

## 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

# DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

	Date: 4/29/2021 Parcel Number(s): 3573-003-022 Permit Number: 2021021920
	mm/dd/yyyy
A.	PROJECT INFORMATION: Fill in below as applicable:
	Project Name: OXO22C Adams Homes of Northwest Florida PD Commercial or Residential Subdivision Name (if applicable): Oaks at Ocala Crossings South Ph 1
	UnitBlock_C Lot_22
В.	PROPERTY OWNER'S AUTHORIZATION: Attach a letter from the owner(s) or the owner(s) may sign below authorizing the applicant to act on the owner's behalf for this waiver request:
	Property Owner's Name (print): Adams Homes of Northwest Florida, Inc.  Property Owner's Signature: Passibes
	Property Owner's Mailing Address: 3000 Gulf Breeze Pkwy.
	City: Gulf Breeze State: FL Zip Code: 32563 Phone #352-592-7513
C.	APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive correspondence.  Firm Name (if applicable): Adams Homes of Northwest Florida Inc. Contact Name: Francine Riale  Mailing Address: 3000 Gulf Breeze Pkwy City: Gulf Breeze State: FL Zip Code: 32563
	Phone # 352-592-7513 Alternate Phone #
	Email address: shpermits@adamshoomes.com
D.	WAIVER INFORMATION:
	Reason/Justification for Waiver Request: 2.21.1.A - Major Site Plan
	Proposed SFR total under roof at 3520sf + concrete driveway at 519sf totals 4039sf.
	Per final plat calculations, maximum per lot for Phase 1 is 3598sf of impervious coverage.
DE	VELOPMENT REVIEW USE:
	Received By: CG Date Processed: 4/30/21 Project # 202/040/20 AR # 26663
	NING USE: Parcel of record: Yes □ No □       Eligible to apply for Family Division: Yes □ No □         Zoned: ESOZ: P.O.M Must Vacate Plat: Yes □ No □         Land Use: Date: Verified by:
	riced 7/2017

Empowering Marion for Success

DRC 5/17/21

May 12, 2021

PROJECT NAME: ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER

**REQUEST** 

PROJECT NUMBER: 2021040120 APPLICATION: #26663

### 2.21.1.A - MAJOR SITE PLAN

1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REMARKS: APPROVED defer to OCE

2 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REMARKS: Defer to OCE-Stormwater.

3 DEPARTMENT: ZONE - ZONING DEPARTMENT

REMARKS: **APPROVED** with setbacks as shown on site plan.

4 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REMARKS: APPROVED - will connect to water and sewer service as provided by Marion County

Utilities. Not in any primary springs protection zone.

5 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REMARKS: N/A

6 DEPARTMENT: 911 - 911 MANAGEMENT

**REMARKS: APPROVED** 

7 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REMARKS: N/A

8 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REMARKS: APPROVED

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REMARKS: **CONDITIONAL APPROVAL**. Staff recommends approval subject to the following conditions: 1) a. The applicant must provide the Acknowledgement And Acceptance of Additional Stormwater letter from the Developer (O&M Entity) for the 883 sf impervious in excess of 3,600 sf on the lot., OR b. The applicant must provide on-site stormwater control for the additional runoff from the impervious areas in excess of 3,600 square feet, and a letter of no-objection from the Developer. 2) A permit/inspection hold will be in effect until a sketch of the stormwater controls is provided to Stormwater and approved. 3) A Final Hold will be in effect until: a) Stormwater staff conducts a final inspection. Please note that all areas disturbed by construction must have vegetative cover established at time of final inspection. b) The applicant must provide a final sketch, noting the horizontal extents and volume capacity of the stormwater controls.

Note: The subject parcel is a 0.28-acre parcel (PID 3573-003-022) in the Oaks at Ocala Crossings South Phase 1 subdivision (private roads and private drainage). The proposed impervious coverage is 4,480sf based on the site plan measurements. The Improvement Plans (AR# 22884) assume 3,600 sf impervious coverage per lot. Staff recommends approval with conditions.

ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER REQUEST OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLK C LOT 22 Project #2021040120 #26663 Parcel #3573-003-022 Permit #2021021920 ADAMS HOMES OF NORTHWEST FLORIDA



OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLK C LOT 22 Project #2021040120 #26663 Parcel #3573-003-022 Permit #2021021920 JOB # AD21-040PP PLOT PLAN FOR ADAMS HOMES OF NORTHWEST FLORIDA ADAMS HOMES BLOCK "C" **LEGAL DESCRIPTION:** ( AS FURNISHED ) BLOCK "C" LOT 22 BLOCK "C" OAKS AT OCALA CROSSINGS SOUTH PHASE ONE. AS PER PLAT N89°38'04"W 100.00' THEREOF RECORDED IN PLAT BOOK 14 PAGES 12-13 OF THE PUBLIC RECORDS 50 LOT 22 OF MARION COUNTY, BL OCK Proposed 3,520 square foot home **N** FLORIDA. 9 33.33 8.00' 58.7 SPECIAL NOTE: THE ABOVE DESCRIBED APPEARS TO BE IN ZONE "X" (NOT PRONE TO FLOODING) ACCORDING TO FEMA FLOOD MAP 12083C0507D COUR **PROPOSED** BLOCK "C" 2508-3CG LOT 20 RESIDENCE BLOCK "C" ST ,26, 51 500.21 SW Proposed 519 square foot driveway 💢 FIRE HYDRANT SURVEYORS LEGEND: WATER VALVE PERMANENT REFERENCE 32.00' MONUMENT FOUND CONCRETE MONUMENT POINT OF BEGINNING SET CONCRETE MONUMENT POC POINT OF COMMENCEMENT FOUND REBAR AND CAP PR0 PROPOSED (O) SET REBAR AND CAP RGE RANGE FOUND NAIL AND TAB RES RESIDENCE O SET NAIL AND TAB R/W RIGHT OF WAY LAND POLE WW WELL ALMOND FLORIDA SEC SECTION □ WATER METER \$89\*38'04"E ST SEPTIC TANK 75.00 ☐ UTILITY BOX TWP TOWNSHIP POINT OF CURVATURE TYP TYPICAL POINT OF TANGENCY U/C UNDER CONSTRUCTION **PROFESSIONAL** — WIRE FENCE UTILITY EASEMENT SW 91ST STREET ASPH ASPHALT UTILITY/DRAINAGE EASEMEN BLK BLOCK CENTERLINE BOUNDARY BDY -GUY WIRE OR ANCHOR CONC CONCRETE DRAINAGE RETENTION AREA DRA ELEVATION E ELECTRIC BOX FIELD MEASURED PERMANENT CONTROL POINT WPF WOOD PRIVACY FENCE TEMPORARY BENCHMARK OHL OVERHEAD LINES PROPOSED ELEVATION E-EXISTING ELEVATION - EASEMENT BOUNDARY NO FIELD WORK DONE TO SUPPORT THIS PLOT PLAN. SURVEY DATE SHOWN ABOVE IS DATE DRAWING WAS GENERATED. THIS IS NOT A BOUNDARY SURVEY. THIS IS A PLOT PLAN BASED ON PLATTED LOT DIMENSIONS. THIS PLOT PLAN GENERATED FOR USE SOLELY AS A VISUAL AID FOR SALES OR PERMITTING PURPOSES ONLY ANY USE OTHER THAN THAT SPECIFIED IS UNWARRANTED BY THIS COMPANY. ACTUAL LOT DIMENSIONS CAN CARLOS SILVESTRE JR. Signature Date ONLY BE DETERMINED AFTER COMPLETION OF AN ACCURATE BOUNDARY SURVEY. PROFESSIONAL LAND SURVEYOR CONTRACTOR/BUILDER MUST DETERMINE AND COMPLY WITH ALL BUILDING STATE OF FLORIDA No. LS 4265 COPYRIGHT (C) SETRACK REQUIREMENTS

ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER REQUEST



# ADAMS HOMES OF NORTHWEST FLORIDA PID #3573-003-022 - WAIVER REQUEST OAKS AT OCALA CROSSINGS SOUTH PHASE ONE BLK C LOT 22

Jimm Project #2021040120 #26663 Parcel #3573-003-022 Permit #2021021920 |
| Marion | ADAMS HOMES OF NORTHWEST FLORIDA

Mapping Application
Last Updated: 04/05/2021



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of 100 ft property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.

