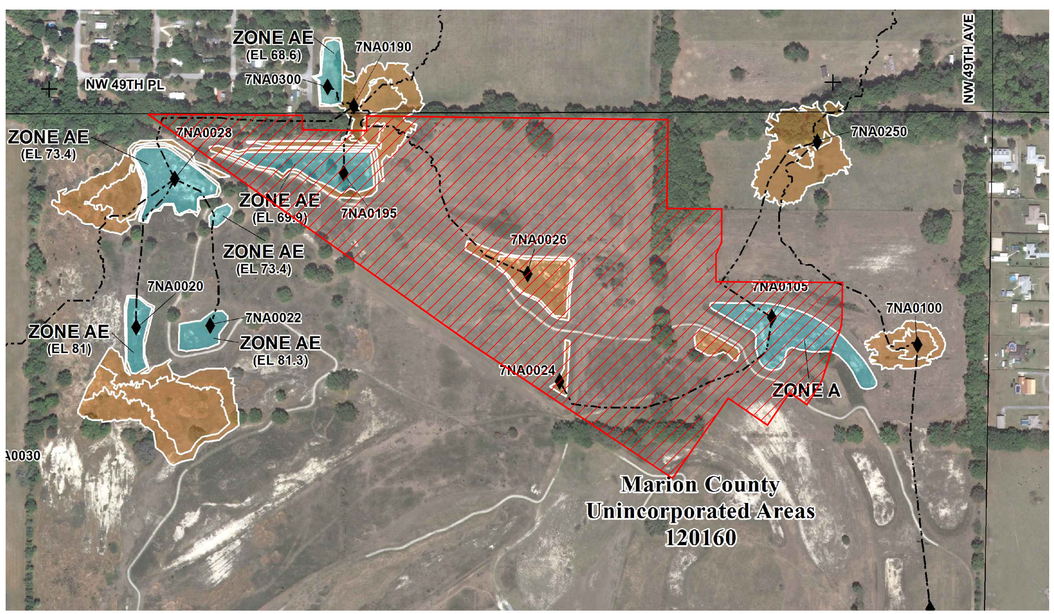
FEMA MAP



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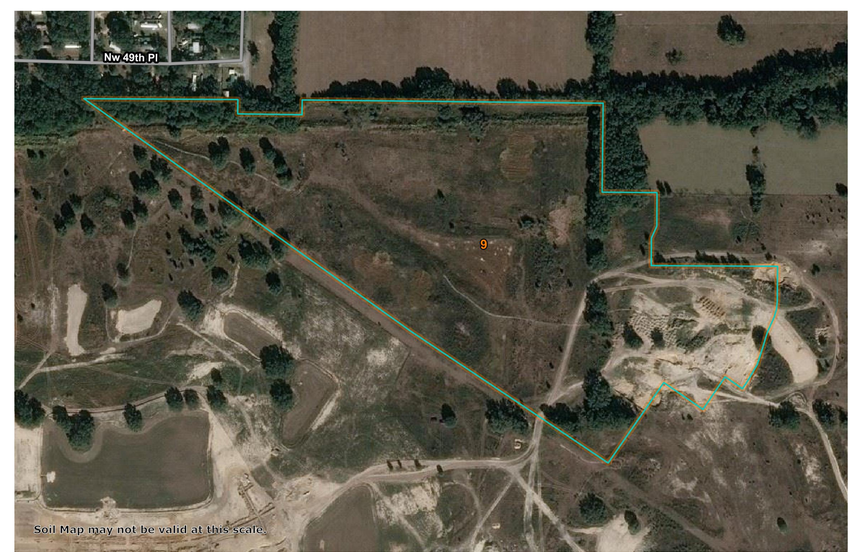
NRCS MAP



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Arredondo sand, 0 to 5 percent slopes	48.1	100.0%
Totals for Area of Interest		**48.1**	**100.0%**

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WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
2600 MAITLAND CENTER PKWY - SUITE 202 MAITLAND, FL 32751
P: 407-775-6500 F: 407-775-6599 EMAIL: info@waldropengineering.com

PRELIMINARY PLAT FOR

OCALA PRESERVE PHASE 13

MARION COUNTY, FLORIDA

MAP EXHIBITS

PLAN REVISIONS

1	04/07/21	REVISED PER COUNTY COMMENTS

<<SUBMITTED / BIDDING>> 12/15/2020

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

DAMON PARRISH, P.E.
FL LICENSE NO. 73145

SET NUMBER: 1143-204-01

SHEET : 02

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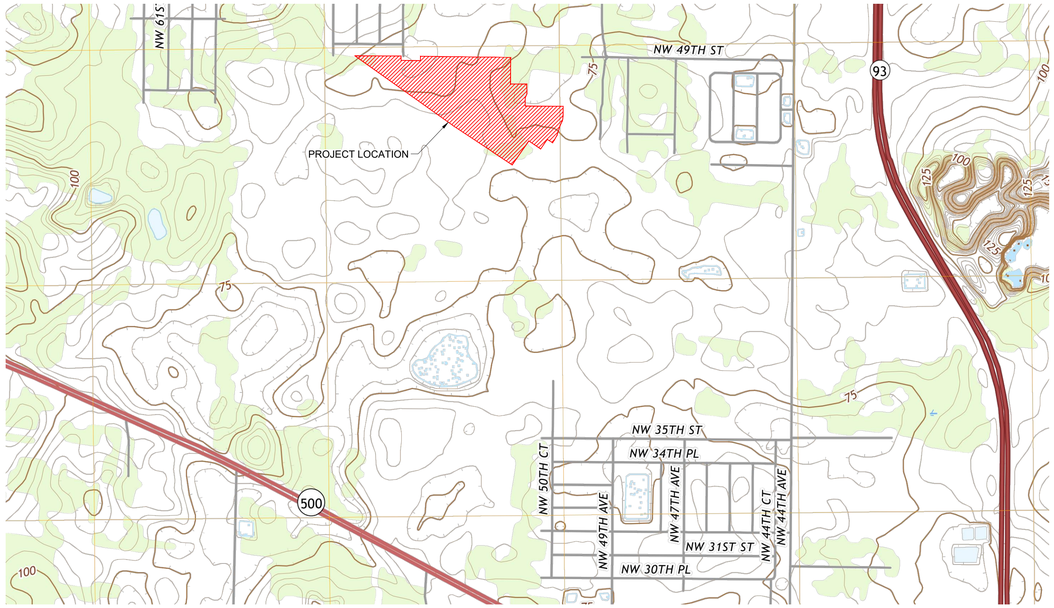
USGS MAP



NATIONAL WETLANDS INVENTORY

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

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SCALE IN FEET

PROPOSED LAND USE

Future Land Use Designation

- Rural Land (1 du/10 ac)
- Low Residential (0 - 1 du/ac)
- Medium Residential (1 - 4 du/ac)
- High Residential (4 - 8 du/ac)
- Urban Residential (8 - 16 du/ac)
- Rural Activity Center (0 - 2 du/ac; FAR 0.35)
- Rural Community (0 - 3 du/ac; FAR 0.70)
- Commercial (0 - 6 du/ac; FAR 1.0)
- Employment Center (0 - 12 du/ac; FAR 2.0)
- Commerce District (N/A; FAR 2.0)
- Public (N/A; FAR 1.0)
- Preservation (N/A; N/A)
- Municipality

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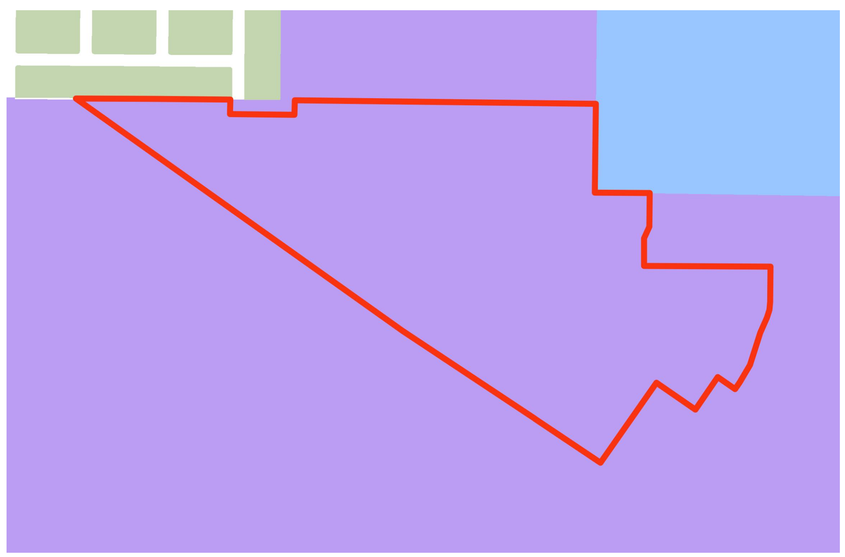
SCALE IN FEET

ZONING MAP



ZONING CLASSIFICATION

Zoning Classification

- A-1
- A-2
- A-3
- B-1
- B-2
- B-3
- B-4
- B-5
- G-U
- I-C
- M-1
- M-2
- MH
- P-MH
- P-RV
- PUD
- R-1
- R-2
- R-3
- R-4
- R-E
- R-O
- R-PUD
- RAC
- RC-1
- RI
- RR
- RR-1

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SCALE IN FEET

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CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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PRELIMINARY PLAT FOR

OCALA PRESERVE PHASE 13

MARION COUNTY, FLORIDA

MAP EXHIBITS

PLAN REVISIONS

1	04/07/21	REVISED PER COUNTY COMMENTS

<<SUBMITTED / BIDDING>> 12/15/2020

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

DAMON PARRISH, P.E.
FL LICENSE NO. 73145

SET NUMBER: 1143-204-01

SHEET : 03

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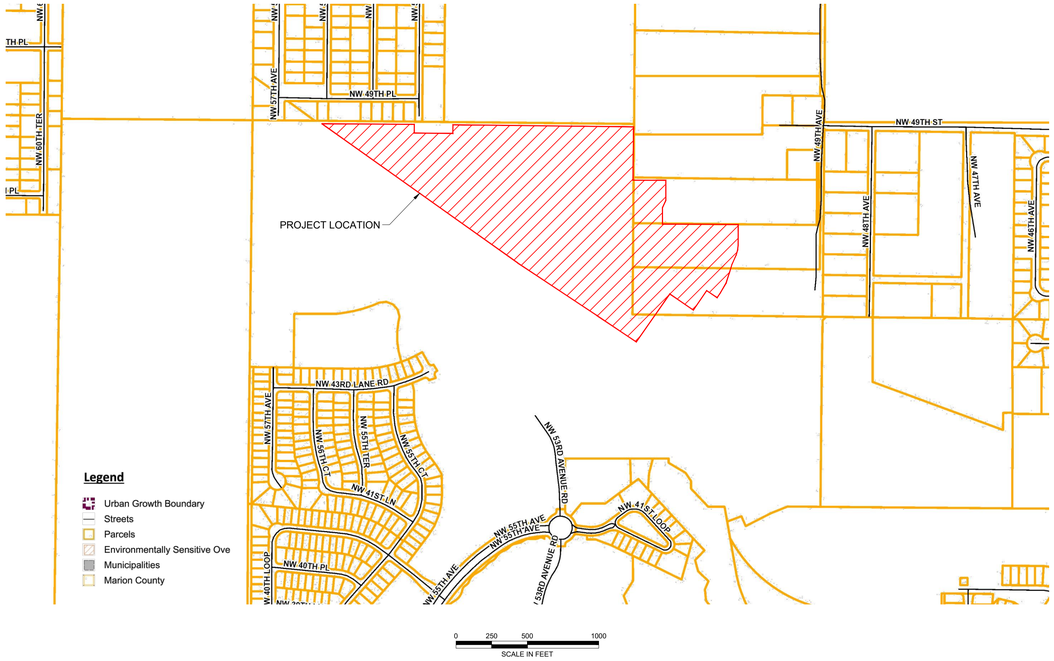
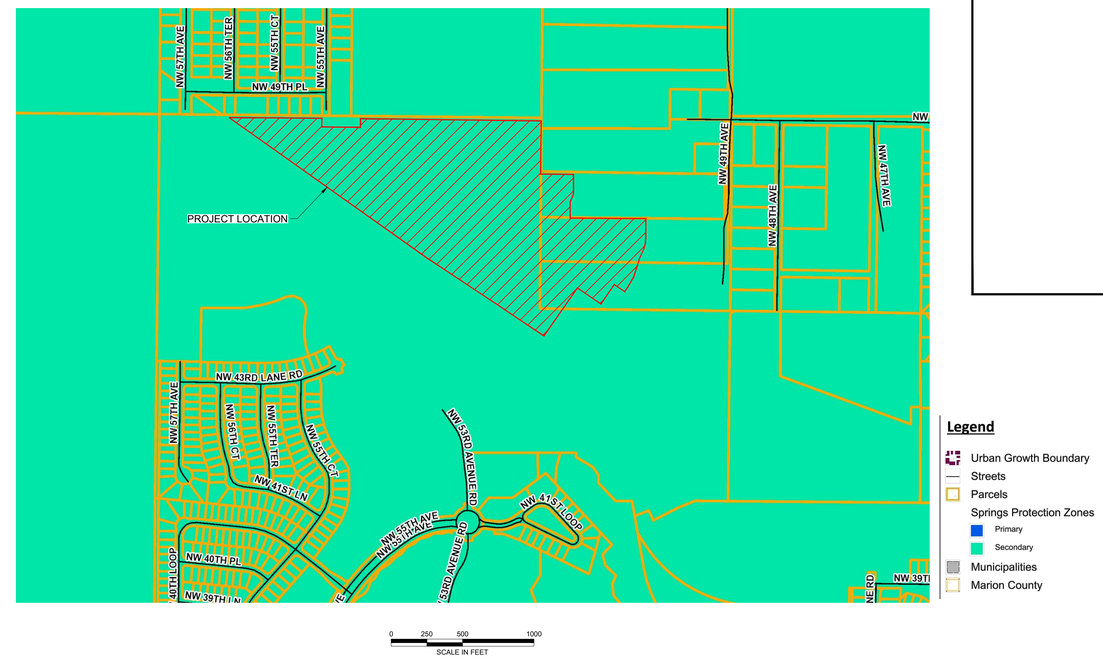
ENVIRONMENTALLY SENSITIVE OVERLAY ZONE



