

UTILITY COMPANIES:

WATER/SEWER CITY OF OCALA
ELECTRIC Ocala Electric Utilities
GAS FLORIDA GAS TRANSMISSION
CABLE/PHONE/INTERNET TECO PEOPLES GAS
TELECOMMUNICATIONS CENTURY LINK
CITY OF OCALA
COX

PERMITS:

1. SJRWMD - E.R.P. - PENDING
2. FDEP - POTABLE WATER - PENDING
3. FDEP - SANITARY SEWER - PENDING
4. FDEP - NPDES (BY OTHERS)
5. CITY OF OCALA - IMPROVEMENT AND CONSTRUCTION PLANS

WAIVERS:

NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0528E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING
2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH CITY OF OCALA STANDARDS.
3. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
4. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK U 427, ELEVATION 59.81' (NAVD 1988)
5. 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 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 IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
6. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
7. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE CITY ENGINEER OFFICE.
8. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
9. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO INSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, IL AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIAL OF ANY KIND ARE PERMITTED TO BE BURNED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.
10. NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A SITE PERMIT FROM THE CITY. CALL THE CIP DIVISION OF ENGINEERING @ 352.351.6754 TO SCHEDULE THE PRE-CONSTRUCTION MEETING WHICH MUST BE HELD BEFORE INSTALLING ANY REQUIRED EROSION CONTROLS OR OBTAINING ANY SITE PERMITS.
11. OWNER WILL MAINTAIN STORM SYSTEM.
12. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREA.
13. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
14. PROJECT IS LOCATED IN THE PRIMARY SPRINGS PROTECTION ZONE.

HORIZONTAL DATUM:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM:

THE ELEVATIONS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARKS:

TEMPORARY BENCHMARK - SET 5/8" IRON ROD & CAP (LB 8071), NORTHING = 1776066.9800' EASTING = 622086.1570' ELEV = 61.33'
TEMPORARY BENCHMARK - SET 5/8" IRON ROD & CAP (LB 8071), NORTHING = 1777335.9750' EASTING = 622079.7760' ELEV = 62.22'

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 8386, PAGE 1754)

THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST.

