

1. CITY OF OCALA - CONCEPTUAL PLAN - *APPROVED (DATE)/PENDING*
2. CITY OF OCALA - IMPROVEMENT PLAN - *APPROVED (DATE)/PENDING*
3. SJRWMD - ERP - *APPROVED (DATE)/ PENDING*
4. FDEP - POTABLE WATER - *APPROVED (DATE) / PENDING*
5. FDEP - SANITARY SEWER - *APPROVED (DATE) / PENDING*
6. FDEP - NPDES (BY OTHERS)

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1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIALS REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA CODE OF ORDINANCE.
2. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR DEFERRED AND/OR PHASED FACILITIES, 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, BUILDING PERMIT REVIEW.
3. A COPY OF ALL PERMITS OBTAINED FROM REGULATORY AGENCIES AND WATER MANAGEMENT DISTRICTS WILL BE FORWARDED TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. FOR WATER UTILITY INFORMATION AND COMPLETION REPORT WILL BE SUBMITTED PRIOR TO FINAL INSPECTION.
5. A COPY OF THE NOISENT TO FDEP FOR THE NPDES GENERAL CONSTRUCTION PERMIT REQUIREMENTS WILL BE SUBMITTED TO THE CITY (FOR CONSTRUCTION PROJECTS DISTURBING 1 OR MORE ACRES OF LAND).
6. NEAREST EXISTING CONSTRUCTION MAY COMMENCE ON ANY STRUCTURE UNTIL THERE IS EITHER AN EXISTING OR NEW PERMIT DRAIN IN OPERATION WITHIN 500 FEET OF THE STRUCTURE.
7. RESIDENTIAL SOLID WASTE IMPACT FEES ARE DUE AND PAYABLE AT THE TIME OF COUNCIL APPROVAL OF THE FINAL PLAT PER FEES RESOLUTION (CURRENTLY \$265.00 PER BUILDABLE LOT).
8. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREA.
9. AN APPROVED RIGHT-OF-WAY UTILIZATION PERMIT SHALL BE REQUIRED, FOR ANY WORK DONE WITHIN THE CITY'S RIGHT-OF-WAY, AT LEAST FIVE (5) BUSINESS DAYS PRIOR TO SCHEDULED STARTING DATE.

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLAN 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.

TEMPORARY BENCHMARK (#16): SET 5/8" IRON ROD & CAP (LB 8071) ELEVATION = 74.89' N.1775865.32 E.623777.30 (NAVD 1988)

TEMPORARY BENCHMARK (#17): FOUND 4"x4" CONCRETE MONUMENT (NO I.D.) ELEVATION = 83.00
N.1775872.89 E.624139.95 (NAVD 1988)

(PER OFFICIAL RECORDS BOOK 8138, PAGE 1353)

PARCEL 4:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 0° 58' EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88° 52' 55" EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00° 06' 34" WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88° 52' 23" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

GREEN FAMILY TRUST
FRANK GREEN
6811 NE 37TH LN
SILVER SPRINGS
FLORIDA 34488-2108

TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
TIMOTHY BROOKER JR., P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

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

WATER/SEWER
ELECTRIC
GAS
CABLE/PHONE/INTERNET

THIS SITE CONTAINS:
RESIDENTIAL LOTS = 55
TOTAL MILES OF ROADWAY = 0.54 MILES
PROJECT AREA = 12.67 ± ACRES
PARCEL # 24274-000-00
AVERAGE DAILY TRIPS (55) = 600 TRIPS
PEAK HOUR TRIPS (55) = 58 TRIPS
E TRIP GENERATION MANUAL 10TH EDITION



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

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.