SPRINGS PROTECTION ZONE



WALDROP ENGINEERING

CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS

2600 MAITLAND CENTER PKWY - SUITE 202 MAITLAND, FL 32751
P: 407-775-6500 F: 407-775-6599 EMAIL: info@waldropengineering.com

PRELIMINARY PLAT FOR

OCALA PRESERVE PHASE 13

MARION COUNTY, FLORIDA

MAP EXHIBITS

PLAN REVISIONS <<SUBMITTED / BIDDING>> 12/15/2020

△	DATE	REVISED PER COUNTY COMMENTS
△	04/07/21	

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000383

DAMON PARRISH, P.E.
FL LICENSE NO: 73145

SET NUMBER: 1143-204-01

SHEET : 04

O:\Projects\1143-203 (Ocala Preserve-Engineering(Ph 11,13,18B)\Drawings-Exhibits\1143-203-02 - Phase 13 Preliminary Plat\Current Plans\114320302104.dwg
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PROHIBITED DRIVEWAY LOCATION DETAIL

CORNER LOTS

SINGLE FAMILY LOT DETAIL

NOT TO SCALE

MULTI FAMILY LOT LINE DETAIL

NOT TO SCALE

TRACT AREA TABLE		
NAME	USE	AREA
TRACT A	RIGHT-OF-WAY	305,416 SF
TRACT B	DRAINAGE AND OPEN SPACE	183,885 SF
TRACT C	OPEN SPACE	20,816 SF
TRACT D	DRAINAGE AND OPEN SPACE	105,954 SF
TRACT E	DRAINAGE AND OPEN SPACE	52,053 SF
TRACT F	OPEN SPACE	35,311 SF
TRACT G	DRAINAGE AND OPEN SPACE	130,820 SF
TRACT H	DRAINAGE AND OPEN SPACE	193,628 SF
TRACT I	GAS EASEMENT	135,520 SF
TRACT J	ROW DEDICATION	152,216 SF
TRACT K	OPEN SPACE	2,921 SF

LOT DIMENSIONS, AREA AND SETBACKS

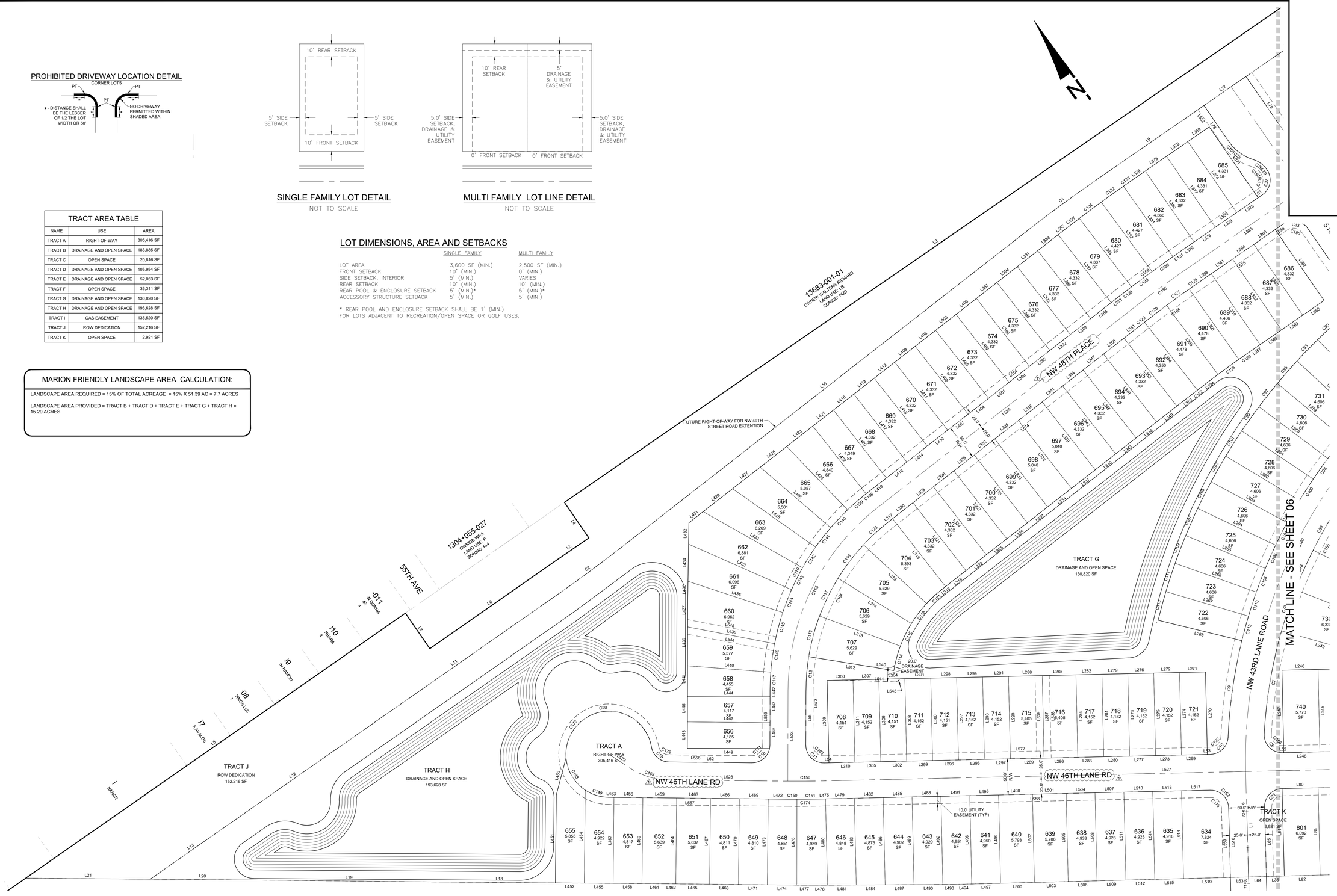
	SINGLE FAMILY	MULTI FAMILY
LOT AREA	3,600 SF (MIN.)	2,500 SF (MIN.)
FRONT SETBACK	10' (MIN.)	0' (MIN.)
SIDE SETBACK, INTERIOR	5' (MIN.)	VARIES
REAR SETBACK	10' (MIN.)	10' (MIN.)
REAR POOL & ENCLOSURE SETBACK	5' (MIN.)*	5' (MIN.)*
ACCESSORY STRUCTURE SETBACK	5' (MIN.)	5' (MIN.)

* REAR POOL AND ENCLOSURE SETBACK SHALL BE 1' (MIN.) FOR LOTS ADJACENT TO RECREATION/OPEN SPACE OR GOLF USES.

MARION FRIENDLY LANDSCAPE AREA CALCULATION:

LANDSCAPE AREA REQUIRED = 15% OF TOTAL ACREAGE = 15% X 51.39 AC = 7.7 ACRES

LANDSCAPE AREA PROVIDED = TRACT B + TRACT D + TRACT E + TRACT G + TRACT H = 15.29 ACRES



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PRELIMINARY PLAT FOR

OCALA PRESERVE PHASE 13

MARION COUNTY, FLORIDA

PRELIMINARY PLAT

PLAN REVISIONS		
1	04/07/21	REVISED PER COUNTY COMMENTS

<<SUBMITTED / BIDDING>> 12/15/2020

SCALE IN FEET: 0 30 60 120

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000383

DAMON PARRISH, P.E.
FL LICENSE NO. 73145

SET NUMBER: 1143-204-01

SHEET : 05

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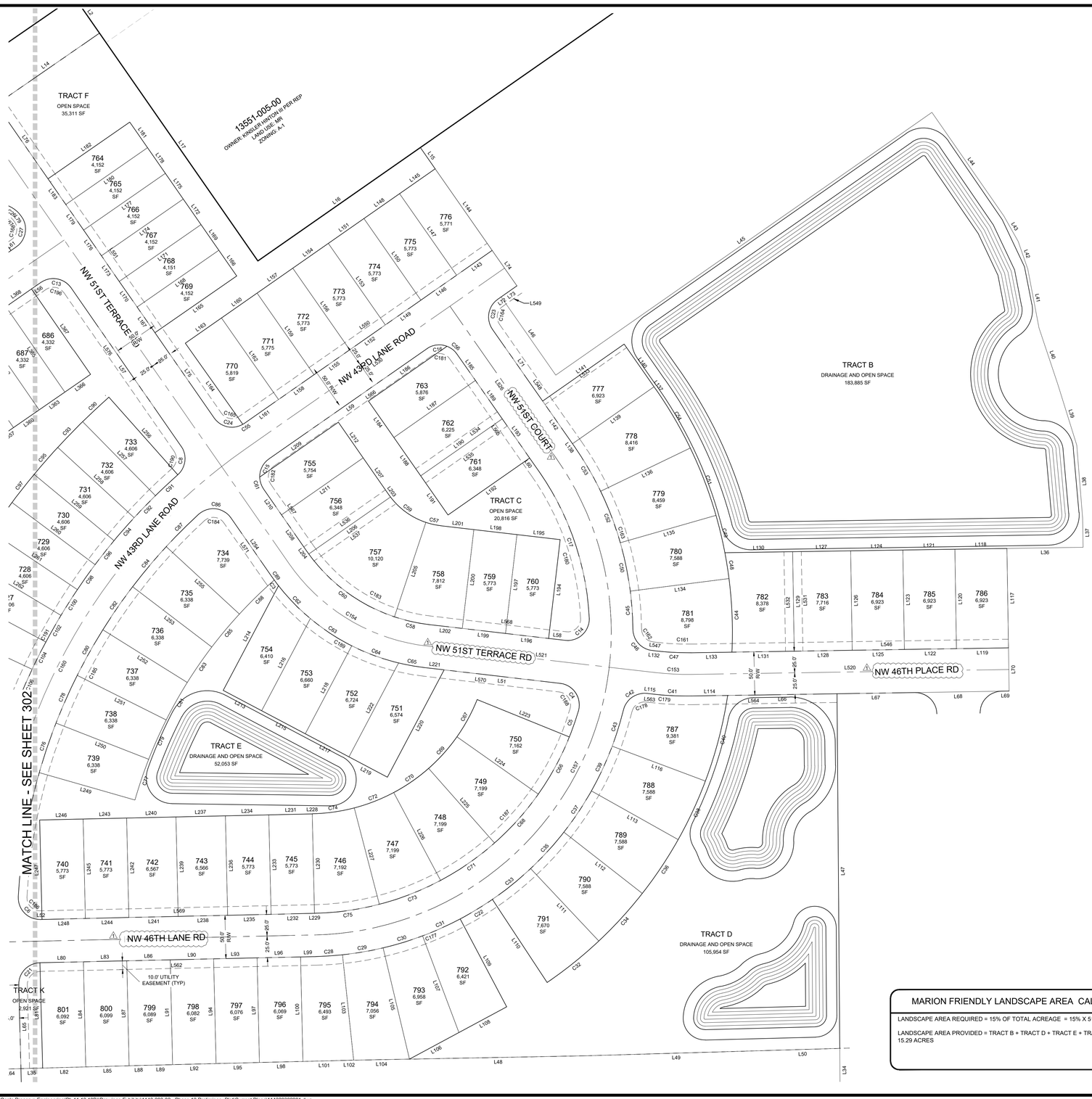

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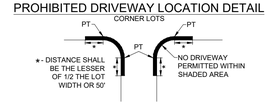
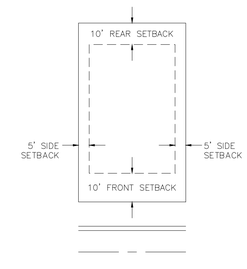
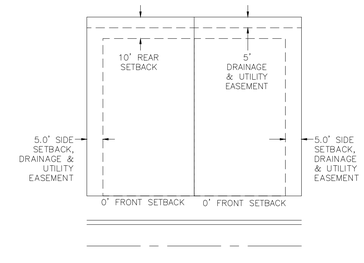
PROHIBITED DRIVEWAY LOCATION DETAIL