EXCEPT THE SOUTH 40.00 FEET FOR ROAD RIGHT OF WAY

AND EXCEPT THE NORTH 250.00 FEET OF THE SOUTH 250.00 FEET OF THE WEST 150.00 FEET FOR WATER RETENTION BASIN

AND EXCEPT THE EAST 50.00 FEET THEREOF

AND EXCEPT THE NORTHERLY 50.00 FEET THEREOF

ALL LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

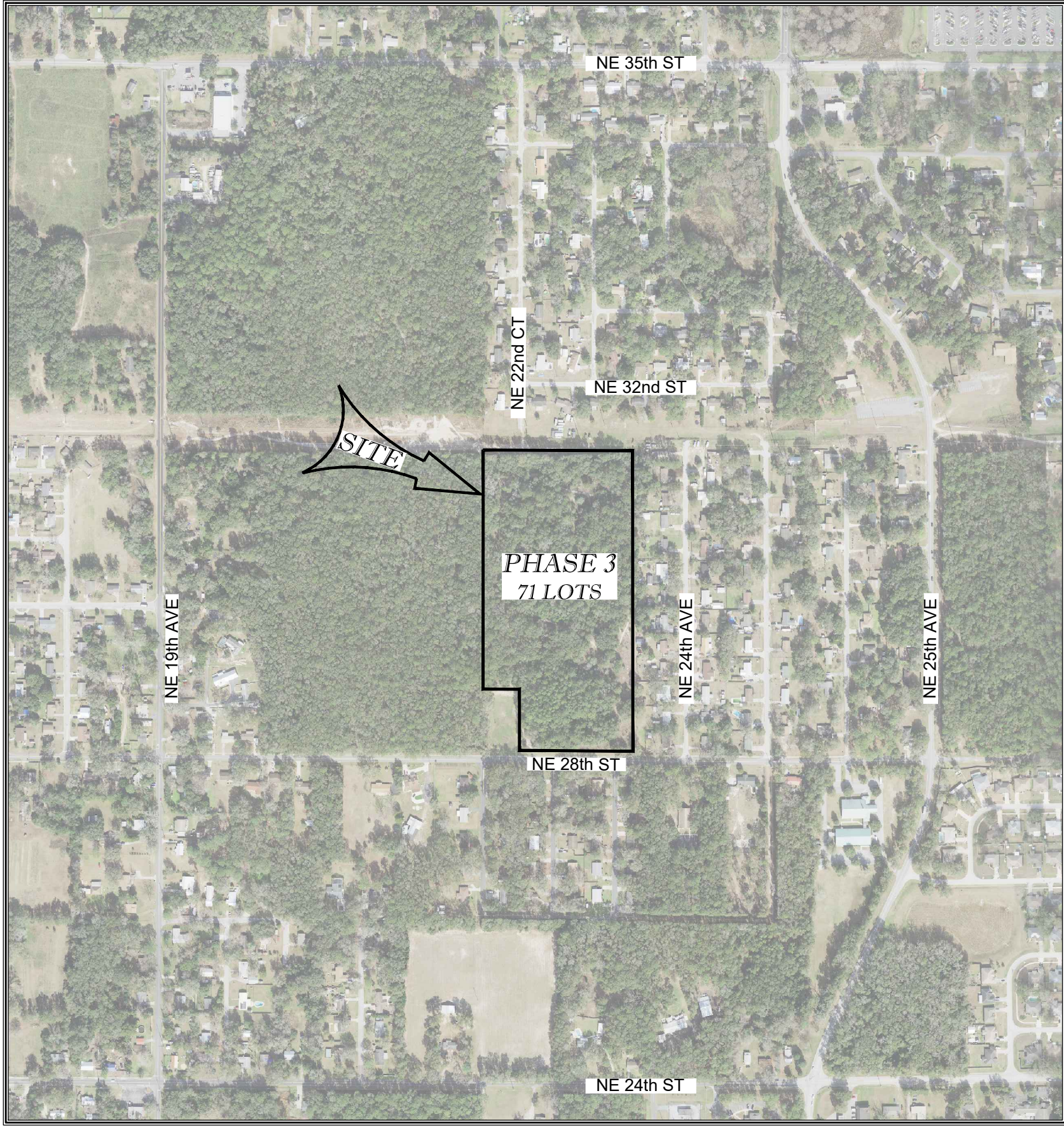
A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 4, S.00°06'05"W, 50.00 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8386, PAGE 1754 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING, THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°40'50"E, 611.45 FEET TO THE EAST BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°01'S1"E, 1,201.89 FEET TO THE SOUTH BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, N.89°26'09"W, 463.64 FEET TO THE WEST BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS THE FOLLOWING THREE (3) COURSES: (1) N.00°03'38"E, 249.93 FEET; (2) THENCE N.89°56'03"W, 149.93 FEET; (3) THENCE N.00°04'10"E, 978.77 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 16.43 ACRES, MORE OR LESS.

CONCEPTUAL PLAN EMERSON POINTE PHASE 3

SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
A PORTION OF PARCEL # 24278-000-01
RESIDENTIAL UNITS = 71
TOTAL MILES OF ROADWAY = 0.57 MILES
PROJECT AREA = 715,693 SF (16.43 AC)
EXISTING ZONING: PD, R-1
FLU - NEIGHBORHOOD
EXISTING IMPERVIOUS AREA = 0.00 AC (0.00 S.F.) 0.00%
PROPOSED IMPERVIOUS AREA = 8.19 AC (356,954 SF) 49.87%



VICINITY MAP
1" = 500'



Know what's below.
Call before you dig.



INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01-03.02	CONCEPTUAL PLAN
1-2	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC)

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

MATT P. FABIAN, MANAGER
EMERSON POINTE DEVELOPMENT, LLC

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF OCALA CONSTRUCTION STANDARDS, EXCEPT AS WAIVED.

JEFFREY McPHERSON, P.E.
REGISTERED ENGINEER NO. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

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.

CHRISTOPHER J. HOWSON
JCH CONSULTING GROUP, INC.
REGISTERED LAND SURVEYOR NO. 6553
STATE OF FLORIDA

OWNER / DEVELOPER:
EMERSON POINTE DEVELOPMENT, LLC
MATT P. FABIAN, MANAGER
4349 SE 20th STREET
OCALA, FLORIDA 34471
PHONE: (352) 239-0683

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

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M, CFM
426 SW 15th STREET
OCALA, FLORIDA 34471
PHONE: (352) 405-1482