# OAKS AT OCALA CROSSINGS SOUTH PHASE ONE

PLAT BOOK <u>14</u> PAGE <u>12</u>

SHEET 1 OF 2

A PLANNED UNIT DEVELOPMENT A PORTION OF SECTIONS 21 & 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

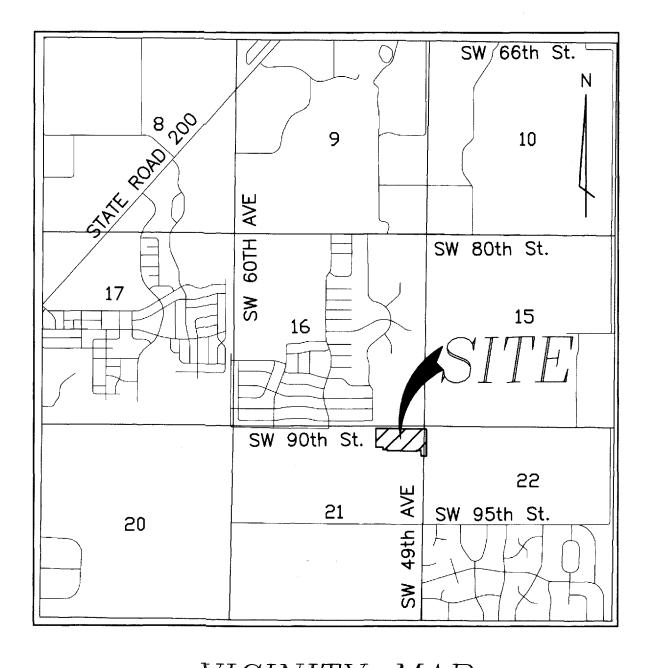
## **DESCRIPTION**

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AND A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NE CORNER OF SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE S00°29'02"W, ALONG THE EAST BOUNDARY OF SAID SECTION 21, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF SW 90TH STREET AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGES 1743-1747 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT BEING ALSO THE POINT OF BEGINNING; THENCE S89°26'40"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 45.02 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S75°08'01"E, 12.36 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S30°09'45"E, 25.50 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SW 49TH AVENUE AS PER RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 6558, PAGES 1733-1742 OF THE PUBLIC RECORDS OF MARION COUNTY FLORIDA; THENCE SO0°29'53"W, ALONG SAID WEST RIGHT-OF-WAY LINE, 714.79 FEET; THENCE N89°38'04"W, 144.22 FEET; THENCE N00°21'56"E, 150.00 FEET; THENCE N89°38'04"W, 120.00 FEET; THENCE S00°21'56"W, 17.50 FEET; THENCE N89°38'04"W, 810.00 FEET: THENCE NO0°21'56"E. 37.50 FEET: THENCE N89°38'04"W, 120.00 FEET; THENCE N00°21'56"E, 60.00 FEET; THENCE N85°03'38"W, 50.16 FEET; THENCE N89°38'04"W, 145.83 FEET TO A POINT ON THE EASTERLY PLAT BOUNDARY OF "BRADFORD FARMS" AS RECORDED IN PLAT BOOK 7, PAGES 193-194 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NOO°29'45"E, ALONG SAID EASTERLY PLAT BOUNDARY, 506.00 FEET TO A POINT ON THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF SW 90TH STREET; THENCE S89°38'04"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1320.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 19.22 ACRES, MORE OR LESS.

<ul><li>6. SECTION</li><li>7. SECTION</li><li>8. SECTION</li></ul>	6.11.4 6.12.9.k 2.12.8 6.13.3.D (1) 6.12.8 6.12.8 6.4.4.C	TRAFFIC ANALYSIS ACCESS MANAGEMENT CENTERLINE RADII OFFSITE IMPROVEMENT PLAN DRA SIDE SLOPE AND BERM WIDTH SOIL DATA SOIL DATA FILE CCR	DATE APPROVED: 09-10-2018 09-10-2018 09-10-2018 06-03-2019 06-03-2019 06-03-2019 06-17-2019 03-02-2020
9. SECTION	6.3.1.F (1)	MSBU	03-02-2020



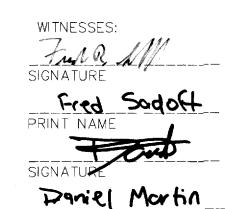
# VICINITY MAP SCALE: 1" = 1/2 mile

APPROVAL OF COUNTY OFFICIALS: (DEVELOR	PMENT REVIEW COMMITTEE)
BY New Blue	COUNTY ENGINEERING
BY Chief / C	COUNTY FIRE SERVICES
BY	COUNTY GROWTH SERVICES
BY	COUNTY SURVEYOR
BY A THE TOTAL OF THE PARTY OF	COUNTY UTILITIES
BY Malel to	COUNTY BUILDING SAFETY

# DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT OCALA CROSSINGS DEVELOPMENT LLC, A FLORIDA LIMITED LIABILITY COMPANY, FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN, AS OAKS AT OCALA CROSSINGS SOUTH PHASE ONE, BEING IN MARION COUNTY, HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS: (A) ALL STREETS AND RIGHTS OF WAY SHOWN ON THIS PLAT ARE HEREBY DEDICATED PRIVATELY TO OAKS AT OCALA CROSSINGS SOUTH HOMEOWNERS ASSOCIATION, INC., ALL PUBLIC AUTHORITIES AND THEIR PERSONNEL PROVIDING SERVICES TO THE SUBDIVISION ARE GRANTED AN EASEMENT FOR ACCESS. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, SHALL HAVE NO RESPONSIBILITY, DUTY, OR LIABILITY WHATSOEVER REGARDING SUCH STREETS. MARION COUNTY IS GRANTED AN EASEMENT FOR EMERGENCY MAINTENANCE IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. (B) ALL UTILITY EASEMENTS AND UTILITY TRACTS SHOWN OR NOTED ARE DEDICATED PRIVATE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND IRRIGATION FACILITIES AND FOR NO USE INCONSISTENT THEREWITH AND ARE FURTHER RESERVED FOR SUCH USES BY UTILITIES (MUNICIPAL AND PRIVATE) INCLUDING ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION TO WHOM RIGHTS IN SUCH EASEMENTS SHALL BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST (C) A INGRESS/EGRESS/UTILITY EASEMENT IS HEREBY GRANTED OVER THE PRIVATE STREETS AND RIGHTS OF WAY FOR GAS, TELEPHONE, ELECTRIC, CABLE, WATER AND SEWER. (D) ALL DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT TRACTS AS SHOWN OR NOTED ARE DEDICATED PRIVATE FOR THE CONSTRUCTION AND MAINTENANCE OF SUCH FACILITIES. MARION COUNTY IS GRANTED THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON THE STORMWATER EASEMENT AND/OR MANAGEMENT TRACTS, IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK. (E) NEITHER THE EASEMENTS HEREIN GRANTED NOR THE LIMITATIONS HEREIN MADE SHALL CONSTITUTE A DEDICATION TO THE GENERAL PUBLIC OF MARION COUNTY AND THAT NO OBLIGATION IS IMPOSED UPON THE COUNTY OR ANY OTHER PUBLIC BODY FOR IMPROVEMENT OR MAINTENANCE OF THE RIGHTS OF WAY, STORM WATER DRAINAGE FACILITIES OR

IN WITNESS WHEREOF THE DEDICATOR HAS CAUSED THESE PRESENTS TO BE SIGNED ON THIS 25 DAY OF March 2020.



PRINT NAME

OCALA CROSSINGS DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY: EXECUTIVE REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER BY: S & S FISCHER HOLDINGS, L.P. A FLORIDA LIMITED LIABILITY PARTNERSHIP ITS MANAGER BY: S&S FISCHER HOLDINGS, LLC. A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGER



STATE OF FLUNDA COUNTY OF Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS MPHYSICAL PRESENCE [] ONLINE NOTARIZATION THIS 25 DAY OF MOVEN, 2020, BY STEVEN FISCHER, AS MANAGER OF S&S FISCHER HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY.

NOTARY: CHECK ONE OF THE FOLLOWING PERSONALLY KNOWN OR PRODUCED IDENTIFICATION IDENTIFICATION PRODUCED

Daniel Alejandro Martin Comm. # G G 961459 Expires: Feb. 28, 2024 Bonded Thru Aaron Notary

NOTARY SEAL/STAMP



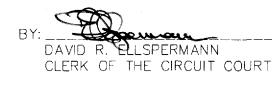
Daniel Mortin NOTARY PUBLIC PRINTED NAME COMMISSION NUMBER 65-961459 COMMISSION EXPIRES 02 28 2024

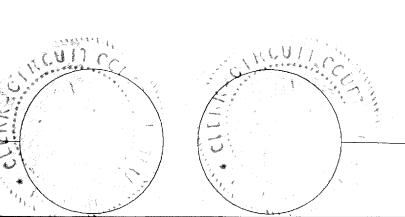
NOTES:

- 1. THE CURRENT FUTURE LAND USE DESIGNATION AND ZONING CLASSIFICATION FOR THE PROPERTY DESCRIBED HEREON IS MEDIUM DENSITY RESIDENTIAL AND PUD RESPECTIVELY.
- 2. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL #12083C0704E, MARION COUNTY, FLORIDA, DATED 4-19-2017, THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONE X. THE FLOODING LIMITS HAVE BEEN IDENTIFIED HERE WITHIN AS CURRENTLY ESTABLISHED AT THE TIME OF FINAL PLAT RECORDING. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY FEMA.
- 3. ALL LOTS/TRACTS SHALL USE THIS SUBDIVISION INTERNAL ROADWAYS FOR VEHICLE/DRIVEWAY ACCESS. DIRECT VEHICLE/DRIVEWAY ACCESS TO SW 49TH AVENUE AND SW 90TH STREET IS PROHIBITED. 4. THIS PLAT CONTAINS 55 RESIDENTIAL LOTS AND 0.52 MILES OF ROAD.
- 5. BEARINGS BASED ON GRID NORTH WITH THE NORTH BOUNDARY OF THE NE 1/4 OF
- SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST BEARING S89'38'04"E. 6. HORIZONTAL DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATE SYSTEM FLORIDA WEST ZONE (902), NORTH AMERICAN DATUM 1983 DERIVED UTILIZING THE
- FLORIDA DEPARTMENT OF TRANSPORTATION FLORIDA PERMANENT REFERENCE NETWORK. 7. NO LOT OR TRACT AS SHOWN ON THIS PLAT SHALL BE DIVIDED OR RESUBDIVIDED EXCEPT FOR THE SOLE PURPOSE OF PROVIDING ADDITIONAL AREA TO ADJACENT LOTS OR TRACTS OR UNTIL A REPLAT IS FILED WITH THE MARION COUNTY AND SAID REPLAT COMPLIES WITH THE PROVISIONS OF THE LAND DEVELOPMENT CODE
- 8. ALL LOT CORNERS AND PERMANENT CONTROL POINTS WILL BE SET WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT, OR PRIOR TO THE EXPIRATION OF SURETY. 9. THIS PLAT IS SUPPORTED BY A BOUNDARY SURVEY BY A.M. GAUDET & ASSOCIATES
- INC. DATED FEBRUARY 4TH, 2020 OF THE HEREON DESCRIBED LANDS. 10. COVENANTS, RESTRICTIONS, AND/OR RESERVATIONS AFFECTING THE OWNERSHIP OR USE OF THE PROPERTY SHOWN ON THIS PLAT ARE SET FORTH IN THE INSTRUMENT RECORDED IN OR BOOK 7186, PAGE 1216, PUBLIC RECORDS OF MARION
- 11. THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL FRONT LOT LINES AND A MINIMUM 5' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT AND PARALLEL TO ALL SIDE AND REAR LOT LINES UNLESS A DIFFERENT DIMENSION IS OTHERWISE SPECIFIED HEREON. ADDITIONALLY THERE IS A MINIMUM 10' WIDE UTILITY AND DRAINAGE EASEMENT ADJACENT TO ALL STREETS AND RIGHTS OF WAY WHERE LOTS ARE NOT PRESENT, SHOULD MULTIPLE LOTS BE UTILIZED FOR ONE BUILDING SITE, EASEMENTS ALONG COMMON LOT LINES SHALL BE REMOVED
- UNLESS EXISTING DRAINAGE OR UTILITIES EXIST THEREIN. 12. TRACTS B & C ARE FOR LANDSCAPING AND SIGN USE AND INCLUDES A BLANKET UTILITY AND DRAINAGE EASEMENT, BUT ARE NOT DEDICATED FOR, OR LIMITED TO, SUCH
- 13. TRACT A & D ARE DESIGNATED FOR DRAINAGE RETENTION AND INCLUDE A BLANKET
- UTILITY AND DRAINAGE EASEMENT. 14. ALL DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES.
- 15. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES CAPACITIES. FUTURE RIGHTS TO DEVELOP THE RESULTING PROPERTIES ARE SUBJECT TO A 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,
- BUILDING PERMIT REVIEW. 16. THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY FLORIDA AS A CONDITION JE PRECEDENT TO THE APPROVAL AND ACCEPTANCE OF THIS PLAT FOR RECORDING THE PUBLIC RECORDS, DOES HEREBY NOTIFY ALL PRESENT AND FUTURE OWNERS OF THE PROPERTY DESCRIBED HEREON THAT THE LANDS INCLUDED IN THIS PLAT ARE SUBJECT TO SPECIAL ASSESSMENTS AS MAY BE PERMITTED BY LAW TO FINANCE COSTS INCURRED IN CONNECTION WITH THE MAINTENANCE, OPERATION, AND CONSTRUCTION OF INFRASTRUCTURE AS DETERMINED NECESSARY IN THE OPINION OF SAID BOARD OR
- OTHER GOVERNING BODY HAVING JURISDICTION 17. SIGHT TRIANGLE NOTE: NO FENCE, WALL, HEDGE, SHRUB, STRUCTURE OR OTHER OBSTRUCTION TO VISION, BETWEEN A HEIGHT OF TWO AND ONE-HALF FEET AND EIGHT FEET ABOVE THE CENTER LINE GRADES OF INTERSECTING STREETS SHALL BE ERECTED, PLACED OR MAINTAINED WITHIN THE TRIANGLE FORMED BY THE TANGENTS AND THE
- CHORD CONNECTING THE BEGINNING AND THE END OF A 25' RIGHT OF WAY CURVE. 18. DEVELOPMENT AGREEMENTS FOR THIS SUBDIVISION ARE RECORDED IN OFFICIAL RECORDS
- BOOK 6144, PAGE 300, PUBLIC RECORD OF MARION COUNTY FLORIDA.
- 19. A 10' WIDE LANDSCAPE BUFFER EXISTS ALONG THE WEST BOUNDARY AND A 15' LANDSCAPE BUFFER EXIST ALONG THE NORTH BOUNDARY OF THIS SUBDIVISION. 20. RECORDED NOTICE OF ENVIRONMENTAL RESOURCE PERMIT RECORDED IN OFFICIAL
- RECORDS BOOK 7071, PAGE 1849 PUBLIC RECORDS OF MARION COUNTY, FLORIDA SPECIFICALLY STATES THAT "THIS NOTICE IS NOT AN ENCUMBRANCE" ·21. TRACTS A.B.C.D. AND AREAS DESIGNATED AS "LANDSCAPE BUFFER" AND "LANDSCAPE
- EASEMENT" DEPICTED HEREON ARE DESIGNATED AS MARION FRIENDLY LANDSCAPE AREAS AS IDENTIFIED ON THE IMPROVEMENT PLANS, AS APPROVED BY MARION COUNTY FOR DEVELOPMENT OF THIS SUBDIVISION. MARION FRIENDLY LANDSCAPE AREAS ARE DEFINED AS THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS
- (FERTILIZER AND PESTICIDES) ON TURFGRASS IS PROHIBITED. THIS PLAT IS SUBJECT TO AN ORDINANCE ESTABLISHING OAKS AT OCALA CROSSINGS SOUTH PHASE ONE TO A MUNICIPAL SERVICE BENEFIT UNIT IMPROVEMENT AREA.
- 23. ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND. THE DEVELOPER, SUCCESSORS, AND ASSIGNS, HEREBY ACKNOWLEDGE AND UNDERSTAND THE SUBDIVISION HEREIN DESCRIBED AND ESTABLISHED IS CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAT. IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM OPERATIONS ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO FARM ACT, SECTION 823.14, FLORIDA STATUTES.