SINGLE FAMILY LOT DETAIL

NOT TO SCALE



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PRELIMINARY PLAT FOR

OCALA PRESERVE PHASE 13

MARION COUNTY, FLORIDA

PRELIMINARY PLAT

PLAN REVISIONS

1	04/07/21	REVISED PER COUNTY COMMENTS
		<<SUBMITTED / BIDDING>> 12/15/2020

0 30 60 120
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

DAMON PARRISH, P.E.
FL LICENSE NO: 73145

SET NUMBER: 1143-204-01

SHEET : 06

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LINE TABLE

LINE #	LENGTH	DIRECTION
L1	149.54'	S33°52'11"W
L2	51.31'	S00°34'13"W
L3	1263.22'	S89°17'14"E
L4	60.00'	N00°47'53"E
L5	59.76'	S89°17'14"E
L6	210.24'	S89°34'14"E
L7	60.00'	S00°47'53"W
L8	645.02'	S89°34'14"E
L9	181.96'	S89°17'23"E
L10	725.89'	N87°23'12"E
L11	346.54'	S89°36'01"E
L12	201.92'	S89°36'01"E
L13	144.62'	S89°36'01"E
L14	145.00'	S89°17'23"E
L15	30.00'	S00°25'44"W
L16	229.01'	S89°34'16"E
L17	320.70'	S00°34'13"W
L18	156.16'	S54°12'12"E
L19	262.71'	S54°01'21"E
L20	145.60'	S54°11'14"E
L21	173.40'	S54°11'14"E
L22	86.35'	S89°34'14"E
L23	389.33'	N54°11'14"W
L24	262.71'	N54°01'21"W
L25	311.07'	N54°12'12"W
L26	203.31'	N54°04'34"W
L27	200.82'	N54°58'22"W
L28	409.31'	N56°06'17"W
L29	170.94'	N56°10'05"W
L30	226.98'	N56°04'22"W
L31	280.04'	N55°43'40"W
L32	206.56'	N56°19'20"W
L33	84.92'	N56°19'06"W
L34	50.01'	S34°54'53"W
L35	25.07'	N56°10'05"W
L36	87.95'	N55°31'57"W
L37	33.82'	S34°28'03"W
L38	84.41'	S30°43'04"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L39	73.26'	S18°05'23"W
L40	69.19'	S16°59'27"W
L41	69.09'	S24°31'44"W
L42	33.96'	S16°22'38"W
L43	33.96'	S05°50'36"W
L44	145.60'	S00°33'28"W
L45	530.17'	S89°35'10"E
L46	110.27'	S00°24'50"W
L47	410.02'	S34°54'53"W
L48	205.07'	N55°43'40"W
L49	206.30'	N56°19'20"W
L50	85.99'	N56°19'06"W
L51	135.02'	N48°00'44"W
L52	2.24'	S55°55'44"E
L53	36.10'	S55°55'44"E
L54	6.69'	S55°55'44"E
L55	75.52'	S35°29'14"W
L56	13.33'	N89°16'41"W
L57	223.05'	N00°34'13"E
L58	19.22'	S48°00'44"E
L59	222.59'	N89°34'16"W
L60	18.73'	N00°24'50"E
L61	7.39'	S89°17'39"E
L62	115.34'	S54°03'38"E
L63	26.16'	N56°06'17"W
L64	23.84'	N56°10'05"W
L65	96.82'	S33°52'11"W
L66	126.37'	N55°31'57"W
L67	90.00'	N55°31'57"W
L68	100.00'	N55°31'57"W
L69	8.97'	N55°31'57"W
L70	50.00'	S34°28'03"W
L71	101.18'	S00°24'50"W
L72	4.66'	N89°34'16"W
L73	22.30'	N89°34'16"W
L74	50.00'	S00°25'44"W
L75	120.05'	S00°34'13"W
L76	104.70'	S00°34'13"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L77	71.00'	S89°17'23"E
L78	61.19'	N00°48'04"E
L79	0.51'	N00°34'13"E
L80	50.27'	S55°55'44"E
L81	121.80'	N33°52'46"E
L82	49.86'	N56°10'05"W
L83	50.20'	S55°55'44"E
L84	121.59'	N34°04'16"E
L85	50.20'	N56°10'05"W
L86	50.20'	S55°55'44"E
L87	121.38'	N34°04'16"E
L88	21.99'	N56°10'05"W
L89	28.21'	N56°04'22"W
L90	50.20'	S55°55'44"E
L91	121.22'	N34°04'16"E
L92	50.20'	N56°04'22"W
L93	50.20'	S55°55'44"E
L94	121.09'	N34°04'16"E
L95	50.20'	N56°04'22"W
L96	50.20'	S55°55'44"E
L97	120.97'	N34°04'16"E
L98	50.20'	N56°04'22"W
L99	17.48'	S55°55'44"E
L100	120.84'	N34°04'16"E
L101	48.36'	N56°04'22"W
L102	10.30'	N55°43'40"W
L103	122.46'	N29°19'22"E
L104	64.56'	N55°43'40"W
L105	132.13'	N22°02'10"E
L106	64.90'	N82°54'08"W
L107	119.39'	N14°44'59"E
L108	62.71'	N82°54'08"W
L109	115.00'	S07°27'47"W
L110	115.02'	N01°57'30"E
L111	115.00'	N07°52'19"W
L112	115.00'	N16°36'46"W
L113	115.00'	N25°21'12"W
L114	41.45'	S55°31'57"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L115	5.96'	S48°00'44"E
L116	115.00'	N34°05'38"W
L117	115.00'	S34°28'03"W
L118	60.20'	S55°31'57"E
L119	60.20'	N55°31'57"W
L120	115.00'	S34°28'03"W
L121	60.20'	S55°31'57"E
L122	60.20'	N55°31'57"W
L123	115.00'	S34°28'03"W
L124	60.20'	S55°31'57"E
L125	60.20'	N55°31'57"W
L126	115.00'	S34°28'03"W
L127	67.10'	S55°31'57"E
L128	67.10'	N55°31'57"W
L129	115.00'	S34°28'03"W
L130	78.32'	S55°31'57"E
L131	71.93'	N55°31'57"W
L132	5.96'	N48°00'44"W
L133	47.16'	N55°31'57"W
L134	115.00'	N61°55'42"W
L135	115.00'	N70°40'08"W
L136	115.00'	N80°24'50"W
L137	3.95'	S00°24'50"W
L138	3.95'	N00°24'50"E
L139	115.00'	N89°35'10"W
L140	60.20'	S00°24'50"W
L141	115.00'	S89°35'10"E
L142	60.20'	N00°24'50"E
L143	50.17'	N89°34'16"W
L144	115.00'	S00°25'42"W
L145	50.20'	S89°34'16"E
L146	50.20'	N89°34'16"W
L147	115.00'	S00°24'52"W
L148	50.20'	S89°34'16"E
L149	50.20'	N89°34'16"W
L150	115.00'	S00°24'52"W
L151	50.20'	S89°34'16"E
L152	50.20'	N89°34'16"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L153	115.00'	S00°24'52"W
L154	50.20'	S89°34'16"E
L155	50.20'	N89°34'16"W
L156	115.00'	S00°24'52"W
L157	50.20'	S89°34'16"E
L158	50.23'	N89°34'16"W
L159	115.00'	S00°24'52"W
L160	50.20'	S89°34'16"E
L161	48.11'	N89°34'16"W
L162	115.00'	S00°25'44"W
L163	51.03'	S89°34'16"E
L164	114.92'	N00°00'05"E
L165	115.00'	N89°25'47"W
L166	36.10'	S00°34'13"W
L167	36.10'	N00°34'13"E
L168	115.00'	N89°25'48"W
L169	36.10'	S00°34'13"W
L170	36.10'	N00°34'13"E
L171	115.00'	N89°25'47"W
L172	36.10'	S00°34'13"W
L173	36.10'	N00°34'13"E
L174	115.00'	N89°25'47"W
L175	36.10'	S00°34'13"W
L176	36.10'	N00°34'13"E
L177	115.00'	N89°25'47"W
L178	36.10'	S00°34'13"W
L179	36.10'	N00°34'13"E
L180	115.00'	N89°25'47"W
L181	36.10'	S00°34'13"W
L182	115.00'	S89°25'47"E
L183	36.10'	N00°34'13"E
L184	51.27'	N00°24'50"E
L185	37.28'	S00°24'50"W
L186	110.73'	S89°35'10"E
L187	115.00'	S89°35'10"E
L188	54.13'	N00°24'50"E
L189	54.13'	S00°24'50"W
L190	115.00'	S89°35'10"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L191	55.20'	N00°24'50"E
L192	115.00'	N89°35'10"W
L193	55.20'	S00°24'50"W
L194	115.00'	S41°59'16"W
L195	50.20'	S48°00'44"E
L196	50.20'	N48°00'44"W
L197	115.00'	S41°59'16"W
L198	50.20'	S48°00'44"E
L199	50.20'	N48°00'44"W
L200	115.00'	S41°59'16"W
L201	38.69'	S48°00'44"E
L202	38.69'	N48°00'44"W
L203	51.82'	S00°34'13"W
L204	51.51'	N00°34'13"E
L205	114.98'	S53°44'51"W
L206	115.03'	N89°35'10"W
L207	51.82'	S00°34'13"W
L208	51.51'	N00°34'13"E
L209	110.82'	S89°35'10"E
L210	36.34'	N00°34'13"E
L211	115.00'	N89°35'10"W
L212	50.20'	S00°34'13"W
L213	50.20'	N26°47'30"W
L214	136.89'	N63°12'30"E
L215	57.10'	N26°47'30"W
L216	120.47'	N63°12'30"E
L217	57.10'	N26°47'30"W
L218	115.00'	N63°12'30"E
L219	50.20'	N26°47'30"W
L220	140.34'	S63°12'30"W
L221	23.29'	S48°00'44"E
L222	122.77'	N63°12'30"E
L223	115.00'	S32°33'29"E
L224	115.00'	S19°29'57"E
L225	115.00'	S06°05'26"E
L226	115.00'	S07°19'04"W
L227	115.00'	S20°43'35"W
L228	0.24'	S55°55'44"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L229	0.24'	N55°55'44"W
L230	115.00'	S34°04'16"W
L231	50.20'	S55°55'44"E
L232	50.20'	N55°55'44"W
L233	115.00'	S34°04'16"W
L234	50.20'	S55°55'44"E
L235	50.20'	N55°55'44"W
L236	115.00'	S34°04'16"W
L237	57.10'	S55°55'44"E
L238	57.10'	N55°55'44"W
L239	115.00'	S34°04'16"W
L240	57.10'	S55°55'44"E
L241	57.10'	N55°55'44"W
L242	115.00'	S34°04'16"W
L243	50.20'	S55°55'44"E
L244	50.20'	N55°55'44"W
L245	115.00'	S34°04'16"W
L246	50.20'	S55°55'44"E
L247	115.00'	N34°04'16"E
L248	50.20'	N55°55'44"W
L249	115.00'	N38°38'42"W
L250	115.00'	N33°18'54"W
L251	115.00'	N27°59'07"W
L252	115.00'	N22°39'19"W
L253	115.00'	N17°19'32"W
L254	81.87'	S00°34'13"W
L255	115.00'	N11°59'44"W
L256	120.00'	S06°14'31"E
L257	120.00'	S09°08'09"E
L258	120.00'	S12°01'46"E
L259	120.00'	S14°55'24"E
L260	120.00'	S17°49'01"E
L261	120.00'	S20°42'39"E
L262	120.00'	S23°36'16"E
L263	120.00'	S26°29'54"E
L264	120.00'	S29°23'31"E
L265	120.00'	S32°17'09"E
L266	120.00'	S35°10'46"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L267	120.00'	S38°04'24"E
L268	120.00'	N40°58'01"W
L269	36.10'	N55°55'44"W
L270	115.00'	S34°04'16"W
L271	36.10'	S55°55'44"E
L272	36.10'	S55°55'44"E
L273	36.10'	N55°55'44"W
L274	115.00'	S34°04'16"W
L275	115.00'	S34°04'16"W
L276	36.10'	S55°55'44"E
L277	36.10'	N55°55'44"W
L278	115.00'	S34°04'16"W
L279	36.10'	S55°55'44"E
L280	36.10'	N55°55'44"W
L281	115.00'	S34°04'16"W
L282	36.10'	S55°55'44"E
L283	36.10'	N55°55'44"W
L284	115.00'	S34°04'16"W
L285	47.00'	S55°55'44"E
L286	47.00'	N55°55'44"W
L287	115.00'	S34°04'16"W
L288	47.00'	S55°55'44"E
L289	47.00'	N55°55'44"W
L290	115.00'	S34°04'16"W
L291	36.10'	S55°55'44"E
L292	36.10'	N55°55'44"W
L293	115.00'	S34°04'16"W
L294	36.10'	S55°55'44"E
L295	36.10'	N55°55'44"W
L296	36.10'	N55°55'44"W
L297	115.00'	S34°04'16"W
L298	36.10'	S55°55'44"E
L299	36.10'	N55°55'44"W
L300	115.00'	S34°04'16"W
L301	36.10'	S55°55'44"E
L302	36.10'	N55°55'44"W
L303	115.00'	S34°04'16"W
L304	36.10'	S55°55'44"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L305	36.10'	N55°55'44"W
L306	115.00'	S34°04'16"W
L307	36.10'	S55°55'44"E
L308	36.10'	S55°55'44"E
L309	115.00'	N34°04'16"E
L310	36.10'	N55°55'44"W
L311	115.00'	S34°04'16"W
L312	120.00'	N45°22'14"W
L313	120.00'	N34°10'20"W
L314	120.00'	N22°58'26"W
L315	120.00'	N11°46'33"W
L316	6.56'	S87°23'12"W
L317	6.56'	N87°23'12"E
L318	120.00'	N02°36'48"W
L319	36.10'	S87°23'12"W
L320	36.10'	N87°23'12"E
L321	120.00'	N02°36'48"W
L322	36.10'	S87°23'12"W
L323	36.10'	N87°23'12"E
L324	120.00'	N02°36'48"W
L325	36.10'	S87°23'12"W
L326	36.10'	N87°23'12"E
L327	120.00'	N02°36'48"W
L328	36.10'	S87°23'12"W
L329	36.10'	N87°23'12"E
L330	120.00'	N02°36'48"W
L331	36.10'	S87°23'12"W
L332	36.10'	N87°23'12"E
L333	120.00'	N02°36'48"W
L334	42.00'	S87°23'12"W
L335	42.00'	N87°23'12"E
L336	120.00'	N02°36'48"W
L337	42.00'	S87°23'12"W
L338	42.00'	N87°23'12"E
L339	120.00'	N02°36'48"W
L340	36.10'	S87°23'12"W
L341	36.10'	N87°23'12"E
L342	120.00'	N02°36'48"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L343	36.10'	S87°23'12"W
L344	36.10'	N87°23'12"E
L345	120.00'	N02°36'48"W
L346	36.10'	S87°23'12"W
L347	36.10'	N87°23'12"E
L348	120.00'	N02°36'48"W
L349	36.10'	S87°23'12"W
L350	36.10'	N87°23'12"E
L351	31.55'	N87°23'12"E
L352	120.00'	N02°36'48"W
L353	31.55'	S87°23'12"W
L354	120.00'	N02°27'14"W
L355	120.00'	N01°11'20"W
L356	120.00'	N00°04'34"E
L357	17.67'	N89°16'41"W
L358	17.67'	S89°16'41"E
L359	120.00'	N00°43'19"E
L360	36.10'	N89°16'41"W
L361	36.10'	S89°16'41"E
L362	120.00'	N00°43'19"E
L363	36.10'	N89°16'41"W
L364	36.10'	S89°16'41"E
L365	120.00'	N00°43'19"E
L366	36.10'	N89°16'41"W
L367	120.00'	S00°43'19"W
L368	36.10'	S89°16'41"E
L369	36.10'	S89°16'41"E
L370	36.10'	N89°17'39"W
L371	119.96'	S00°43'19"W
L372	36.10'	S89°16'41"E
L373	36.10'	N89°17'39"W
L374	119.97'	S00°43'19"W
L375	36.10'	S89°16'41"E
L376	36.10'	N89°17'39"W
L377	119.98'	S00°43'19"W
L378	23.35'	S89°16'41"E
L379	23.35'	N89°17'39"W
L380	119.99'	S00°43'19"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L381	120.00'	S00°19'15"W
L382	120.00'	S00°48'57"E
L383	15.10'	S87°23'12"W
L384	120.00'	S01°57'08"E
L385	15.10'	N87°23'12"E
L386	36.10'	S87°23'12"W
L387	120.00'	S02°36'48"E
L388	36.10'	N87°23'12"E
L389	36.10'	S87°23'12"W
L390	120.00'	S02°36'48"E
L391	36.10'	N87°23'12"E
L392	36.10'	S87°23'12"W
L393	120.00'	S02°36'48"E
L394	36.10'	N87°23'12"E
L395	36.10'	S87°23'12"W
L396	120.00'	S02°36'48"E
L397	36.10'	N87°23'12"E
L398	36.10'	S87°23'12"W
L399	120.00'	S02°36'48"E
L400	36.10'	N87°23'12"E
L401	36.10'	S87°23'12"W
L402	120.00'	S02°36'48"E
L403	36.10'	N87°23'12"E
L404	36.10'	S87°23'12"W
L405	120.00'	S02°36'48"E
L406	36.10'	N87°23'12"E
L407	36.10'	S87°23'12"W
L408	120.00'	S02°36'48"E
L409	36.10'	N87°23'12"E
L410	36.10'	S87°23'12"W
L411	120.00'	S02°36'48"E
L412	36.10'	N87°23'12"E
L413	36.10'	N87°23'12"E
L414	36.10'	S87°23'12"W
L415	120.00'	S02°36'48"E
L416	36.10'	S87°23'12"W
L417	120.00'	S02°36'48"E
L418	36.10'	N87°23'12"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L419	34.82'	S87°23'12"W
L420	120.00'	S02°36'48"E
L421	36.45'	N87°23'12"E
L422	120.00'	S02°48'43"E
L423	46.04'	N87°23'12"E
L424	122.41'	S08°24'16"E
L425	46.96'	N87°23'12"E
L426	129.43'	S13°59'48"E
L427	48.85'	N87°23'12"E
L428	141.41'	S19°35'21"E
L429	51.86'	N87°23'12"E
L430	158.98'	S25°10'54"E
L431	25.07'	N87°23'12"E
L432	29.85'	N36°20'12"E
L433	156.78'	S30°46'27"E
L434	51.73'	N36°20'12"E
L435	138.98'	S36°21'59"E
L436	22.63'	N36°20'12"E
L437	41.05'	N35°29'14"E
L438	123.37'	S43°43'24"E
L439	54.05'	N35°29'14"E
L440	116.28'	S50°15'42"E
L441	42.94'	N35°29'14"E
L442	8.37'	S35°29'14"W
L443	36.26'	S35°29'14"W
L444	115.00'	S54°30'46"E
L445	35.35'	N35°29'14"E
L446	30.94'	S35°29'14"W
L447	115.00'	S54°03'38"E
L448	36.85'	N35°29'14"E
L449	114.50'	N54°30'46"W
L450	53.25'	N50°08'09"E
L451	122.72'	N35°56'22"E
L452	40.20'	N54°12'12"W
L453	7.62'	S54°03'38"E
L454	129.59'	N35°56'22"E
L455	40.20'	N54°12'12"W
L456	40.20'	S54°03'38"E