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

City of Ocala Approval Stamp

REVISIONS

DATE

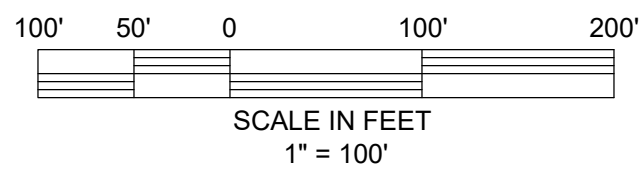
CONCEPTUAL PLAN
EMERSON POINTE PHASE 3
MARION COUNTY, FLORIDA

COVER

DATE 5/28/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8446

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



City of Ocala Approval Stamp

Tillman & Associates
— ENGINEERING, LLC. —
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #25756

REVISIONS	DATE

CONCEPTUAL PLAN
EMERSON POINTE PHASE 3
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

DATE 6/20/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8446

SHT. **02.01**



PROVIDED OPEN SPACE CALCULATIONS				
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (20% OF DRA) (ACRES)
B	2.56	1.33	1.23	0.27
C	2.42	0.75	1.67	0.15
				TOTAL
				3.32

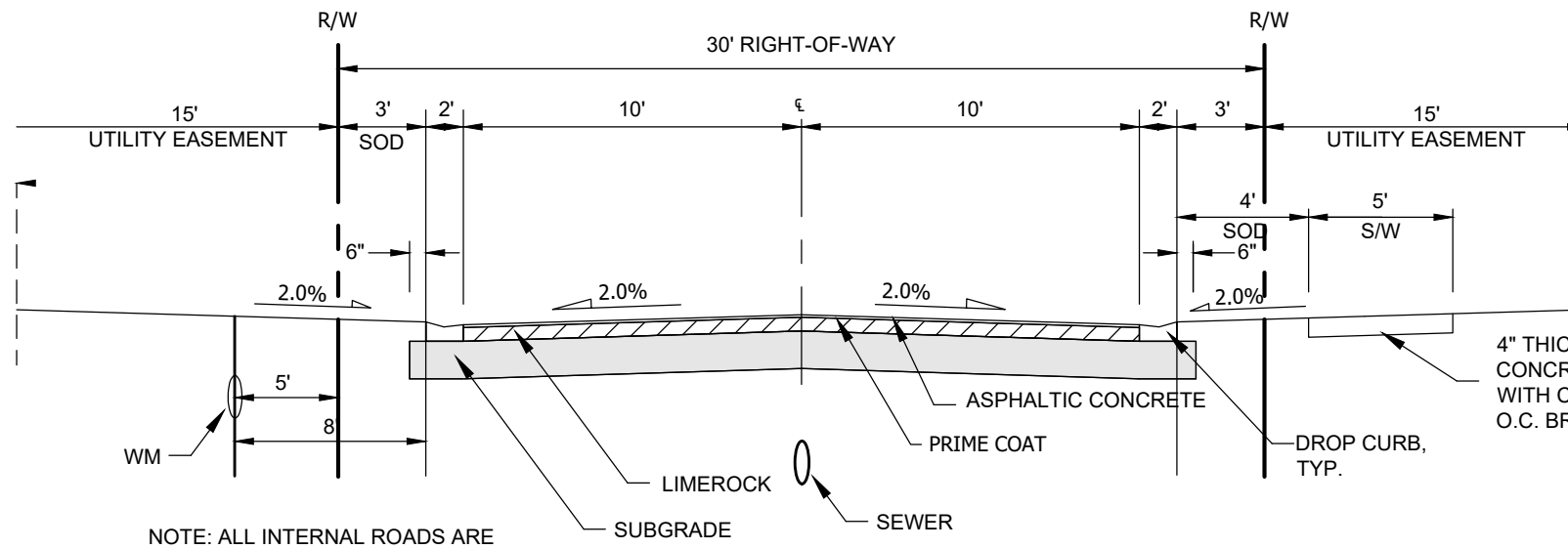
REQUIRED OPEN SPACE CALCULATIONS:
-20% OF PROJECT AREA AS MINIMUM OPEN SPACE
-PROJECT AREA = 16.43 AC.
-MINIMUM REQUIRED OPEN SPACE PHASE 3 = 0.2 X 16.43 = 3.28 AC.

