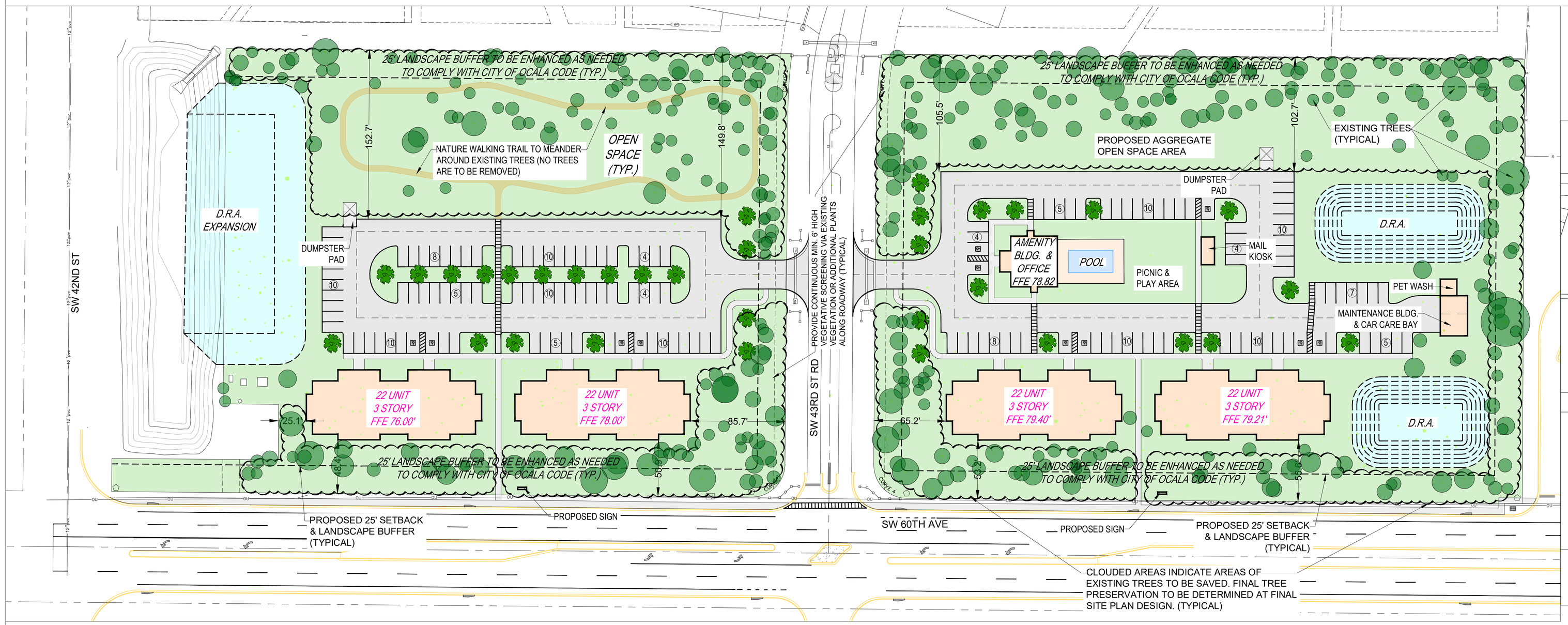
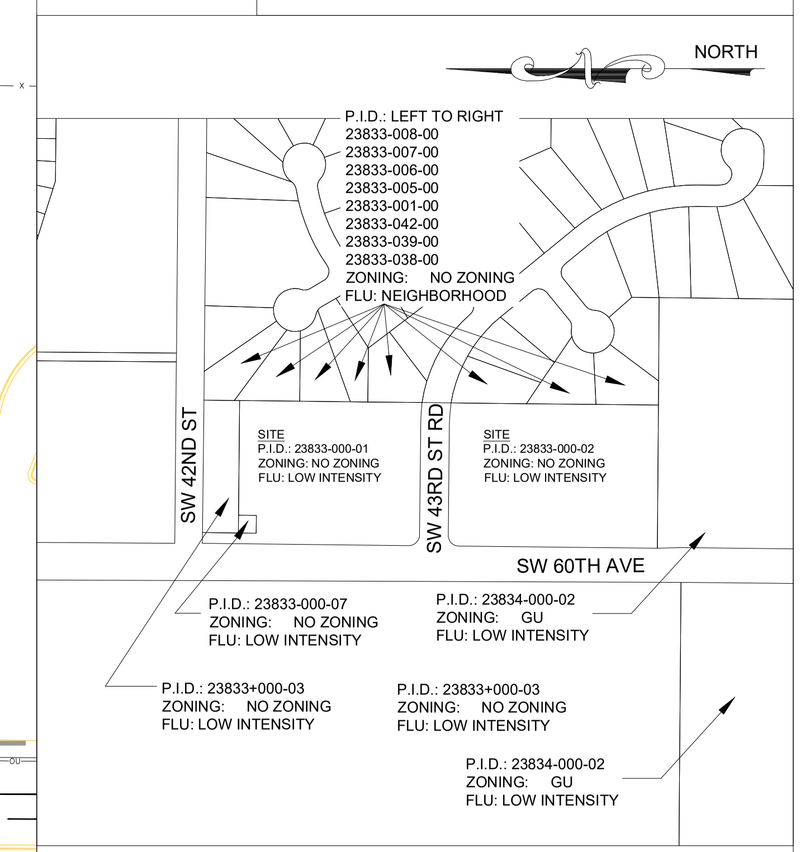
# OCALA LANDINGS APARTMENTS - CONCEPTUAL PD PLAN