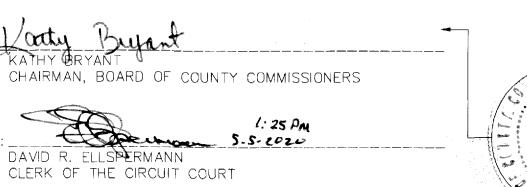
, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT of oaks at ocala crossings south phase one for recording. This plat filed for record this  $5^{+-}$  day of May , 2020, at / : 25 PM and recorded on page /2 of plat book /4 in the office of the clerk of the CIRCUIT COURT OF MARION COUNTY, FLORIDA.





APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA.

CHAIRMAN, BOARD OF COUNTY COMMISSIONERS 1: 25 PM Johnson 5.5-2020 DAVID R. ELLSPERMANN



CERTIFICATE OF APPROVAL BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT ON THE  $\frac{5}{2}$  day of  $\frac{MA}{2}$ , 2020 the foregoing plat was



ADJACENT PARCELS

PROJECT SURVEYOR

I CERTIFY THIS PLAT OF OAKS AT OCALA CROSSINGS SOUTH PHASE ONE, PREPARED UNDER MY DIRECTION AND SUPERVISION, COMPLIES WITH THE REQUIREMENTS OF CHAPTER 177. FLORIDA STATUTES, THAT THE PERMANENT REFERENCE MONUMENTS AS SHOWN HEREON WERE IN PLACE ON THE 4TH DAY OF FEBRUARY, 2020, THAT THE BOUNDARY SURVEY WHICH SUPPORTS THIS PLAT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, AND THAT THIS PLAT DOES NOT ADVERSELY AFFECT THE LEGAL ACCESS OF

DRUS M. GAUDET P.S.M. #5316 A.M. GAUDET & ASSOCIATES INC. L.B. #7158



PREPARED BY A.M. GAUDET & ASSOCIATES INC. LAND SURVEYING - LAND PLANNING

709 SE 102nd PLACE, SUITE 3, BELLEVIEW, FLORIDA 34420 PHONE: (352) 245-2708 FAX: (352) 245-2883

# OAKS AT OCALA CROSSINGS SOUTH PHASE ONE

17.50

60' | 65'