LINE TABLE

LINE #	LENGTH	DIRECTION
L457	119.87'	N35°56'22"E
L458	40.20'	N54°12'12"W
L459	47.10'	S54°03'38"E
L460	119.77'	N35°56'22"E
L461	34.29'	N54°12'12"W
L462	12.81'	N54°04'34"W
L463	47.10'	S54°03'38"E
L464	119.68'	N35°56'22"E
L465	47.10'	N54°04'34"W
L466	40.20'	S54°03'38"E
L467	119.67'	N35°56'22"E
L468	40.20'	N54°04'34"W
L469	40.20'	S54°03'38"E
L470	119.66'	N35°56'22"E
L471	40.20'	N54°04'34"W
L472	26.98'	S54°03'38"E
L473	119.65'	N35°56'22"E
L474	41.05'	N54°04'34"W
L475	3.03'	S55°55'44"E
L476	119.70'	N35°26'58"E
L477	21.61'	N54°04'34"W
L478	21.00'	N54°58'22"W
L479	40.20'	S55°55'44"E
L480	120.27'	N34°04'16"E
L481	40.21'	N54°58'22"W
L482	40.20'	S55°55'44"E
L483	120.94'	N34°04'16"E
L484	40.21'	N54°58'22"W
L485	40.20'	S55°55'44"E
L486	121.61'	N34°04'16"E
L487	40.21'	N54°58'22"W
L488	40.20'	S55°55'44"E
L489	122.28'	N34°04'16"E
L490	40.21'	N54°58'22"W
L491	40.20'	S55°55'44"E
L492	122.95'	N34°04'16"E
L493	18.11'	N54°58'22"W
L494	22.09'	N56°06'17"W