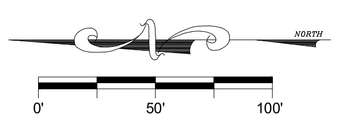




## LOCATION MAP

SCALE 1"=300'

## CONCEPTUAL PD PLAN

SCALE: 1"= 50'




SCALE 1" = 50'

## LEGAL DESCRIPTION:

TRACT "A" AND TRACT "B" OF "HUNT CLUB AT FOX POINT", AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 139 AND 140, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

## OPEN SPACE:

THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 40% OF THE GROSS TOTAL ACREAGE FOR THIS DEVELOPMENT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USEABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD.
OPEN SPACE REQUIRED FOR THIS SITE = 174,615 S.F.
AGGREGATE OPEN SPACE REQUIRED FOR THIS SITE = 17,462 S.F.
BUFFERS ARE TO BE PROVIDED AS SPECIFIED ON THIS PLAN AND/OR AS REQUIRED BY CODE AT TIME OF DEVELOPMENT.

## PARKING CALCULATIONS:

(BASED ON 1.5 PARKING SPACE PER UNIT.)

| | |
|---|---|
| PROPOSED UNITS | = 88 UNITS |
| PARKING REQUIRED | = 88 x 1.5 = 132 SPACES |
| PARKING PROVIDED | = 152 PARKING SPACES (11 HANDICAP + 141 REGULAR) |

## PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A MULTI-FAMILY APARTMENT COMPLEX.

THE TOTAL PROPOSED APARTMENT BUILDINGS FOOTPRINT COVERAGE AREA IS 101,520 S.F. FOR ALL 4 BUILDINGS (SUBJECT TO CHANGE)

THE TOTAL PROPOSED CLUBHOUSE BUILDING FOOTPRINT AREA IS 2,168 S.F. (SUBJECT TO CHANGE)

THE PROPOSED NUMBER AND SIZE OF BUILDINGS WILL DEPEND ON FINAL SITE PLAN DESIGN.

THE APARTMENT BUILDINGS SHALL BE THREE STORY WITH A MAXIMUM HEIGHT OF 50 FEET.

THE PROPOSED FLOOR AREA FOR EACH APARTMENT BUILDING IS 25,380 S.F. WHICH INCLUDES ALL THREE FLOORS.

THE PROPOSED FLOOR AREA RATIO FOR ALL OF THE APARTMENTS IS 0.232 F.A.R.

THE MINIMUM BUILDING SETBACKS SHALL BE 25 FEET ON THE FRONT, REAR, AND SIDE.

THE MAXIMUM ALLOWABLE DENSITY IS 96 APARTMENT UNITS.

THE PROPOSED CONCEPTUAL PLAN SHOWS 88 APARTMENT UNITS.