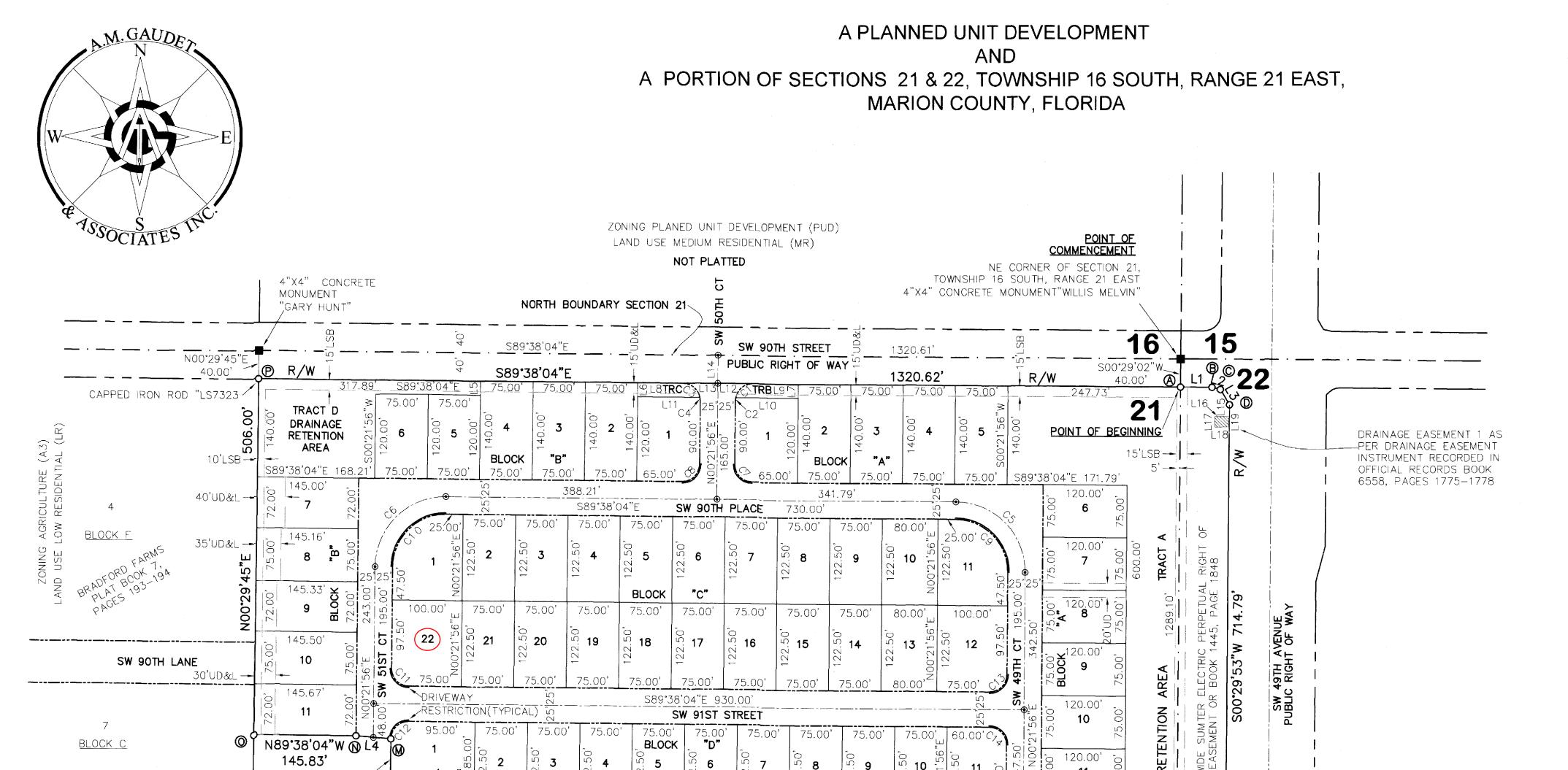
© N89\*38'04"W

4"X4" CONCRETE MONUMENT PRM LB 4074

144.22

PLAT BOOK <u>14</u> PAGE <u>13</u>

SHEET 2 OF 2



N89'38'04"W 810.00'

NOT PLATTED

LAND USE MEDIUM RESIDENTIAL (MR)

\$89°37'47"E 1320.89'

ZONING PLANED UNIT DEVELOPMENT (PUD)

SUSTAINABLE AGRICULTURAL LAND - SEE ADVISORY NOTICE 23 ON SHEET ONE OF THIS PLAT.

