CONCEPTUAL SUBDIVISION PLAN SUBMITTAL ONE FORT KING SUBDIVISION

CITY OF OCALA, FLORIDA SECTION 18, TOWNSHIP 15 SOUTH, RANGE 22 EAST

> **SUBMITTED TO** CITY OF OCALA

OWNER PARCEL ID 2853-034-001 OFK OCALA, LLC 1648 SPRING RIDGE CIRCLE WINTER GARDEN, FL 34787

ARCHITECT PARTIN ARCHITECTURE 936 E FT KING STREET OCALA, FL 34471

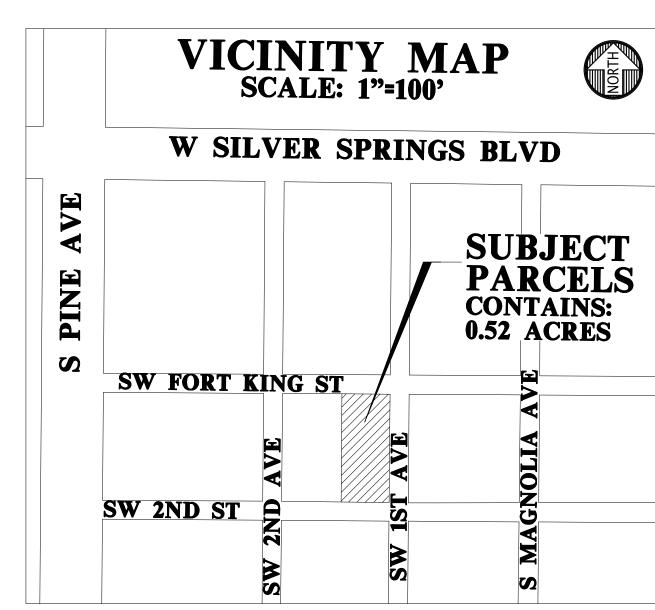
(352) 629-3867

ENGINEER OF RECORD

DANIEL H. YOUNG, P.E. 2100 SE 17H STREET, UNIT 802 OCALA, FLORIDA 34471 (352) 331-1976 DanielY@chw-inc.com

SURVEYOR OF RECORD

MARTIN G. DARDIS, PSM 2100 SE 17H STREET, UNIT 802 OCALA, FL 34471 (352) 331-1976 MartinD@chw-inc.com





DESCRIPTION: PROPOSED CONSTRUCTION OF 4 SINGLE-FAMILY ATTACHED BUILDINGS, 24 UNITS TOTAL, WITH ASSOCIATED ROADWAY AND UTILITY

DRAINAGE SUMMARY: THE PROPOSED DEVELOPMENT WILL DISCHARGE RUNOFF TO AN EXISTING PUBLIC CONVEYANCE SYSTEM AND ULTIMATELY TO THE EXISTING OFFSITE "OLD CITY YARD" MASTER STORMWATER RETENTION FACILITY. THE OWNER IS REQUIRED TO PAY A STORMWATER IMPACT FEE FOR THE ADDITIONAL RUNOFF CREATED FROM THE PROPOSED

TRASH AND RECYCLING BINS FOR INDIVIDUAL UNITS ARE TO BE PLACED ALONG SW 1ST AVENUE ON THE APPLICABLE COLLECTION DAY FOR PICKUP. A SOLID WASTE IMPACT FEE (\$265 PER BUILDABLE LOT) IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAT.

ZONING: FBC

LAND USE: HIGH INTENSITY

UTILITY PROVIDERS:

CITY OF OCALA OCALA ELECTRIC UTILITY 1805 NE 30TH AVENUE 201 SE 3RD STREET OCALA, FL 34470 OCALA, FL 34471

DESCRIPTION:

PARCEL 1 - PER O.R.B. 4878, PAGE 539

COMMENCE AT THE SE CORNER OF LOT 4 , BLOCK 34, OLD SURVEY OF THE CITY OF OCALA, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK E, PAGE I, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WEST 49 FEET; THENCE NORTH, TO THE NORTH LINE OF LOT 4; THENCE EAST TO EAST LINE OF LOT 4; THENCE SOUTH TO POINT OF BEGINNING.

A PORTION OF PARCEL 3 - PER O.R.B. 4878, PAGE 539

THE SOUTH 12 FEET OF THE EAST 100 FEET OF NE 1/4 OF BLOCK 34, OLD SURVEY OF CITY OF OCALA.

COMMENCE 49 FEET WEST OF THE SOUTHEAST CORNER OF BLOCK 34, OLD SURVEY OF THE CITY OF OCALA, FLORIDA; AND RUNNING THENCE WEST 50 FEET; THENCE NORTH TO THE NORTH LINE OF LOT 4 OF SAID BLOCK; THENCE EAST 50 FEET; THENCE SOUTH TO POINT OF BEGINNING. ALL APPEARING IN PLAT BOOK E, PAGE I, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BY SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING A PORTION OF BLOCK 34 OF OLD SURVEY OF THE CITY OF OCALA, AS RECORDED IN PLAT BOOK E, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID BLOCK 34. SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SW 2ND STREET AND THE WEST RIGHT OF WAY LINE OF SW 1ST AVENUE (BOTH HAVING A RIGHT OF WAY WIDTH OF 40 FEET), THENCE NORTH 89°18'30" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 34, AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 100.47 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTH 0°38'10" 34; THENCE NORTH 0°30'29" EAST, ALONG SAID EAST LINE AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 24.95 FEET TO THE NORTH LINE OF THE SOUTH 12 FEET OF THE EAST 100 FEET OF THE NE ¼ OF SAID BLOCK 34; THENCE SOUTH 88°54'30" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 100.14 FEET TO THE EAST LINE OF SAID BLOCK 34, AND THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF SW 1ST AVENUE; THENCE SOUTH 0°32'52" WEST, ALONG THE EAST LINE OF SAID BLOCK 34, AND ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 11.83 FEET; THENCE SOUTH 0°26'56" WEST, ALONG SAID EAST LINE, AND ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 112.96 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 12,546.40 SQUARE FEET, MORE OR LESS.