BUFFER:
TYPE 'E' BUFFER: BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUND COVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

TYPE	MINIMUM		MINIMUM SETBACKS			
	WIDTH	AREA	FRONT	REAR	SIDE	HEIGHT
SFR	STANDARD - PRINCIPLE STRUCTURE	40' 50'	4,800 SF	25'	20'	5'
	ACCESSORY STRUCTURE	N/A	6,000 SF	25'	20'	5'
ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC. N/A = NOT APPLICABLE X = MISSING OR NOT PROVIDED						

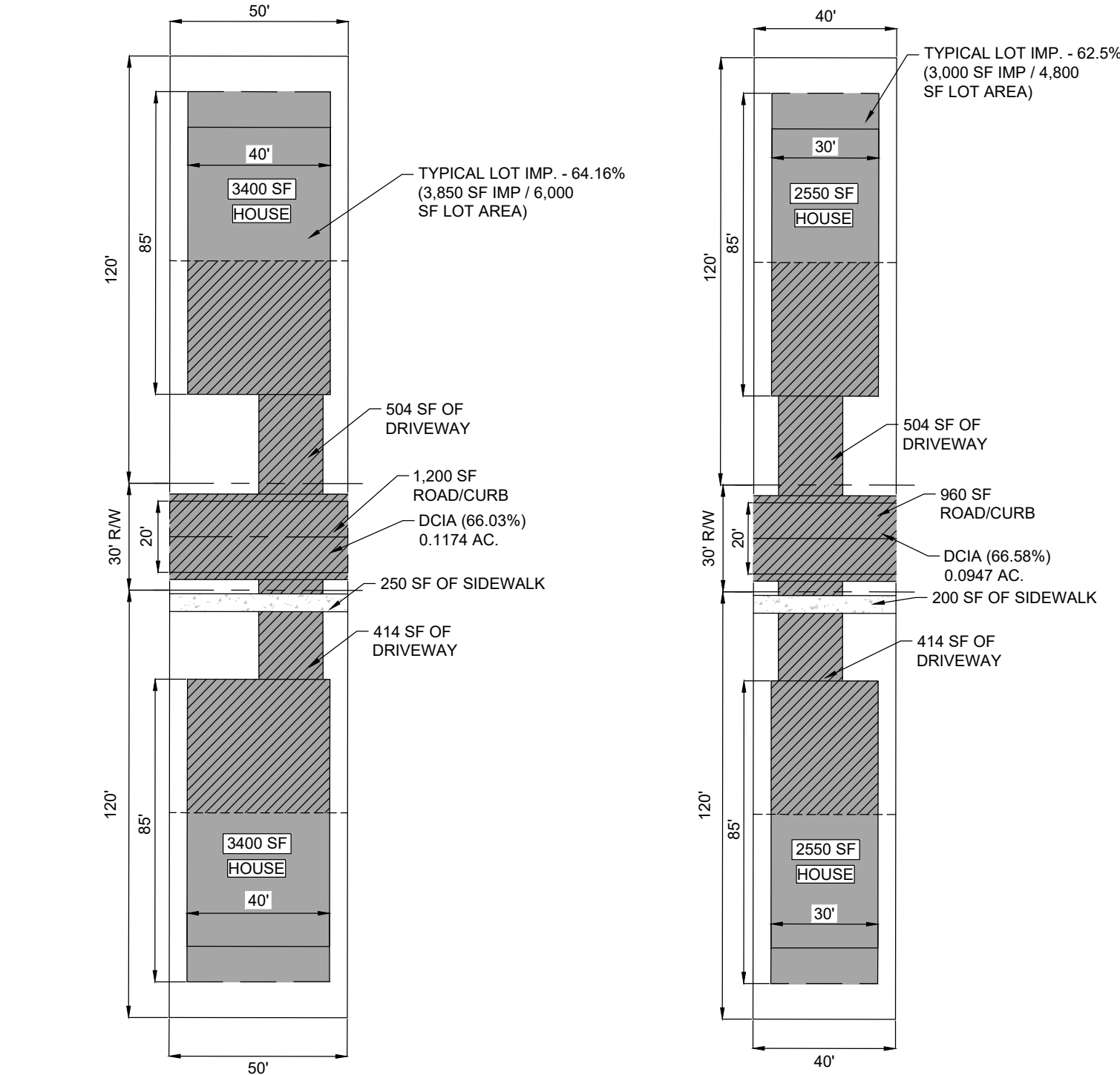
- Notes:
- ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
 - PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' UTILITY EASEMENT.
 - TRACTS A,B & C ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, INGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
 - STREET RIGHT-OF-WAYS, DELINEATED AS TRACT (A) ARE COMMON AREAS.
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
 - ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
 - ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA CONSTRUCTION MANUAL.
 - HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
 - WATER/SEWER UTILITIES PROVIDED BY CITY OF OCALA UTILITIES DEPARTMENT.
 - H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
 - ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
 - ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