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

GREEN FAMILY TRUST
FRANK GREEN

TIMOTHY BROOKER JR., P.E.
REGISTERED ENGINEER NO. 79259
STATE OF FLORIDA

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

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	GEOMETRY PLAN

[illegible]

CONCEPTUAL PLAN
GREENWAY RESERVE
CITY OF OCALA, MARION COUNTY, FLORIDA

COVER SHEET

DATE 8/12/2025
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8340

SHT. 01.01

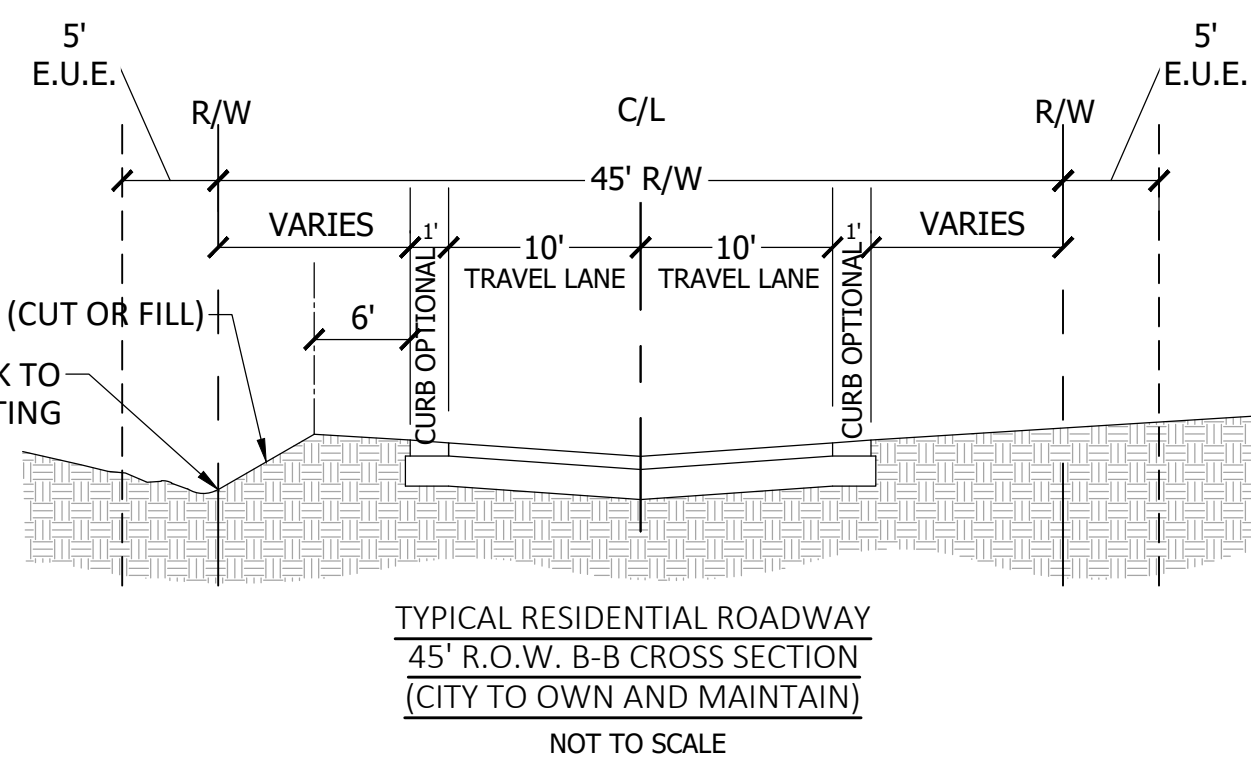
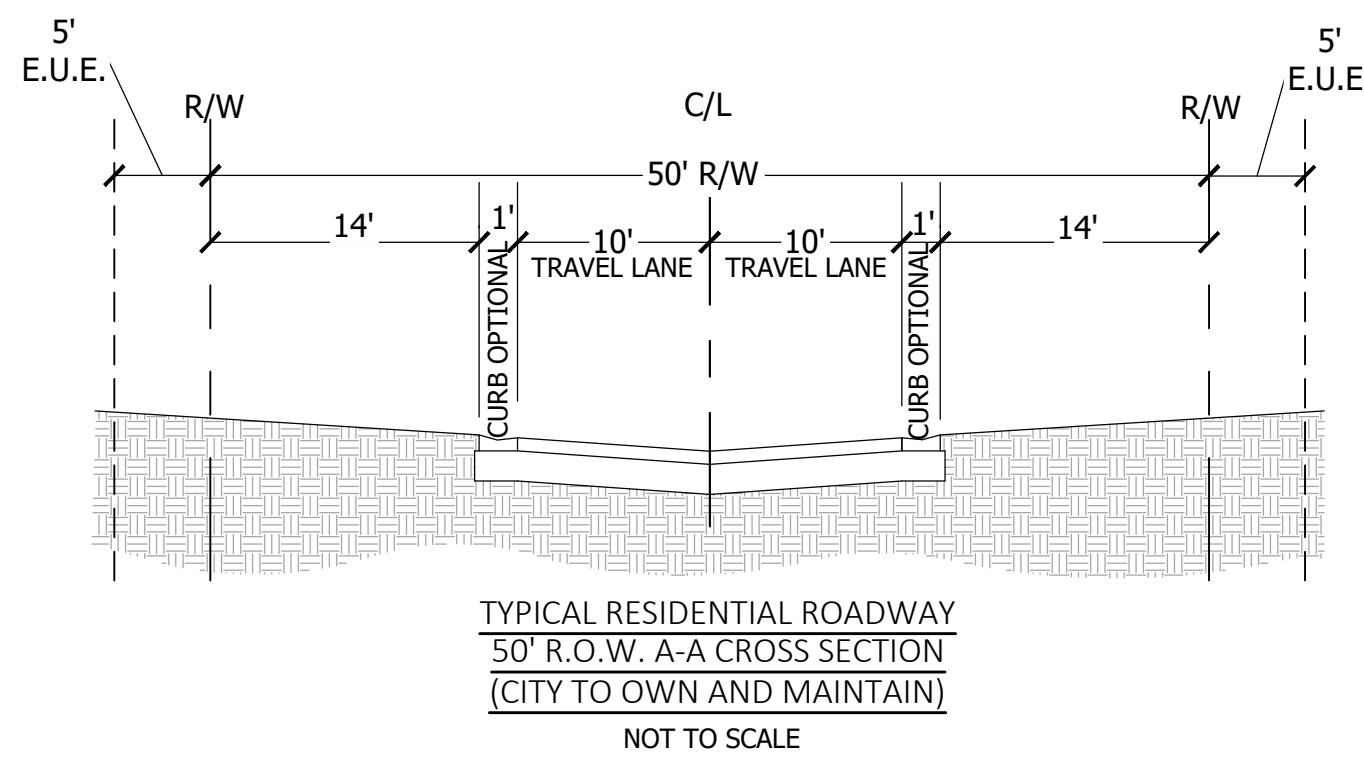
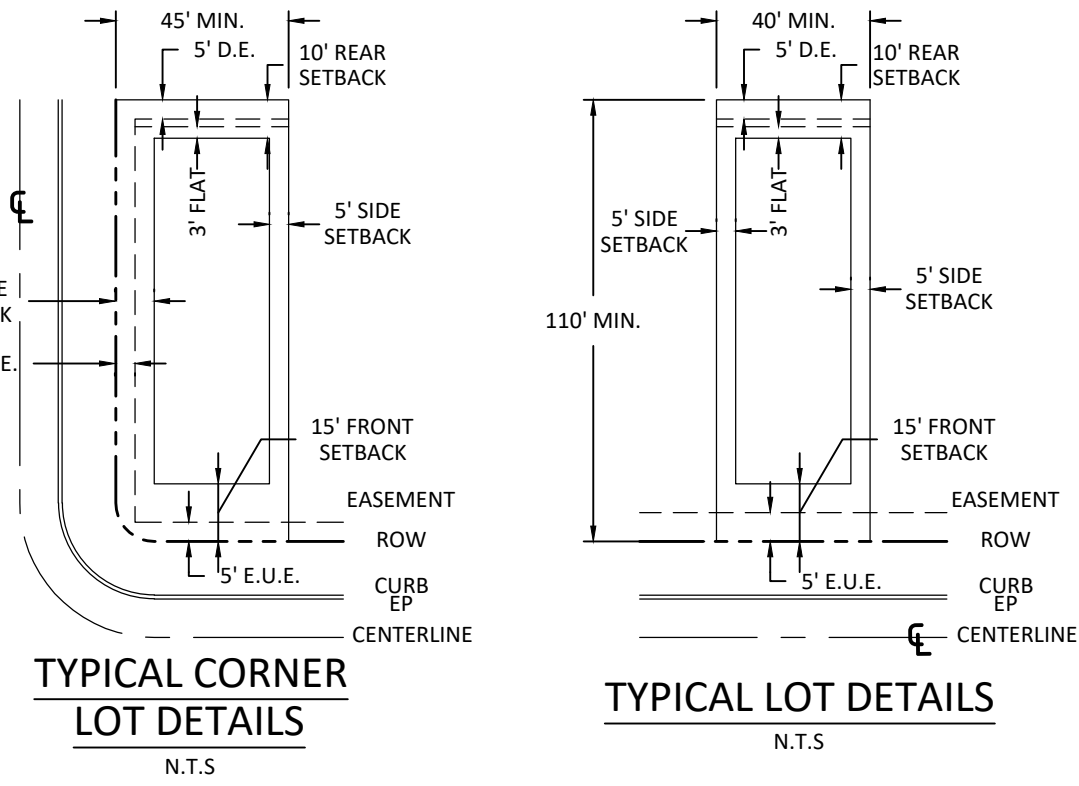