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT ISSUING OFFICE FILE NUMBER 20-485, DATED FEBRUARY 26, 2020 100 FEET SQUARE IN THE NE CORNER OF BLOCK 34, OLD SURVEY OF OCALA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK E, PAGE 2, OF THE PUBLIC RECORDS OF MARION COUNTY,

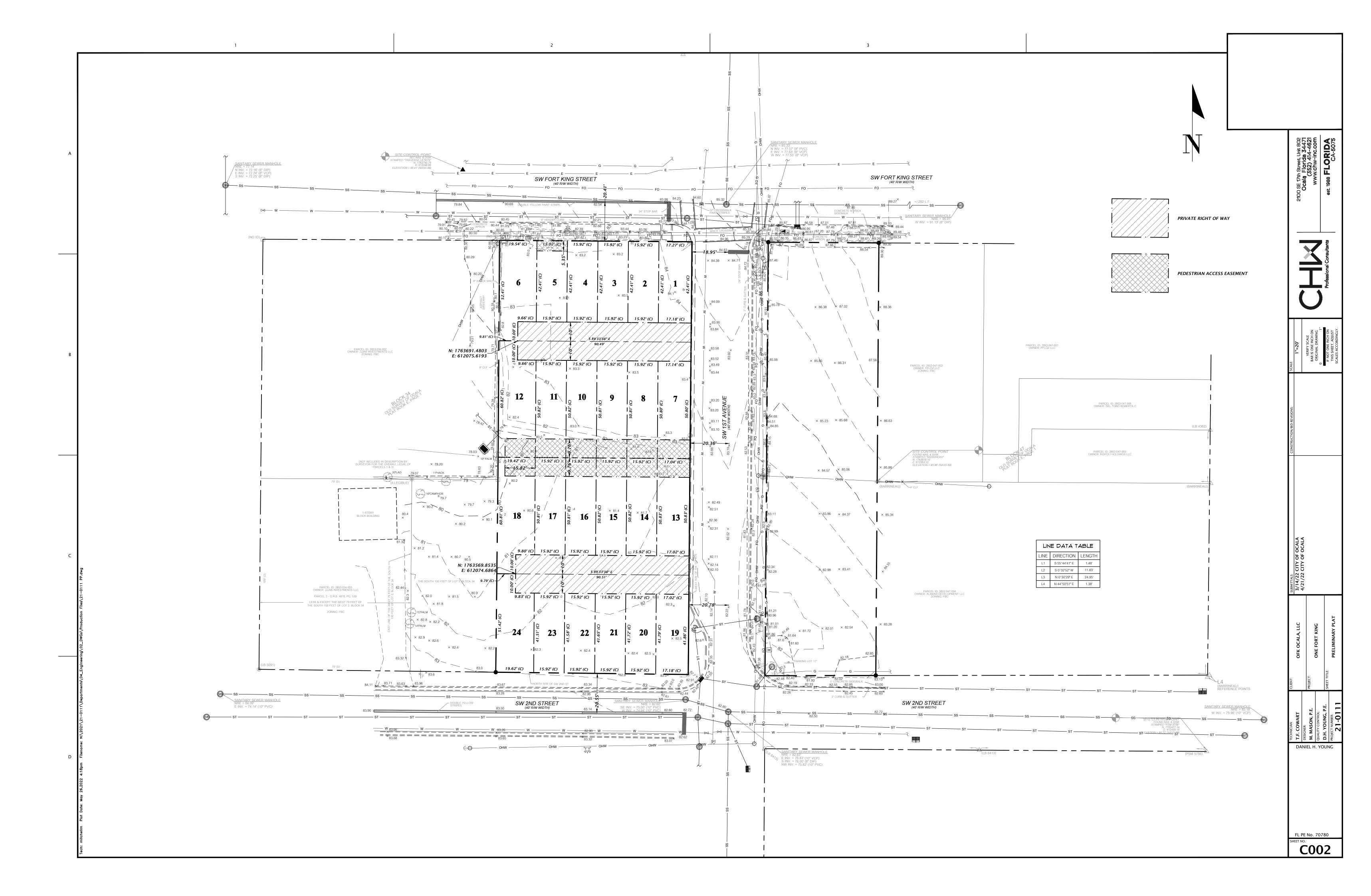
TRAFFIC STATEMENT:

PROPOSED LAND USE AADT AM PEAK SINGLE-FAMILY ATTACHED HOUSING

1.) BASED ON ITE 11TH EDITION.

SHEET INDEX SHEET NUMBER DESCRIPTION COVER SHEET AND INDEX ALTA/NSPS LAND TITLE SURVEY PRELIMINARY PLAT FL PE No. 70780

C001



CPDO SE (7th Street, Unk 802 Cockle Flynds 2447 WWWATHY-Inc.com wet 1989 FLORIDA CA-5078