LINE TABLE

LINE #	LENGTH	DIRECTION
L495	40.20'	S55°55'44"E
L496	123.19'	N34°04'16"E
L497	40.20'	N56°06'17"W
L498	47.10'	S55°55'44"E
L499	123.07'	N34°04'16"E
L500	47.10'	N56°06'17"W
L501	47.10'	S55°55'44"E
L502	122.92'	N34°04'16"E
L503	47.10'	N56°06'17"W
L504	40.20'	S55°55'44"E
L505	122.78'	N34°04'16"E
L506	40.20'	N56°06'17"W
L507	40.20'	S55°55'44"E
L508	122.65'	N34°04'16"E
L509	40.20'	N56°06'17"W
L510	40.20'	S55°55'44"E
L511	122.53'	N34°04'16"E
L512	40.20'	N56°06'17"W
L513	40.20'	S55°55'44"E
L514	122.41'	N34°04'16"E
L515	40.20'	N56°06'17"W
L516	97.17'	S33°52'11"W
L517	40.00'	S55°55'44"E
L518	122.28'	N34°04'16"E
L519	65.34'	N56°06'17"W
L520	366.79'	S55°31'57"E
L521	265.33'	S48°00'44"E
L522	629.27'	S00°34'13"W
L523	125.97'	S35°29'14"W
L524	447.02'	S87°23'12"W
L525	189.17'	N89°16'41"W
L526	215.32'	N00°24'50"E
L527	957.98'	S55°55'44"E
L528	165.73'	S54°03'38"E
L529	35.00'	S21°11'39"E
L530	365.10'	N89°34'16"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	113.12'	1950.00'	003°19'26"	113.11'	N89°02'54"E
C2	107.81'	2050.00'	003°00'47"	107.80'	N88°53'35"E
C3	8.21'	250.00'	001°52'58"	8.21'	N01°40'14"W
C4	43.46'	25.00'	099°35'39"	38.19'	N01°47'05"E
C5	31.93'	325.00'	005°37'44"	31.92'	N54°23'46"E
C6	40.83'	24.91'	093°55'33"	36.41'	S08°13'07"E
C7	145.75'	650.00'	012°50'49"	145.44'	S44°55'53"W
C8	36.30'	25.00'	083°11'16"	33.19'	N42°09'51"E
C9	136.08'	700.00'	011°08'17"	135.86'	N43°27'50"E
C10	37.94'	25.10'	086°36'59"	34.43'	N81°24'12"E
C11	39.89'	25.00'	091°24'58"	35.79'	S10°13'15"E
C12	47.87'	300.00'	009°08'33"	47.82'	S40°03'30"W
C13	39.23'	24.95'	090°04'45"	35.31'	N44°21'14"W
C14	43.46'	25.00'	099°35'39"	38.19'	N82°11'26"E
C15	24.52'	24.97'	056°16'30"	23.55'	S62°21'44"W
C16	24.43'	25.00'	055°59'12"	23.47'	N61°35'07"W
C17	181.40'	325.00'	031°58'47"	179.05'	N16°24'14"E
C18	34.44'	25.00'	078°55'17"	31.78'	N86°28'44"E
C19	34.83'	25.00'	079°50'09"	32.08'	S14°08'33"E
C20	183.59'	60.00'	175°18'54"	119.90'	S61°52'56"E
C21	39.36'	25.00'	090°12'05"	35.42'	S78°58'13"W
C22	43.54'	375.00'	006°39'09"	43.52'	N85°51'48"W
C23	39.28'	25.00'	090°00'00"	35.36'	S45°25'17"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C24	37.29'	24.95'	085°38'46"	33.91'	S42°07'48"E
C25	43.42'	65.00'	038°16'30"	42.62'	N18°20'11"W
C26	23.24'	35.00'	038°02'39"	22.82'	N18°27'07"W
C27	39.31'	25.03'	089°59'02"	35.40'	N45°38'17"E
C28	31.08'	375.00'	004°44'54"	31.07'	S58°18'11"E
C29	47.69'	375.00'	007°17'12"	47.66'	S64°19'14"E
C30	47.69'	375.00'	007°17'12"	47.66'	S71°36'26"E
C31	47.69'	375.00'	007°17'12"	47.66'	S78°53'37"E
C32	76.56'	490.00'	008°57'07"	76.48'	S86°36'14"W
C33	56.83'	375.00'	008°40'57"	56.77'	N86°28'09"E
C34	74.75'	490.00'	008°44'26"	74.68'	S77°45'28"W
C35	57.21'	375.00'	008°44'26"	57.15'	N77°45'28"E
C36	74.75'	490.00'	008°44'26"	74.68'	S69°01'01"W
C37	57.21'	375.00'	008°44'26"	57.15'	N69°01'01"E
C38	74.75'	490.00'	008°44'26"	74.68'	S60°16'35"W
C39	57.21'	375.00'	008°44'26"	57.15'	N60°16'35"E
C40	102.46'	490.00'	011°58'52"	102.28'	S49°54'56"W
C41	45.94'	350.00'	007°31'12"	45.90'	S51°46'21"E
C42	36.14'	25.00'	082°49'09"	33.07'	S89°25'19"E
C43	44.10'	375.00'	006°44'15"	44.07'	N52°32'14"E
C44	85.23'	490.00'	009°57'59"	85.13'	S33°03'17"W
C45	44.08'	375.00'	006°44'07"	44.06'	N31°26'21"E
C46	36.14'	25.00'	082°49'09"	33.07'	N06°36'10"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C47	39.37'	300.00'	007°31'12"	39.35'	N51°46'21"W
C48	30.21'	490.00'	003°31'57"	30.21'	S26°18'19"W
C49	44.54'	490.00'	005°12'29"	44.52'	S21°56'06"W
C50	57.21'	375.00'	008°44'26"	57.15'	N23°42'05"E
C51	83.34'	490.00'	009°44'41"	83.24'	S14°27'31"W
C52	63.78'	375.00'	009°44'41"	63.70'	N14°27'31"E
C53	60.03'	375.00'	009°10'20"	59.97'	N05°00'00"E
C54	78.44'	490.00'	009°10'20"	78.36'	S05°00'00"W
C55	2.06'	24.95'	004°44'27"	2.06'	N87°19'25"W
C56	14.84'	25.00'	034°00'48"	14.62'	S16°35'07"E
C57	17.44'	85.26'	011°43'22"	17.41'	S42°04'22"E
C58	41.04'	200.61'	011°43'22"	40.97'	N42°04'22"W
C59	51.23'	85.26'	034°25'50"	50.47'	S18°59'46"E
C60	124.81'	200.61'	035°38'53"	122.81'	N18°23'14"W
C61	14.70'	24.97'	033°43'30"	14.49'	N17°21'44"E
C62	52.92'	250.00'	012°07'40"	52.82'	S08°40'33"E
C63	57.49'	250.00'	013°10'30"	57.36'	S21°19'38"E
C64	57.75'	250.00'	013°14'10"	57.63'	S34°31'58"E
C65	29.94'	250.00'	006°51'42"	29.92'	S44°34'54"E
C66	75.39'	325.00'	013°17'25"	75.22'	S63°51'21"W
C67	49.18'	210.00'	013°25'00"	49.06'	N63°47'33"E
C68	76.06'	325.00'	013°24'31"	75.88'	S77°12'18"W
C69	49.14'	210.00'	013°24'31"	49.03'	N77°12'18"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C70	49.14'	210.00'	013°24'31"	49.03'	S89°23'11"E
C71	76.06'	325.00'	013°24'31"	75.88'	N89°23'11"W
C72	49.14'	210.00'	013°24'31"	49.03'	S75°58'41"E
C73	76.06'	325.00'	013°24'31"	75.88'	N75°58'41"W
C74	48.91'	210.00'	013°20'41"	48.80'	S62°36'05"E
C75	75.70'	325.00'	013°20'41"	75.52'	N62°36'05"W
C76	60.47'	650.00'	005°19'48"	60.44'	N54°01'12"E
C77	49.77'	535.00'	005°19'48"	49.75'	S54°01'12"W
C78	60.47'	650.00'	005°19'48"	60.44'	N59°20'59"E
C79	49.77'	535.00'	005°19'48"	49.75'	S59°20'59"W
C80	60.47'	650.00'	005°19'48"	60.44'	N64°40'47"E
C81	49.77'	535.00'	005°19'48"	49.75'	S64°40'47"W
C82	60.47'	650.00'	005°19'48"	60.44'	N70°00'35"E
C83	49.77'	535.00'	005°19'48"	49.75'	S70°00'35"W
C84	60.47'	650.00'	005°19'48"	60.44'	N75°20'22"E
C85	49.77'	535.00'	005°19'48"	49.75'	S75°20'22"W
C86	42.72'	25.00'	097°54'32"	37.71'	S48°23'03"E
C87	52.83'	650.00'	004°39'25"	52.82'	N80°19'59"E
C88	56.27'	535.00'	006°01'33"	56.24'	S81°01'03"W
C89	5.67'	250.00'	001°17'58"	5.67'	S00°04'46"E
C90	41.41'	820.00'	002°53'37"	41.41'	N82°18'40"E
C91	35.35'	700.00'	002°53'37"	35.35'	S82°18'40"W
C92	35.35'	700.00'	002°53'37"	35.35'	S79°25'02"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C93	41.41'	820.00'	002°53'37"	41.41'	N79°25'02"E
C94	35.35'	700.00'	002°53'37"	35.35'	S76°31'25"W
C95	41.41'	820.00'	002°53'37"	41.41'	N76°31'25"E
C96	35.35'	700.00'	002°53'37"	35.35'	S73°37'47"W
C97	41.41'	820.00'	002°53'37"	41.41'	N73°37'47"E
C98	35.35'	700.00'	002°53'37"	35.35'	S70°44'10"W
C99	41.41'	820.00'	002°53'37"	41.41'	N70°44'10"E
C100	35.35'	700.00'	002°53'37"	35.35'	S67°50'32"W
C101	41.41'	820.00'	002°53'37"	41.41'	N67°50'32"E
C102	35.35'	700.00'	002°53'37"	35.35'	S64°56'55"W
C103	41.41'	820.00'	002°53'37"	41.41'	N64°56'55"E
C104	35.35'	700.00'	002°53'37"	35.35'	S62°03'17"W
C105	41.41'	820.00'	002°53'37"	41.41'	N62°03'17"E
C106	35.35'	700.00'	002°53'37"	35.35'	S59°09'40"W
C107	41.41'	820.00'	002°53'37"	41.41'	N59°09'40"E
C108	35.35'	700.00'	002°53'37"	35.35'	S56°16'02"W
C109	41.41'	820.00'	002°53'37"	41.41'	N56°16'02"E
C110	35.35'	700.00'	002°53'37"	35.35'	S53°22'25"W
C111	41.41'	820.00'	002°53'37"	41.41'	N53°22'25"E
C112	35.35'	700.00'	002°53'37"	35.35'	S50°28'48"W
C113	41.41'	820.00'	002°53'37"	41.41'	N50°28'48"E
C114	35.18'	180.00'	011°11'54"	35.12'	S50°13'43"W
C115	58.63'	300.00'	011°11'54"	58.54'	N50°13'43"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C116	35.18'	180.00'	011°11'54"	35.12'	S61°25'37"W
C117	58.63'	300.00'	011°11'54"	58.54'	N61°25'37"E
C118	35.18'	180.00'	011°11'54"	35.12'	S72°37'30"W
C119	58.63'	300.00'	011°11'54"	58.54'	N72°37'30"E
C120	47.97'	300.00'	009°09'44"	47.92'	N82°48'19"E
C121	28.78'	180.00'	009°09'44"	28.75'	S82°48'19"W
C122	4.54'	1630.00'	000°09'34"	4.54'	S87°27'59"W
C123	4.87'	1750.00'	000°09'34"	4.87'	N87°27'59"E
C124	35.99'	1630.00'	001°15'54"	35.99'	S88°10'43"W
C125	38.64'	1750.00'	001°15'54"	38.64'	N88°10'43"E
C126	35.99'	1630.00'	001°15'54"	35.99'	S89°26'37"W
C127	38.64'	1750.00'	001°15'54"	38.64'	N89°26'37"E
C128	19.73'	1750.00'	000°38'45"	19.73'	S89°36'03"E
C129	18.37'	1630.00'	000°38'45"	18.37'	N89°36'03"W
C130	13.45'	1920.00'	000°24'04"	13.45'	S89°28'43"E
C131	12.61'	1800.00'	000°24'04"	12.61'	N89°28'43"W
C132	38.08'	1920.00'	001°08'11"	38.08'	N89°45'09"E
C133	35.70'	1800.00'	001°08'11"	35.70'	S89°45'09"W
C134	38.08'	1920.00'	001°08'11"	38.08'	N88°36'58"E
C135	35.70'	1800.00'	001°08'11"	35.70'	S88°36'58"W
C136	20.77'	1800.00'	000°39'40"	20.77'	S87°43'02"W
C137	22.16'	1920.00'	000°39'40"	22.16'	N87°43'02"E
C138	1.21'	350.00'	000°11'55"	1.21'	S87°17'14"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C139	34.16'	350.00'	005°35'33"	34.15'	S84°23'31"W
C140	34.16'	350.00'	005°35'33"	34.15'	S78°47'58"W
C141	34.16'	350.00'	005°35'33"	34.15'	S73°12'25"W
C142	34.16'	350.00'	005°35'33"	34.15'	S67°36'52"W
C143	34.16'	350.00'	005°35'33"	34.15'	S62°01'20"W
C144	34.16'	350.00'	005°35'33"	34.15'	S56°25'47"W
C145	44.94'	350.00'	007°21'25"	44.91'	S49°57'18"W
C146	39.94'	350.00'	006°32'18"	39.92'	S43°00'27"W
C147	25.97'	350.00'	004°15'04"	25.96'	S37°36'46"W
C148	54.06'	60.00'	051°37'41"	52.25'	S04°38'46"W
C149	34.45'	60.00'	032°53'34"	33.97'	S37°36'51"E
C150	13.04'	1525.00'	000°29'24"	13.04'	S54°18'20"E
C151	36.69'	1525.00'	001°22'42"	36.69'	S55°14'23"E
C152	39.18'	25.00'	089°47'55"	35.29'	S11°01'47"E
C153	42.66'	325.00'	007°31'12"	42.63'	S51°46'21"E
C154	190.78'	225.00'	048°34'57"	185.12'	S23°43'16"E
C155	294.39'	325.00'	051°53'58"	284.43'	S61°26'13"W
C156	103.33'	1775.00'	003°20'08"	103.32'	S89°03'15"W
C157	755.39'	350.00'	123°39'34"	617.08'	N62°14'29"E
C158	48.92'	1500.00'	001°52'07"	48.91'	S54°59'41"E
C159	57.36'	100.00'	032°51'59"	56.58'	S37°37'38"E
C160	666.32'	675.00'	056°33'34"	639.60'	S62°08'58"W

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
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PRELIMINARY PLAT FOR
OCALA PRESERVE PHASE 13
MARION COUNTY, FLORIDA
PRELIMINARY PLAT

PLAN REVISIONS
<<SUBMITTED / BIDDING>> 12/15/2020

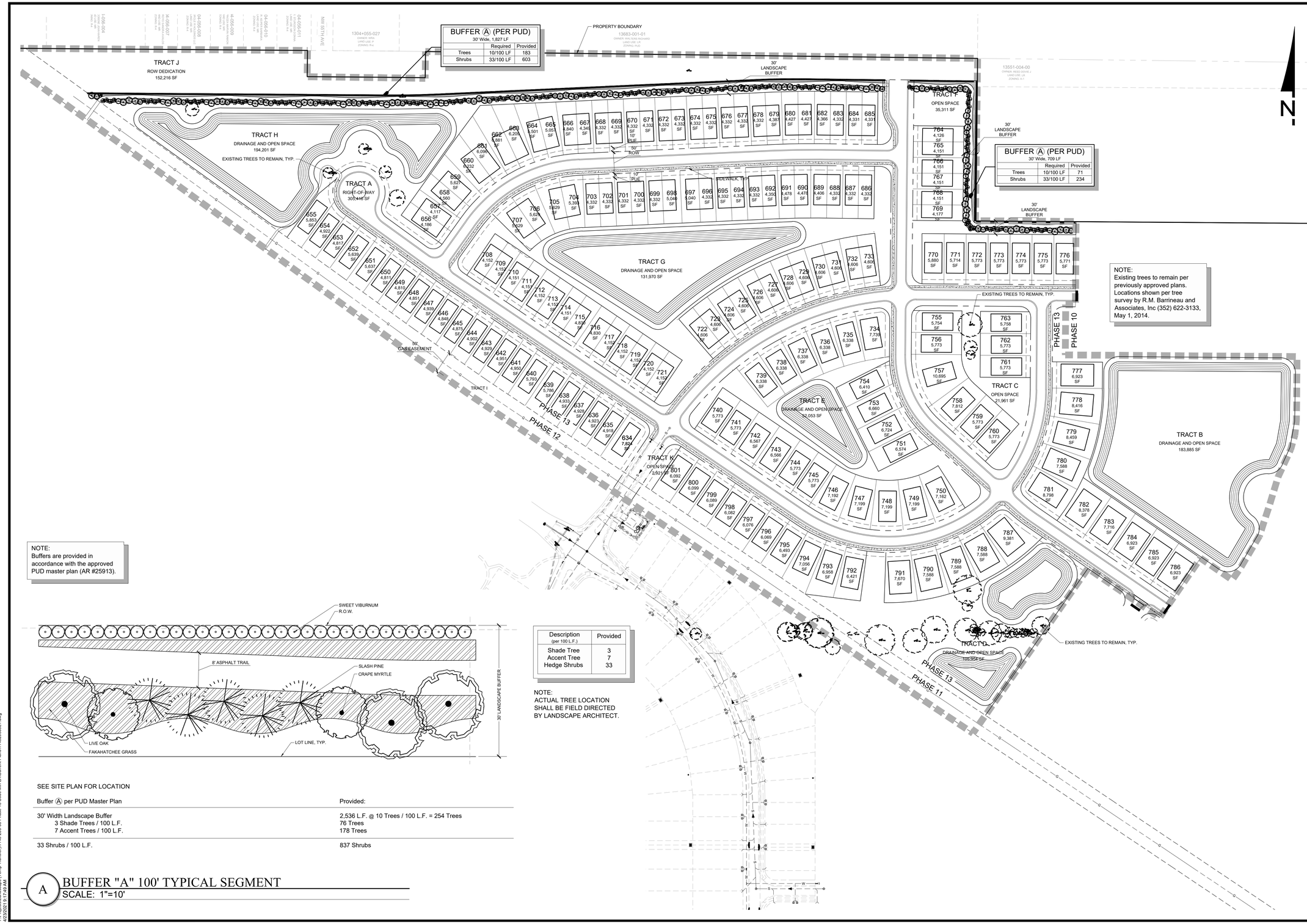
1	04/01/21	REVISED PER COUNTY COMMENTS

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

DAMON PARRISH, P.E.
FL LICENSE NO. 73145

SET NUMBER: 1143-204-01
SHEET : 07



NOTE:
Existing trees to remain per previously approved plans. Locations shown per tree survey by R.M. Barrineau and Associates, Inc (352) 622-3133, May 1, 2014.