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C7	2.22	1135.39	44.08	22.04	44.07	N0° 58' 56.62"W
C8	2.22	1135.39	44.08	22.04	44.07	N3° 12' 24.05"W
C9	2.22	1135.39	44.08	22.04	44.07	N5° 25' 51.47"W
C10	2.22	1135.39	44.08	22.04	44.07	N7° 39' 18.89"W
C11	0.28	1135.39	5.64	2.82	5.64	S8° 54' 29.52"E
C12	13.37	321.00	74.91	37.62	74.74	N2° 16' 55.77"W
C13	94.53	10.00	16.50	10.82	14.69	N42° 51' 39.04"W
C14	90.00	10.00	15.71	10.00	14.14	S44° 52' 31.33"E
C15	78.46	20.00	27.39	16.33	25.30	S39° 21' 22.14"E
C16	136.06	55.00	130.61	136.35	102.01	N10° 33' 21.44"W
C17	122.40	55.00	117.50	100.90	96.39	N61° 19' 27.97"E
C18	90.00	10.00	15.71	10.00	14.14	N45° 07' 28.67"W
C19	90.00	10.00	15.71	10.00	14.14	N44° 52' 31.33"E
C20	90.00	10.00	15.71	10.00	14.14	S45° 07' 28.67"E
C21	79.01	10.00	13.79	8.24	12.72	N50° 22' 17.75"E
C22	10.99	479.29	91.95	46.12	91.81	N5° 22' 05.63"E
C23	90.00	10.00	15.71	10.00	14.14	N45° 07' 28.67"W
C24	90.00	10.00	15.71	10.00	14.14	S44° 52' 31.33"E
C25	90.00	10.00	15.71	10.00	14.14	S45° 07' 28.67"E
C26	90.00	10.00	15.71	10.00	14.14	N44° 52' 31.33"E
C27	90.00	10.00	15.71	10.00	14.14	N45° 07' 28.67"W
C28	90.00	10.00	15.71	10.00	14.14	S44° 52' 31.33"W
C29	90.00	10.00	15.71	10.00	14.14	S45° 07' 28.67"E
C30	2.55	45.00	2.00	1.00	2.00	S88° 51' 03.49"E