# <u>LEGEND:</u>

- = FOUND 4"x 4" CONCRETE MONUMENT AS NOTED
- = SET NAIL WITH DISK "LS 5316 PCP" UNLESS OTHERWISE NOTED
- O = SET 5/8" IRON ROD WITH CAP "LS 5316 PRM" UNLESS OTHERWISE NOTED

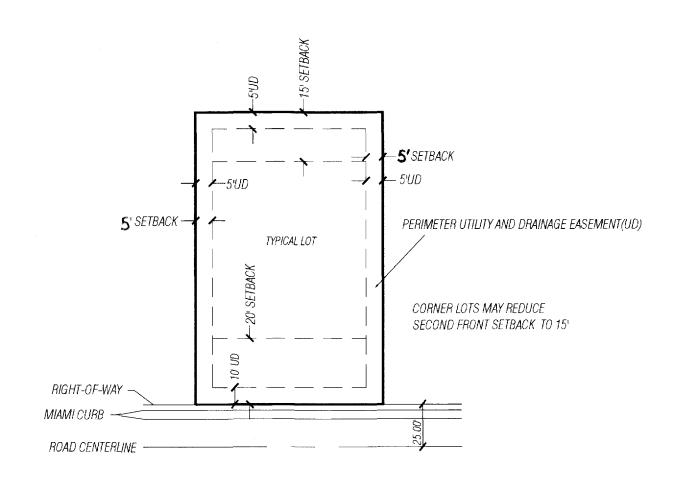
UD&L = UTILITY, DRAINAGE AND LANDSCAPE EASEMENT.

UD = UTILITY AND DRAINAGE EASEMENT.

LSB = LANDSCAPE BUFFER - SEE NOTE 19

TR = TRACT

R/W = RIGHT OF WAY



TYPICAL LOT

			CURVE :	TABLE		
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	34.23	25.00	78°27'13"	20.41	S51°08'19"W	31.6
C2	5.04	25.00	11°32'47"	2.53	S06°08'19"W	5.0
C3	34.23	25.00	78°27'13"	20.41	N50°24'28"W	31.6
C4	5.04	25.00	11*32'47"	2.53	N05°24'28"W	5.0
C5	157.08	100.00	90°00'00"	100.00	N44°38'04"W	141.4
C6	157.08	100.00	90°00'00"	100.00	S45°21'56"W	141.4
C7	39.27	25.00	90°00'00"	25.00	S44°38'04"E	35.3
C8	39.27	25.00	90°00'00"	25.00	N45°21'56"E	35.3
C9	117.81	75.00	90°00'00"	75.00	N44°38'04"W	106.0
C10	117.81	75.00	90'00'00"	75.00	S45°21'56"W	106.0
C11	39.27	25.00	90°00'00"	25.00	S44°38'04"E	35.3
C12	39.27	25.00	90°00'00"	25.00	S45°21'56"W	35.3
C13	39.27	25.00	90°00'00"	25.00	N45°21'56"E	35.3
C14	39.27	25.00	90'00'00"	25.00	N44°38'04"W	35.3

	20.00	330 03 43 L
L4	50.16	N85°03'38"W
L5	20.00	S00°21'56"W
L6	20.00	S00°21'56"W
L7	20.00	S00°21'56"W
L8	65.00	N89°38'04"W
L9	65.00	N89°38'04"W
L10	89.49	S89°38'04"E
	89.49	S89°38'04"E
L12	50.00	N89°38'04"W
L13	50.00	N89°38'04"W
L14	40.00	S00°21'56"W
L15	16.70	S00°29'53"W
L16	20.50	N89°30'07"W
L17	15.01	S00'29'53"W
L18	20.50	S89°30'07"E
L19	15.00	N00°29'53"E

LENGTH BEARING

	STATE F	PLANE COOR	DINATES
POINT	NORTHING	EASTING	SCALE FACTOR
<u>(A)</u>	1729737.47	591636.22	0.999945949
B	1729737.03	591681.23	0.999945942
0	1729733.85	591693.17	0.999945940
0	1729711.81	591705.98	0.999945938
Ď	1728997.08	591699.69	0.999945939
Ð	1728998.02	591555.49	0.999945961
G	1729148.01	591556.46	0.999945960
(1)	1729148.78	591436.47	0.999945978
0	1729131.29	591436.36	0.999945978
0	1729136.54	590626.42	0.999946099
Ø	1729174.03	590626.66	0.999946099
0	1729174.81	590506.67	0.999946117
Ø	1729234.81	590507.06	0.999946117
Ø	1729239.13	590457.09	0.999946125
0	1729240.08	590311.27	0.999946147
Ð	1729746.03	590315.70	0.999946146

PREPARED BY

A.M. GAUDET & ASSOCIATES INC.

LAND SURVEYING — LAND PLANNING

4709 SE 102ND PLACE SUITE 3 BELLEVIEW, FLORIDA 34420
PHONE: (352) 245-2708 FAX: (352) 245-2883

4"X4" CONCRETE MONUMENT

PRM LB 4074

GRAPHIC SCALE

( IN FEET )

1 inch = 100 ft.

N00°21'56"É 60.00'

37.50'