Summary	
FUTURE LAND USE.....	NEIGHBORHOOD
TOTAL SINGLE FAMILY LOTS.....	71 LOTS
PROJECT AREA.....	16.43 ACRES
TOTAL RESIDENTIAL AREA.....	9.41 ACRES
RESIDENTIAL R/W.....	2.05 ACRES (TRACT A)
TOTAL TRACTS.....	3 TRACTS
GROSS DENSITY.....	4.32 UNITS / ACRE
ZONING.....	PD, R-1
ROAD LENGTH.....	0.57 MILES
WATER SUPPLY.....	CENTRAL
SEWAGE DISPOSAL SYSTEM.....	CENTRAL
FRONT SETBACK.....	25.00'
SIDE SETBACK.....	5.00' (20' FOR CORNER LOTS)
REAR SETBACK.....	20.00'



30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S.



TYPICAL 50' WIDE x 120' DEEP LOT RESIDENTIAL BLOCK IMPERVIOUS CALCULATIONS

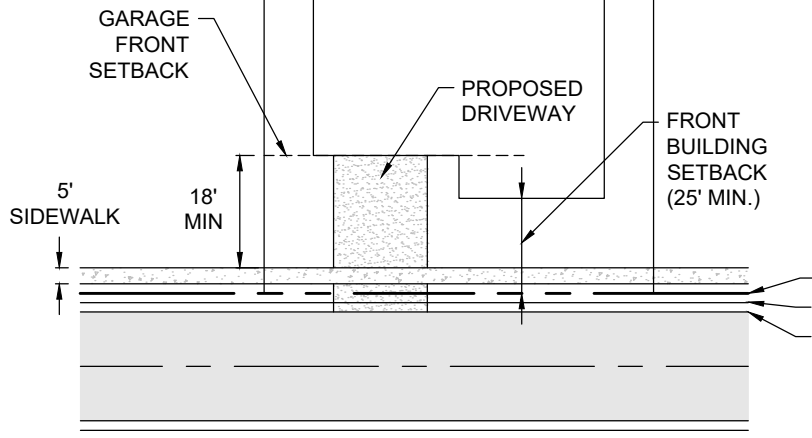
N.T.S.
TOTAL RESIDENTIAL BLOCK (270' x 50') - 0.3099 ACRES
IMPERVIOUS AREA - 0.2104 ACRES (67.91%)

TYPICAL 40' WIDE x 120' DEEP LOT RESIDENTIAL BLOCK IMPERVIOUS CALCULATIONS

N.T.S.
TOTAL RESIDENTIAL BLOCK (270' x 40') - 0.2479 ACRES
IMPERVIOUS AREA - 0.1647 ACRES (66.46%)

C/L CURVE DATA				
SEGMENT	DELTA	RADIUS	LENGTH	CHORD
C1	33°12'54"	275.00'	159.42'	157.20'
C2	3°36'03"	275.00'	17.28'	17.28'
C3	29°51'50"	275.00'	143.34'	141.72'
C4	34°40'14"	100.00'	60.51'	59.59'

CURVE DATA				
SEGMENT	DELTA	RADIUS	LENGTH	CHORD
C5	19°40'13"	260.00'	89.26'	88.82'
C6	1°19'57"	260.00'	6.05'	6.05'
C7	84°48'35"	25.00'	37.01'	33.72'
C8	15°33'45"	115.00'	31.24'	31.14'
C9	90°00'00"	25.00'	39.27'	35.36'
C10	90°00'00"	25.00'	39.27'	35.36'
C11	90°00'00"	25.00'	39.27'	35.36'
C12	12°54'36"	260.00'	58.58'	58.46'
C13	14°19'13"	260.00'	64.98'	64.81'
C14	5°59'05"	260.00'	27.16'	27.15'
C15	4°06'54"	290.00'	20.83'	20.82'
C16	7°16'10"	290.00'	36.79'	36.77'
C17	7°16'10"	290.00'	36.79'	36.77'
C18	7°16'10"	290.00'	36.79'	36.77'
C19	7°16'10"	290.00'	36.79'	36.77'
C20	0°16'18"	290.00'	1.37'	1.37'
C21	117°01'40"	25.00'	51.06'	42.64'
C22	90°00'00"	25.00'	39.27'	35.36'
C23	90°00'00"	25.00'	39.27'	35.36'
C24	90°00'00"	25.00'	39.27'	35.36'
C25	9°33'22"	290.00'	48.37'	48.31'
C26	17°28'19"	290.00'	88.43'	88.09'