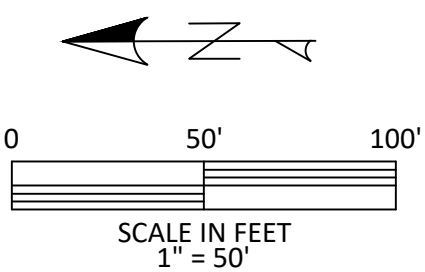
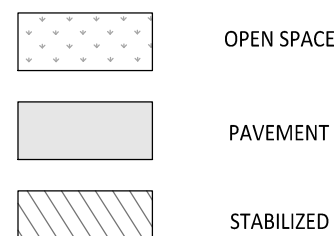
PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C31	87.45	45.00	68.69	43.04	62.21	S43° 51' 03.49"E
C32	10.99	524.00	100.53	50.42	100.38	S5° 22' 17.75"W
C33	19.84	276.00	95.55	48.26	95.07	S57° 01' 02.07"W
C34	8.97	1810.39	184.72	92.55	184.53	S4° 34' 02.88"E
C35	0.21	1180.39	4.37	2.18	4.37	S0° 01' 17.96"W

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	39.23	100.00	68.47	35.64	67.14	S19° 44' 25.40"E
C2	90.00	35.00	54.98	35.00	49.50	S45° 07' 28.67"E
C3	10.99	500.00	95.93	48.11	95.78	S5° 22' 17.75"W
C4	10.99	170.00	32.62	16.36	32.57	N84° 37' 42.25"W
C5	19.84	300.00	103.86	52.45	103.34	S57° 01' 02.07"W
C6	8.84	1200.00	185.20	92.78	185.02	S4° 32' 45.40"E



1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 10'.
2. PUBLIC ROAD STATUS WITH 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 5' UTILITY EASEMENT, AS WELL AS 45' RIGHT-OF-WAY WITH 5' UTILITY EASEMENT.
3. TRACTS A,B,C AND D WILL BE USED FOR RECREATION, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
4. STREET RIGHT-OF-WAYS, DELINEATED AS TRACT (A), IS PUBLICLY DEDICATED RIGHT-OF-WAY.
5. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
6. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
7. THE CONSTRUCTION OF THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCAULA LAND DEVELOPMENT CODE.
8. CITY OF OCAULA IS RESPONSIBLE FOR THE MAINTENANCE OF BOTH NEW AND REPLACEMENT QUALITY PAVED STREET SURFACES.
9. WATER SEWER UTILITIES PROVIDED BY CITY OF OCAULA UTILITIES DEPARTMENT.
10. H.O.A/P.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
11. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING DEPARTMENT REGULATIONS.
12. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.
13. AMENITY TO BE OWNED AND MAINTAINED BY H.O.A/P.O.A.
14. SIDEWALKS- NO INTERNAL SIDEWALK BEING PROPOSED. SIDEWALK OR PAY FEE IN LIEU OF FEE TO BE ESTABLISHED ALONG NE 26TH STREET AND NE 25TH AVENUE.
15. TO HAVE A SUFFICIENT ELECTRIC UTILITY EASEMENT, SECTION 7-402(c)(3) WILL BE MET AS REQUIRED.

LEGEND:



REQUIRED OPEN SPACE CALCULATIONS:
 -(40% OF PROJECT AREA AS MINIMUM OPEN SPACE)
 -PROJECT AREA = 12.67 AC.
 -MINIMUM REQUIRED OPEN SPACE = $0.4 \times 12.67 = 5.07$ AC.

OPEN SPACE CALCULATIONS:
 -TOTAL OPEN SPACE PROVIDED = 5.72 AC. (45%)

AGGREGATE OPEN SPACE:
 -AGGREGATE OPEN SPACE REQUIRED = $0.1 \times 5.07 = 0.51$ AC
 -AGGREGATE OPEN SPACE PROVIDED = 0.51 AC (4% OF OVERALL ACREAGE, 10% OF TOTAL OPEN SPACE)

PROVIDED OPEN SPACE CALCULATIONS PER TRACT					
TRACT	TOTAL TRACT AREA (ACRES)	USE	TOP OF BANK (ACRES)	PER TRACT (ACRES)	IMPROVED OPEN SPACE (ACRES)
A	3.30	R/W	N/A	1.38	0.13
B	1.02	OPEN SPACE	N/A	1.02	0.06
C	1.81	DRA/OPEN SPACE	1.27	0.54	N/A
D	0.28	AMENITY	N/A	0.28	0.28
E	0.13	OPEN SPACE	N/A	0.13	0.04
				3.35	0.51