NOTE:
Buffers are provided in accordance with the approved PUD master plan (AR #25913).

Description (per 100 L.F.)	Provided
Shade Tree	3
Accent Tree	7
Hedge Shrubs	33

NOTE:
ACTUAL TREE LOCATION SHALL BE FIELD DIRECTED BY LANDSCAPE ARCHITECT.

SEE SITE PLAN FOR LOCATION

Buffer Ⓐ per PUD Master Plan	Provided:
30' Width Landscape Buffer 3 Shade Trees / 100 L.F. 7 Accent Trees / 100 L.F.	2,536 L.F. @ 10 Trees / 100 L.F. = 254 Trees 76 Trees 178 Trees
33 Shrubs / 100 L.F.	837 Shrubs

A BUFFER "A" 100' TYPICAL SEGMENT
SCALE: 1"=10'

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
429 SOUTH KELLER ROAD - SUITE 210 ORLANDO, FL 32810
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CODE MINIMUM LANDSCAPE PLANS FOR
OCALA PRESERVE PHASE 13
LANDSCAPE PLAN

PLAN REVISIONS

A	04/30/21	REVISED PER COUNTY COMMENTS

REV01 <<SUBMITTED >> 04/30/2021

0 50 100 200
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA0667214

SET NUMBER: 1124-203-03

SHEET : L1

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NOTES:

1. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE DESIGN PROFESSIONAL. A LANDSCAPE AND IRRIGATION AS-BUILT CERTIFICATION SHALL BE SIGNED AND SEALED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, PER SECTION 6.8.12 OF LDC.

2. LANDSCAPE MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 6.8.13 OF LDC:
   A. ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES, UF/IFAS AND FDEP.
   B. TREES OR PALMS SHALL NOT BE SEVERELY PRUNED OR SHAPED. THE NATURAL GROWTH HABIT OF A TREE OR PALM SHALL BE CONSIDERED DURING THE DESIGN PHASE TO AVOID MAINTENANCE CONFLICTS.
   C. TREES OR PALMS WHICH ARE GUYED OR BRACED SHALL HAVE SUCH GUYING OR BRACING REMOVED ONCE SUFFICIENT ROOT GROWTH HAS ENABLED THE TREE OR PALM TO SUPPORT ITSELF. DAMAGING TREES WITH GUYING DEVICES SHALL BE CONSIDERED A VIOLATION OF THIS CODE. DAMAGED TREES SHALL BE REPLACED AT THE EXPENSE OF THE OWNER.
   D. THE ALTERATION OF ANY REQUIRED AND APPROVED LANDSCAPE AREA WITHOUT OBTAINING PRIOR WRITTEN APPROVAL FROM THE COUNTY IS PROHIBITED. THE EXPANSION OF DROUGHT TOLERANT LANDSCAPING, EXCLUDING THE REPLACEMENT OF PLANTED AREAS OF TURF GRASS, OR REPLACING DYING OR DISEASED PLANTS WITH SIMILAR PLANT MATERIAL IS EXCLUDED.
   E. BUFFERS AND SCREENING PLANTINGS SHALL PROVIDE HEALTHY APPEARANCE YEAR ROUND AND BE MAINTAINED AT THE REQUIRED MINIMUM HEIGHTS.

3. ALL PLANT MATERIAL USED SHALL BE EQUAL TO OR EXCEED THE GRADE OF FLORIDA #1 AS PER "GRADES AND STANDARDS FOR NURSERY PLANTS", STATE OF FLORIDA, LATEST EDITION.

4. LANDSCAPE INSTILLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH SECTION 6.8.15 OF THE LDC.
   A. LANDSCAPE INSTALLATION PROFESSIONALS PERFORMING WOK FOR HIRE WITHIN THE UNINCORPORATED AREAS OF MARION COUNTY SHALL BE LANDSCAPE CONTRACTORS LICENSED BY THE MARION COUNTY BUILDING DEPARTMENT, UNLESS OTHERWISE LICENSED BY THE STATE OF FLORIDA.
   B. LANDSCAPE MAINTENANCE PROFESSIONALS PERFORMING WORK FOR HIRE WITHIN THE UNINCORPORATED AREAS OF MARION COUNTY SHALL POSSESS CURRENT GI-BMP CERTIFICATE OF COMPLETION.
   C. ANY PERSON PROVIDING SERVICES FOR HIRE REGARDING LANDSCAPE MAINTENANCE THAT INCLUDES THE APPLICATION OF FERTILIZER OR PESTICIDE SHALL MEET THE APPLICABLE STATE AND COUNTY LICENSING AND CERTIFICATION REQUIREMENTS INCLUDED HEREIN.

5. AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT. ALL IRRIGATION SYSTEMS, INCLUDING TEMPORARY, SHALL COMPLY WITH THE DESIGN STANDARDS OF THE MARION COUNTY LAND DEVELOPMENT CODE DIVISION 9, SEC 6.9, AND ALL OTHER STATE AND LOCAL STATUTES THAT APPLY. IRRIGATION DESIGN AND PLANS BY OTHERS.

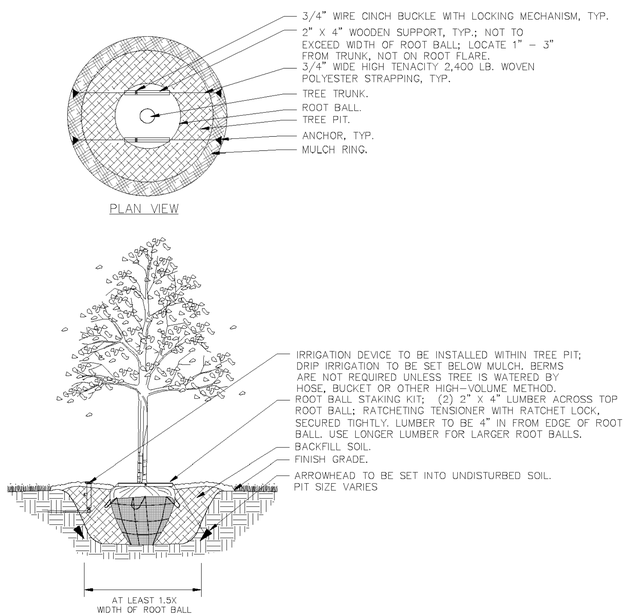
LANDSCAPE MATERIALS SCHEDULE

TREES

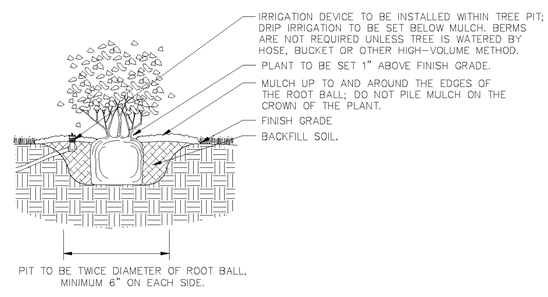
QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	SPACING
50	Lagerstroemia indica	Crape Myrtle	8'-10'H x 3'-4'S, 1-1/2"Cal Min.	Y	as shown
128	Pinus elliottii	Slash Pine	8'-10'H x 3'-4'S, 1-1/2"Cal Min.	Y	as shown
76	Quercus virginiana 'C'	Live Oak	14'-16'H x 7'-8'S, 3-1/2"Cal Min.	Y	as shown

SHRUBS / GRASSES

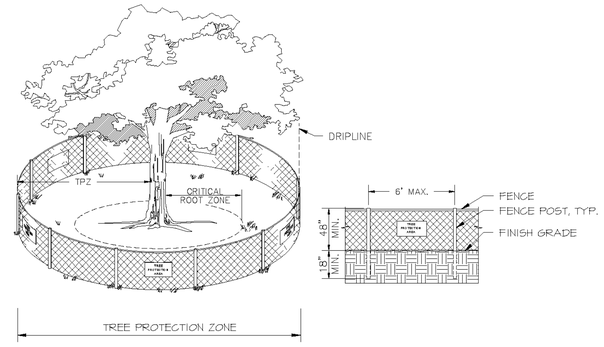
QUANTITY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE	SPACING
837	Viburnum odoratissimum	Sweet Viburnum	24"H x 18"S	Y	3' O.C.
3,502	Tripsacum dactyloides	Fakahatchee Grass	18"H x 12"S	Y	3' O.C.



A TREE INSTALLATION WITH ROOT BALL KIT
SCALE: N.T.S.



B SHRUB INSTALLATION
SCALE: N.T.S.



NOTES:
1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OR GRADING OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY AREA.
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. CLEANING OF EQUIPMENT OR MATERIAL OR THE DISPOSAL OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, PAINT, OIL, SOLVENT, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. THE MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, WITH THE EXCEPTION OF NATURAL EVENTS, SO AS TO PLACE ITS LONG TERM SURVIVAL IN QUESTION, MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL (COMBINED) DBH OF THE TREE(S) SO DESTROYED OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3 ½" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE".

C TREE PROTECTION
SCALE: N.T.S.

WALDROP ENGINEERING
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CODE MINIMUM LANDSCAPE PLANS FOR
OCALA PRESERVE PHASE 13
LANDSCAPE DETAILS, NOTES, & PLANTING SCHEDULE

PLAN REVISIONS
REV01 <<SUBMITTED >> 04/30/2021
1 04/30/21 REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZATION #LC26000385