LOT ADJACENT TO SIDEWALK DETAIL

KEY MAP
1" = 250' SCALE

City of Ocala Approval Stamp

REVISIONS

DATE

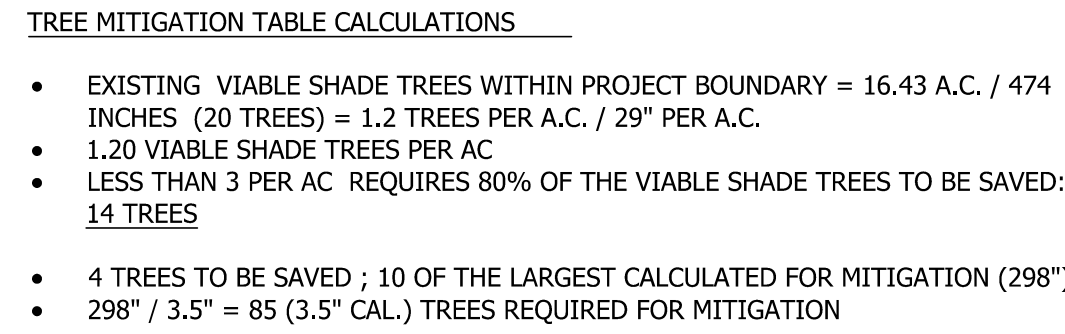
CONCEPTUAL PLAN
EMERSON POINTE PHASE 3
MARION COUNTY, FLORIDA

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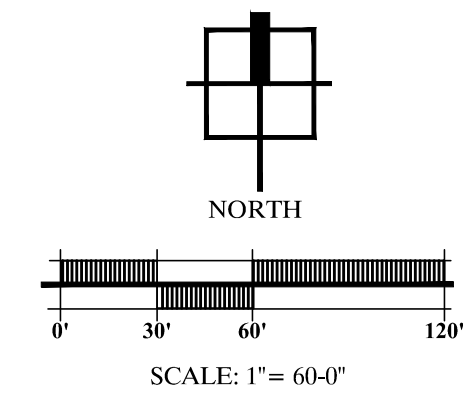
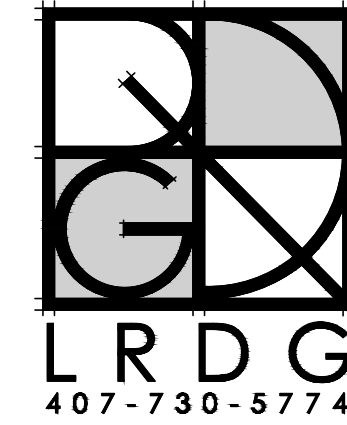
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

CONCEPTUAL PLAN



TREE INVENTORY TABLE		
TYPE	SIZE	
LIVEOAK	47	REMOVE *
LIVEOAK	46	REMOVE *
LIVEOAK	30	SAVE
LIVEOAK	30	SAVE
LIVEOAK	30	REMOVE *
LIVEOAK	30	REMOVE *
LIVEOAK	29	SAVE
LIVEOAK	29	REMOVE *
LIVEOAK	27	REMOVE *
LIVEOAK	23	REMOVE *
LIVEOAK	22	REMOVE *
LIVEOAK	22	REMOVE *
LIVEOAK	22	REMOVE *
LIVEOAK	16	SAVE
LIVEOAK	12	REMOVE
LIVEOAK	12	REMOVE
LIVEOAK	12	REMOVE
LIVEOAK	12	REMOVE
LIVEOAK	11	REMOVE

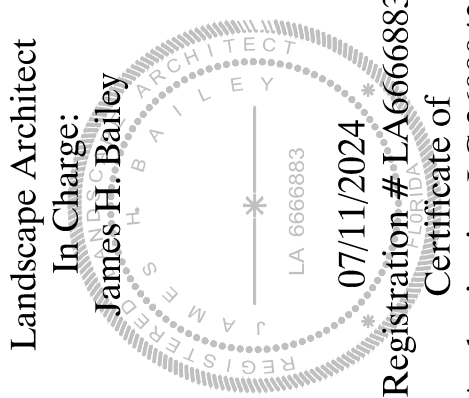
* TREE COUNTED FOR MITIGATION

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EMERSON POINTE PH.3
PERMIT / CONSTRUCTION PLANS

CITY OF OCALA, FLORIDA
PREPARED FOR:
EMERSON POINTE DEVELOPMENT, LLC

SHEETS REFERENCE PLAN



DATE: 07-01-24
PROJECT NO.: FAB024-04.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
TR.01