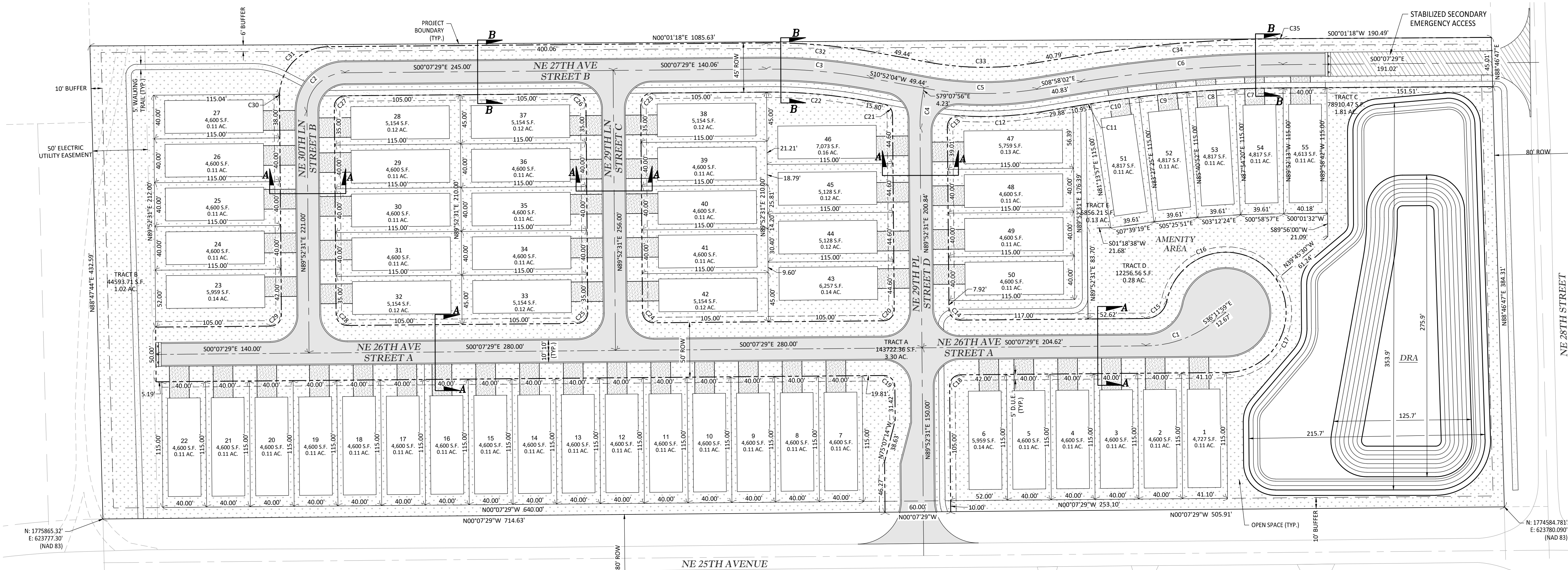
* REMAINING 2.37 ACRES OF OPEN SPACE PROVIDED INSIDE OF LOTS

LEGEND:

D.E. = DRAINAGE EASEMENT
E.U.E. = ELECTRIC UTILITY EASEMENT
CL= CENTERLINE

SUMMARY:

FUTURE LAND USE.....MEDIUM DENSITY RESIDENTIAL SINGLE-FAMILY
TOTAL SINGLE FAMILY LOTS.....55 LOTS
PROJECT AREA.....12.67 ACRES
TOTAL RESIDENTIAL AREA.....12.67 ACRES
RESIDENTIAL R/W.....3.30 ACRES (TRACT A)
TOTAL TRACTS.....5 TRACTS
GROSS DENSITY.....4.34 UNITS / ACRE
ZONING.....PD
ROAD LENGTH.....0.54 MILES
WATER SUPPLY.....CENTRAL
SEWAGE DISPOSAL SYSTEM.....CENTRAL

[illegible]

CONCEPTUAL PLAN
GREENWAY RESERVE
CITY OF OCALA, MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 8/19/2025
DRAWN BY AS
CHKD. BY TB
JOB NO. 23-8340

SHT. 04.01