JACK E. CALDWELL, P.L.A.
FL LICENSE NO. LA0667214

SET NUMBER: 1124-203-03

SHEET : L2

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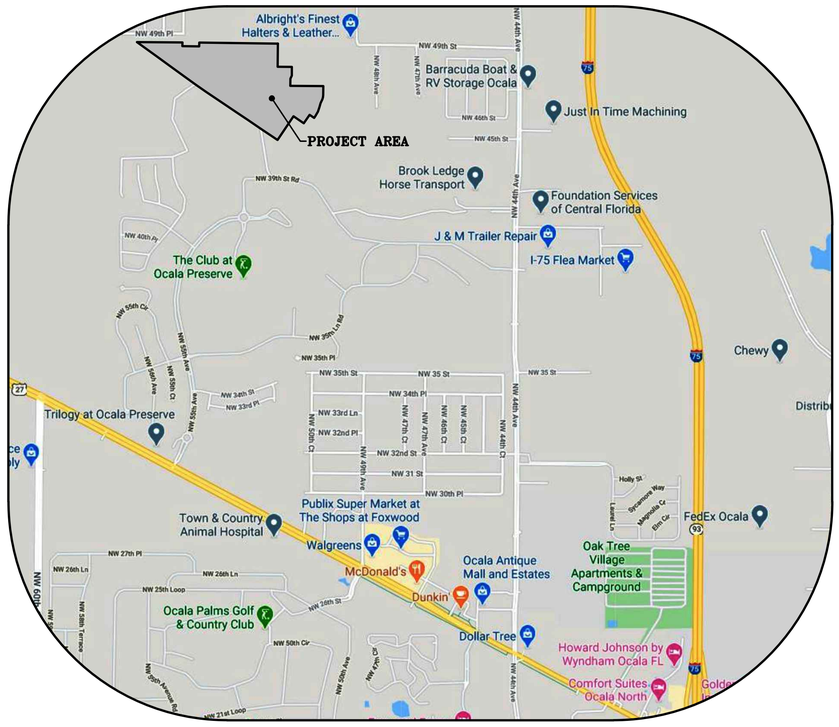
DESCRIPTION: A parcel of land lying in Section 33, Township 14 South, Range 21 East, Marion County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 33; run thence along the West boundary of said Northeast 1/4 of the Northeast 1/4 of Section 33, S 00°34'13" W, a distance of 372.01 feet; thence S 89°34'16" E, a distance of 229.00 feet; thence S 00°24'50" W, a distance of 140.91 feet; thence S 24°28'38" W, a distance of 54.80 feet; thence S 00°24'50" W, a distance of 114.97 feet; thence S 89°35'10" E, a distance of 530.17 feet; thence S 00°33'28" W, a distance of 145.60 feet; thence S 05°50'36" W, a distance of 33.96 feet; thence S 16°22'38" W, a distance of 33.96 feet; thence S 24°31'44" W, a distance of 69.09 feet; thence S 16°59'27" W, a distance of 69.19 feet; thence S 18°05'23" W, a distance of 73.26 feet; thence S 30°43'04" W, a distance of 84.41 feet; thence S 34°28'03" W, a distance of 33.82 feet; thence N 55°31'57" W, a distance of 87.95 feet; thence S 34°28'03" W, a distance of 165.00 feet; thence N 55°31'57" W, a distance of 198.97 feet; thence S 33°58'56" W, a distance of 459.38 feet to a point on the Southerly boundary of the Texas Gas and Oil Company 50 foot wide Easement as recorded in Official Records Book 367, Page 567, of the Public Records of Marion County, Florida; thence along said Southerly boundary, the following eleven (11) courses: 1) N 56°19'06" W, a distance of 92.76 feet; 2) N 56°19'20" W, a distance of 206.56 feet; 3) N 55°43'40" W, a distance of 280.04 feet; 4) N 56°04'22" W, a distance of 226.98 feet; 5) N 56°10'05" W, a distance of 170.94 feet; 6) N 56°06'17" W, a distance of 409.31 feet; 7) N 54°58'22" W, a distance of 200.82 feet; 8) N 54°04'34" W, a distance of 203.31 feet; 9) N 54°12'12" W, a distance of 311.07 feet; 10) N 54°01'21" W, a distance of 262.71 feet; 11) N 54°11'14" W, a distance of 389.33 feet to a point on the North boundary of the Northwest 1/4 of said Section 33, thence along said North boundary, S 89°34'14" E, a distance of 731.37 feet; thence S 00°48'08" W, a distance of 60.00 feet; thence S 89°30'28" E, a distance of 270.00 feet; thence N 00°48'08" E, a distance of 60.00 feet to a point on the North boundary of the aforesaid Northeast 1/4 of Section 33; thence along said North boundary, S 89°17'14" E, a distance of 1263.21 feet to the **POINT OF BEGINNING**.

Containing 51.393 acres, more or less.

VICINITY MAP



NOT TO SCALE

SURVEYOR'S NOTES:

1. Current title information on the subject property had not been furnished to GeoPoint Surveying, Inc. at the time of this survey, and is subject to title review and/or abstract. GeoPoint Surveying, Inc. makes no representations or guarantees pertaining to easements, rights-of-way, set back lines, reservations, agreements, and other similar matters.
2. This survey is limited to above ground visible improvements along and near the boundary lines, except as shown hereon, and that nothing below the ground was located including, but not limited to foundations (footings), utilities, etc.
3. Bearings shown hereon are based on the North boundary of the Northeast 1/4 of Section 33, Township 14 South, Range 21 East, Marion County, Florida, having a Grid bearing of S.89°17'14"E, The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 ADJUSTMENT) for the West Zone of Florida.
4. This survey is intended to be displayed at 1" = 150' or smaller.
5. All dimensions, unless otherwise noted, are survey dimensions.
6. Additions or Deletions to survey maps or reports by other than the signing party or parties is prohibited without the written consent of the signing party or parties.
7. The subject parcel lies in Flood Zone "X", according to Flood Insurance Rate Map, Map No. 12083C0502E for Marion County, Community No. 120160, Marion County, Florida, dated April 19, 2017 and issued by the Federal Emergency Management Agency. Lines shown have been digitally translated from DFIRM database information supplied by the FEMA Map Service Center (https://msc.fema.gov).
8. Elevations shown hereon are based on the North American Vertical Datum of 1988 (NAVD 88) based on National Geodetic Survey Benchmark "AR0920", having a published elevation of 92.56 feet (NAVD 88).
9. Use of this survey for purposes other than intended, without written verification, will be at the user's sole risk and without liability to the surveyor. Nothing hereon shall be construed to give any rights or benefits to anyone other than those certified to.
10. On this drawing, certify means to state or declare a professional opinion of conditions regarding those findings or facts which are the subject of the certification and does not constitute a warranty or guarantee, either implied or expressed. This certification is only for the lands as described. This certification is not a certificate of title, easements, zoning, or freedom of encumbrances.
11. Horizontal coordinates as shown on this survey are referenced to NAD 83 (2011 adjustment), Florida West Zone.

Sheet Index

1	Cover Sheet, Vicinity Map, Certification and Legal Description
2	Boundary
3 - 6	Occupation Location

VERTICAL DATUM: **NAVD88**
Conversion from NAVD88 to NGVD29: **+0.94'**

PROJECT: TRILOGY
PHASE: PARCEL 13
DRAWN: LEY | DATE: 04/22/21 | CHECKED BY: MHC
P.CHIEF: CG | FIELD BOOK: 34-2021-Pages: 1 - 5
DATA FILE: TRILOGY-ALTA-CG-04-22-2021.txt

REVISIONS

DATE	DESCRIPTION	DRAWN BY

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS STATED IN RULES 5J-17.051, 5J-17.052, AND 5J-17-053, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

David A. Williams
FLORIDA PROFESSIONAL SURVEYOR & MAPPER NO. **LS6423**

DATE OF LAST FIELD SURVEY:
April 22, 2021

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Boundary & Topographic Survey

PREPARED FOR
Forestar (USA) Real Estate Group, Inc
LOCATED IN
Section 33 & 34, Township 14 S., Range 21 E.
Marion County, Florida

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: **01** of **06**

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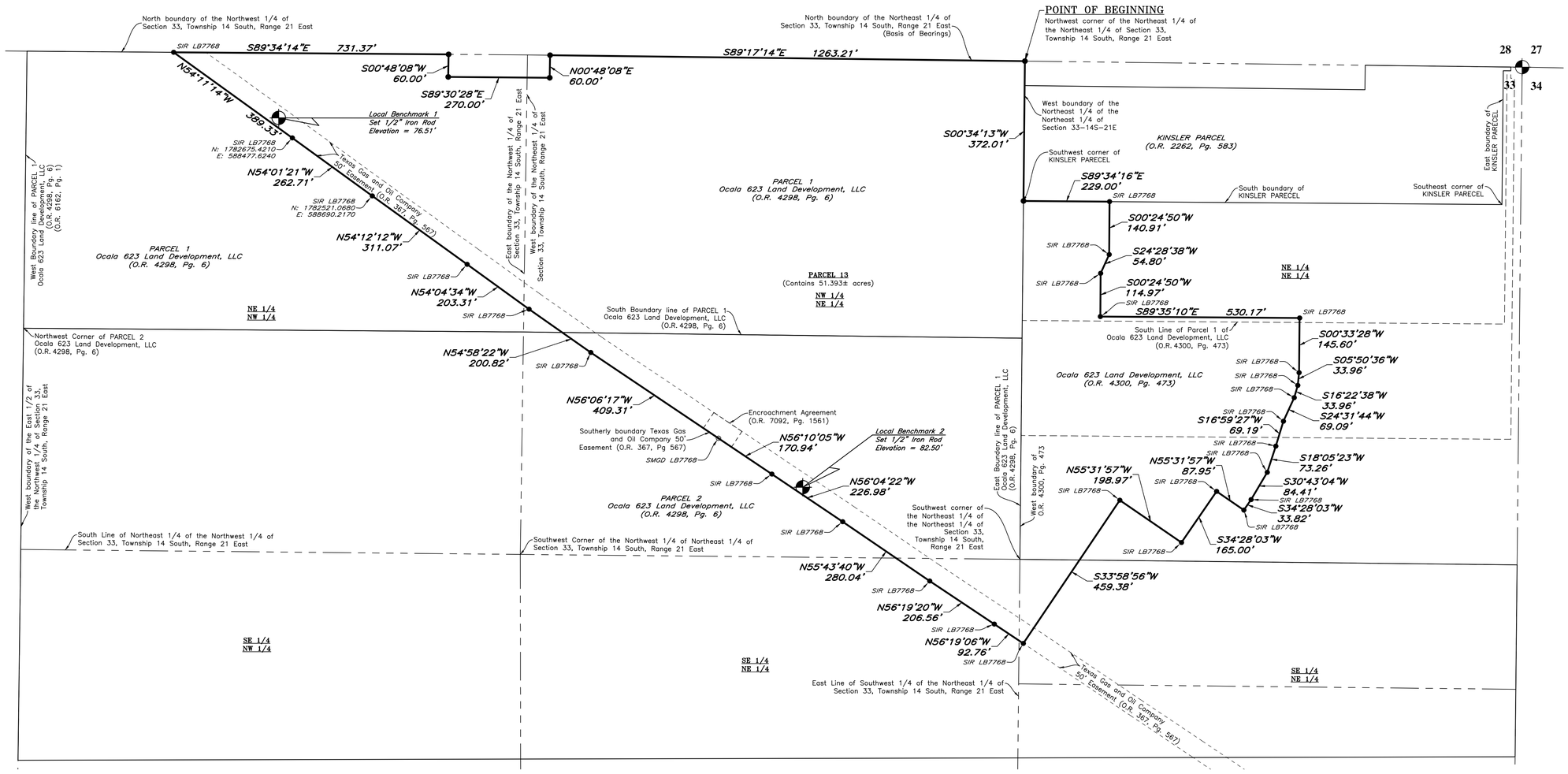

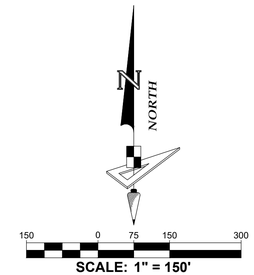

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PHASE: PARCEL 13			
DRAWN: LEY	DATE: 04/22/21	CHECKED BY: MHC	
P.CHIEF: CG	FIELD BOOK: 34-2021-Pages: 1 - 5		
DATA FILE: TRILOGY-ALTA-CG-04-22-2021.txt			

REVISIONS

DATE	DESCRIPTION	DRAWN. BY

VERTICAL DATUM: **NAVD88**
Conversion from NAVD88 to NGVD29: **+0.94'**

SEE SHEET 1 of 6 FOR SURVEYOR'S CERTIFICATE

DATE OF LAST FIELD SURVEY: **April 22, 2021**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

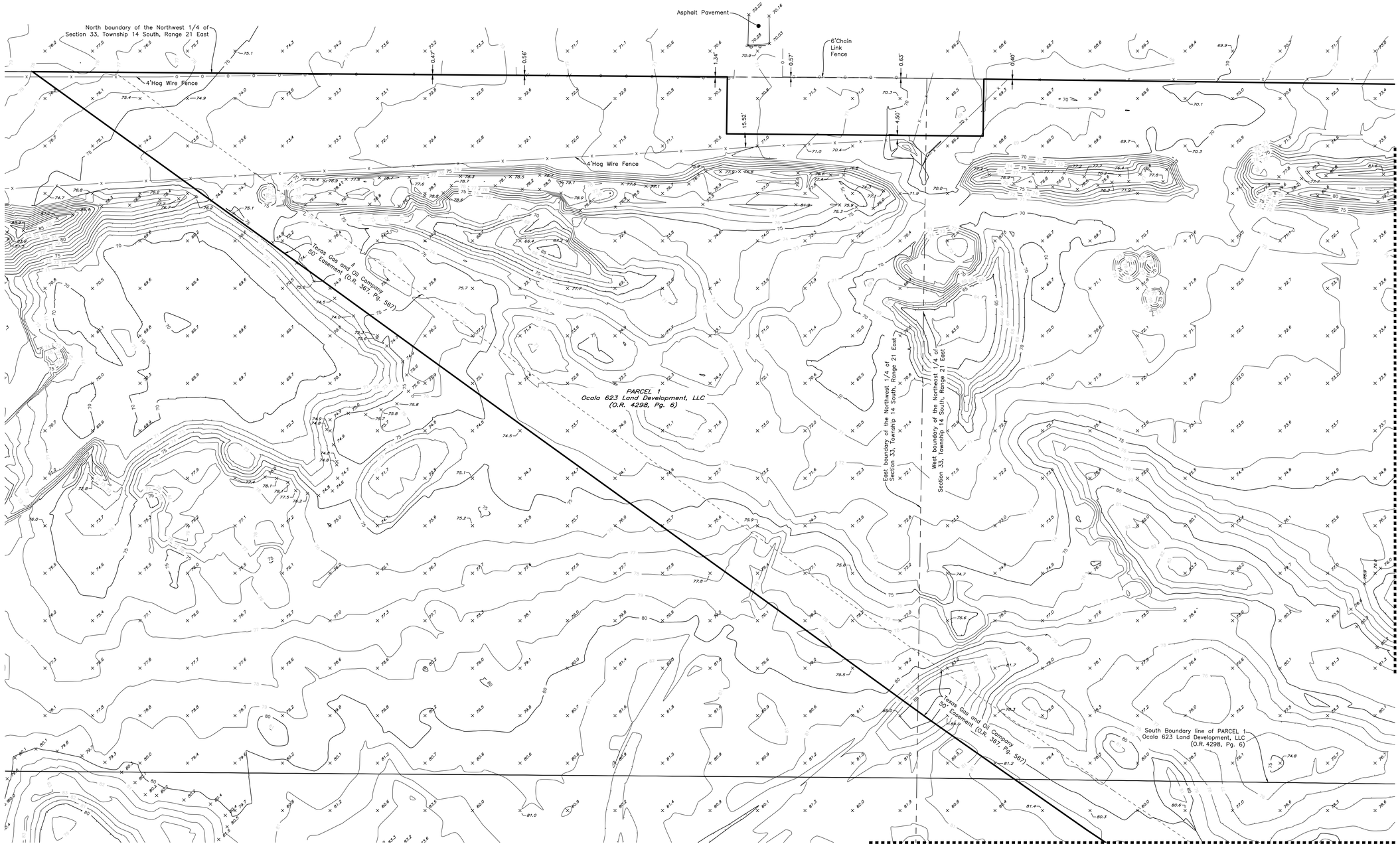
Boundary & Topographic Survey

PREPARED FOR
Forestar (USA) Real Estate Group, Inc
LOCATED IN
Section 33 & 34, Township 14 S., Range 21 E.
Marion County, Florida

GeoPoint Surveying, Inc.
213 Hobbs Street
Tampa, Florida 33619
www.geopointsurvey.com
Phone: (813) 248-8888
Fax: (813) 248-2266
Licensed Business No.: LB 7768

SHEET NUMBER: **02** of **06**

FILE PATH: P:\TRILOGY\SURVEY\TRILOGY-CDD-PARCEL-13-BTT-SHTS-1&2.DWG PLOTTED BY: LUIS C. LEYVA HERNANDEZ ON: 4/27/2021 8:25 AM LAST SAVED BY: LUISL ON: 4/27/2021 8:22 AM



NORTH

SCALE: 1" = 50'

PROJECT: TRILOGY		
PHASE: PARCEL 13		
DRAWN: LEY	DATE: 04/22/21	CHECKED BY: MHC
P.CHIEF: CG	FIELD BOOK: 34-2021-Pages: 1 - 5	
DATA FILE: TRILOGY-ALTA-CG-04-22-2021.txt		

REVISIONS

DATE	DESCRIPTION	DRAWN BY

VERTICAL DATUM: **NAVD88**
Conversion from NAVD88 to NGVD29: **+0.94'**

SEE SHEET 1 of 6 FOR SURVEYOR'S CERTIFICATE

DATE OF LAST FIELD SURVEY: **April 22, 2021**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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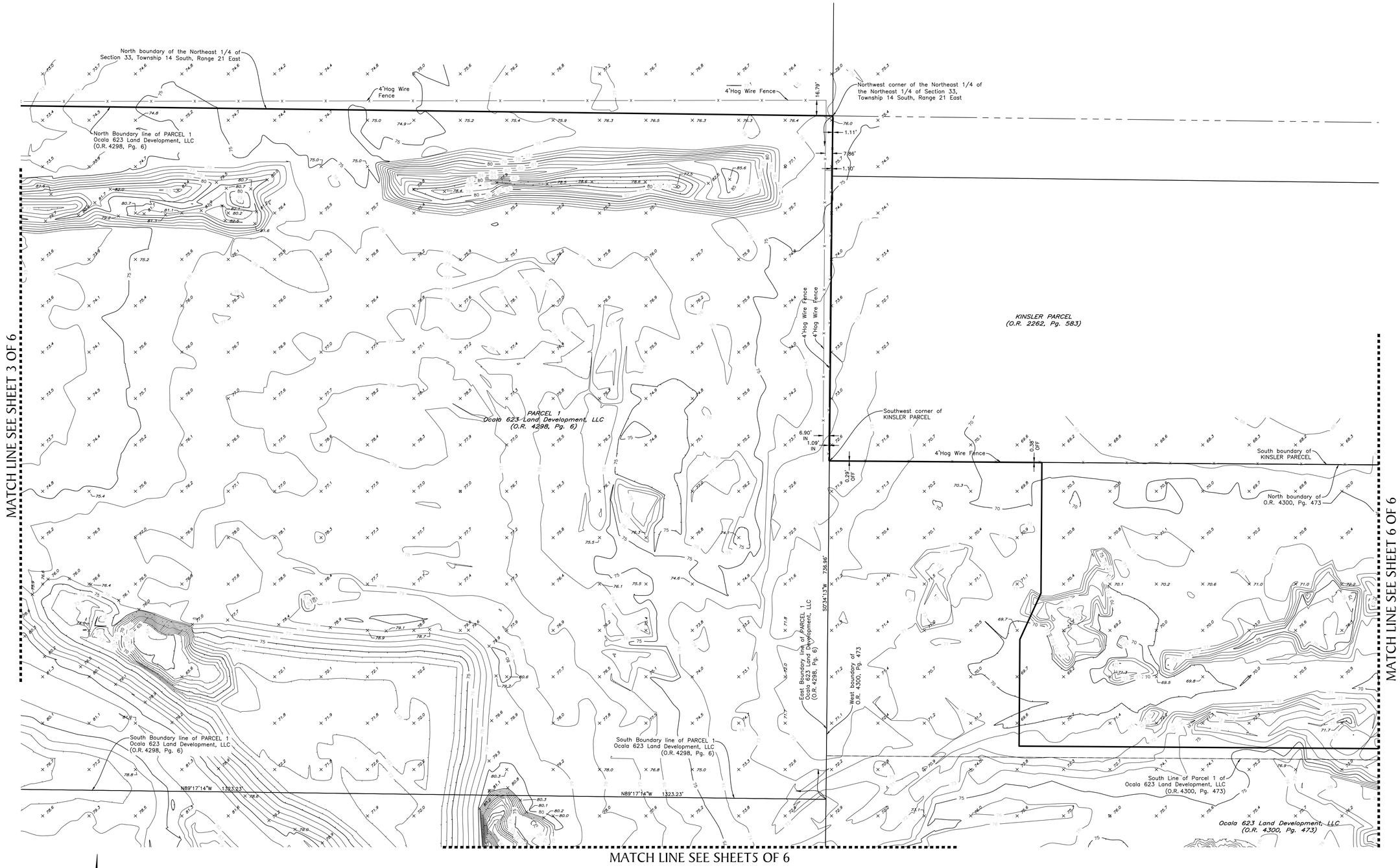
SHEET NUMBER: **03** of **06**

FILE PATH: P:\TRILOGY\SURVEY\TRILOGY-CDD-PARCEL-13-BTT-SHTS-3-6.DWG PLOTTED BY: LUIS C. LEYVA HERNANDEZ ON: 4/27/2021 8:26 AM LAST SAVED BY: LUISL ON: 4/27/2021 8:10 AM



NORTH

50 0 25 50 100

SCALE: 1" = 50'

VERTICAL DATUM: **NAVD88**
Conversion from NAVD88 to NGVD29: **+0.94'**

PROJECT: TRILOGY	
PHASE: PARCEL 13	
DRAWN: LEY	DATE: 04/22/21 CHECKED BY: MHC
P.CHIEF: CG	FIELD BOOK: 34-2021-Pages: 1 - 5
DATA FILE: TRILOGY-ALTA-CG-04-22-2021.txt	

REVISIONS

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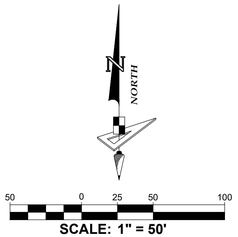
SHEET NUMBER: **04** of **06**

FILE PATH: P:\TRILOGY\SURVEY\TRILOGY-CDD-PARCEL-13-BTT-SHTS-3-6.DWG PLOTTED BY: LUIS C. LEYVA HERNANDEZ ON: 4/27/2021 8:29 AM LAST SAVED BY: LUISL ON: 4/27/2021 8:10 AM

MATCH LINE SEE SHEET 3 OF 6

MATCH LINE SEE SHEET 4 OF 6

MATCH LINE SEE SHEET 6 OF 6



SCALE: 1" = 50'

VERTICAL DATUM: **NAVD88**
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PROJECT: TRILOGY		
PHASE: PARCEL 13		
DRAWN: LEY	DATE: 04/22/21	CHECKED BY: MHC
P.CHIEF: CG	FIELD BOOK: 34-2021-Pages: 1 - 5	
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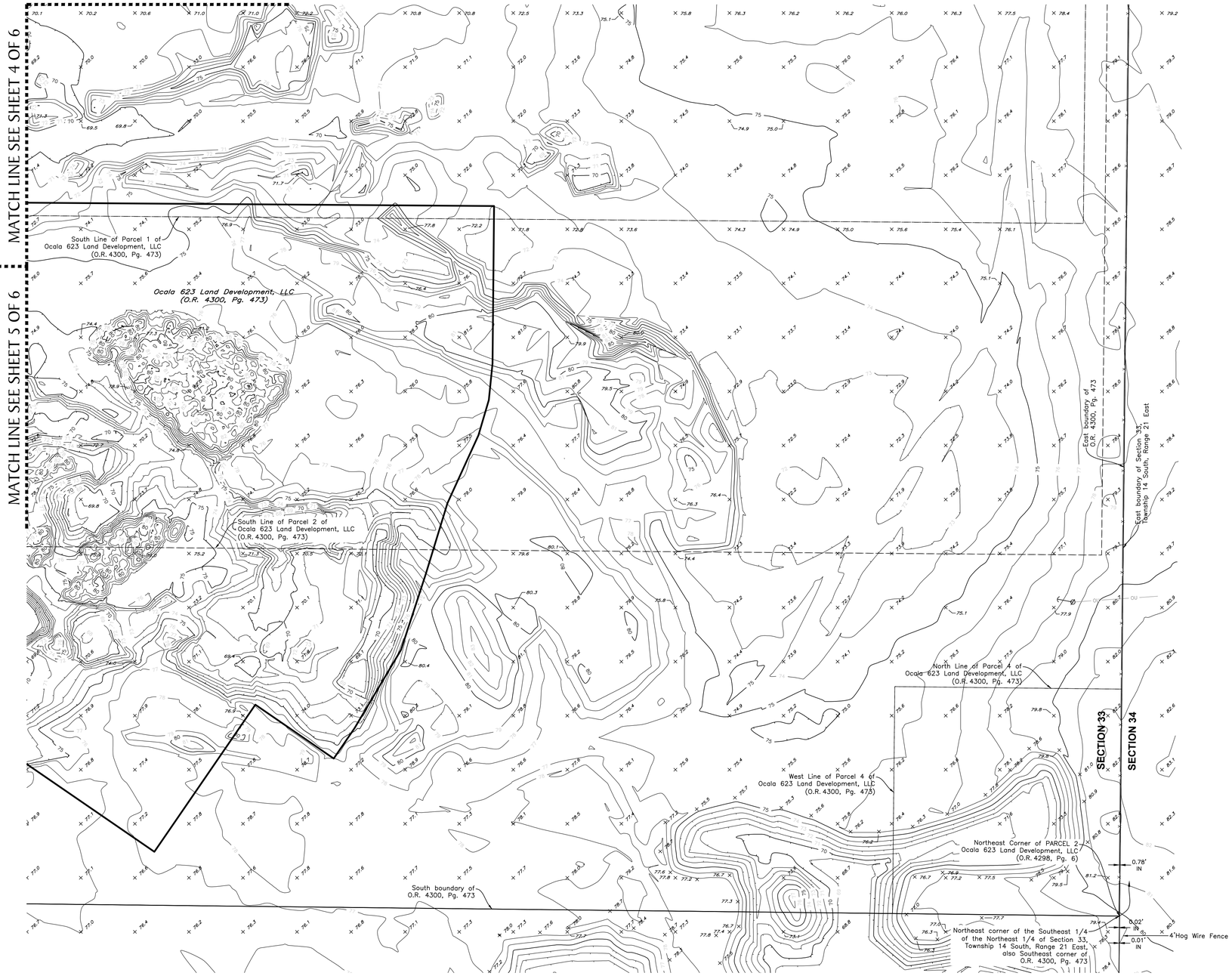
MATCH LINE SEE SHEET 4 OF 6

MATCH LINE SEE SHEET 5 OF 6



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