## SITE IMPERVIOUS & OPEN SPACE COVERAGE:

| | |
|---|---|
| TOTAL SITE AREA | = 436,537 S.F. = 10.02 ACRES |
| PROPOSED APARTMENT BUILDING AREA | = 33,840 S.F. (ROOF AREA OF ALL BUILDINGS) |
| PROPOSED MAINTENANCE BUILDING | = 894 S.F. |
| PROPOSED PET WASH | = 225 S.F. |
| PROPOSED POOL | = 2,400 S.F. |
| PROPOSED MAIL KIOSK | = 300 S.F. |
| PROPOSED DUMPSTER AREA | = 528 S.F. |
| PROPOSED CONCRETE (SIDEWALK/WALKWAYS) | = 8,044 S.F. |
| PROPOSED PAVEMENT (CONCRETE NOT INCLUDED) | = 77,074 S.F. |
| TOTAL PROPOSED IMPERVIOUS AREA | = 123,305 S.F. |
| PROPOSED DRAINAGE RETENTION AREA | = 39,612 S.F. |
| PROPOSED OPEN AREA | = 273,620 S.F (62.68%) |
| REQUIRED INTERIOR LANDSCAPING MINIMUM: | = 7,707 S.F. |
| REQUIRED OPEN SPACE PER CODE (40%): | = 174,615 S.F. |
| REQUIRED AGGREGATE OPEN SPACE PER CODE: (10% OF THE REQUIRED OPEN SPACE) | = 17,462 S.F. |

THE ABOVE AREAS ARE PRELIMINARY AND CONCEPTUAL ONLY, FINAL COVERAGE WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

## DRAINAGE SUMMARY:

THIS DEVELOPMENT SHALL UTILIZE: (1) AN ONSITE PRIVATE DRAINAGE FACILITY ON THE SOUTHEASTERN PORTION OF THE PROPERTY WHICH WILL BE MAINTAINED BY THE OWNER; AND: (2) A DRAINAGE FACILITY ON THE NORTH END OF THE PROPERTY WHICH WILL BE SHARED WITH THE HUNT CLUB AT FOX POINT OWNER'S ASSOCIATION, INC. (THE HOMEOWNERS ASSOCIATION FOR THE ADJACENT RESIDENTIAL SUBDIVISION) AND WHICH WILL BE EXPANDED AS NECESSARY TO ACCOMMODATE THE PROPOSED DEVELOPMENT. STORM WATER SHALL BE ROUTED VIA CURB & INLET SYSTEMS TO THE PROPOSED RETENTION AREAS WHICH WILL ATTENUATE THE 100YR-24HR POST STORM EVENT. ALL FINISHED FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE MAXIMUM STAGE REACHED IN THE PROPOSED DRAINAGE RETENTION AREAS FOR THE 100YR-24HR POST STORM EVENT.

## LANDSCAPE & IRRIGATION:

LANDSCAPING AND IRRIGATION DESIGN WILL ADHERE TO CITY OF OCALA CODE REQUIREMENTS
AND WILL BE DESIGNED AT THE TIME OF FINAL SITE PLAN SUBMITTAL.

## ARCHITECTURAL RESTRICTIONS:

TO BE DETERMINED BASED ON DISCUSSIONS WITH CITY STAFF. CITY STAFF WILL REVIEW ARCHITECTURAL ELEVATIONS AND MAKE RECOMMENDATIONS BASED ON PRELIMINARY PLANS SUBMITTED AND AS STIPULATED IN THE PD STANDARDS BOOK.

## OPERATION & MAINTENANCE:

A LEGALLY FILED MAINTENANCE AGREEMENT SHALL BE FILED WITH THE FINAL PD PLAN. THE OWNER OR THEIR SUCCESSORS OR ASSIGNS WILL MAINTAIN THE PROPOSED IMPROVEMENTS ON THIS SITE.

## PROPOSED DEVELOPMENT SCHEDULE:

THE PROPOSED DEVELOPMENT CONSTRUCTION SCHEDULE IS ANTICIPATED TO BEGIN WITHIN 1 TO 5 YEARS OF THE PROPOSED PD PLAN APPROVAL. THIS TIMELINE IS ONLY AN ESTIMATE AND IS NOT A GUARANTEE. NOR DOES THIS ESTIMATE INCLUDE THE ENTIRE DEVELOPMENT OF THE SITE AS THIS MAY OCCUR IN PHASES BASED ON ECONOMIC CONDITIONS. PHASE 1 OF THE DEVELOPMENT IS ANTICIPATED TO BE COMPLETED WITHIN 2 YEARS OF THE FINAL DEVELOPMENT PLAN APPROVAL. PHASE 2 IS ANTICIPATED TO BE COMPLETED WITHIN 5 YEARS OF THE FINAL DEVELOPMENT PLAN APPROVAL.

## PROPOSED PARK AREAS:

THE PROPOSED PARK AREAS SHOWN ON THIS PLAN WILL PROVIDE A NATURAL SETTING AND PROVIDE NATURAL TREE PRESERVATION WHERE POSSIBLE. THE PARKS WILL INCLUDE A COMBINATION OF BENCHES, PICNIC TABLES, COVERED PICNIC AREA, AND OUTDOOR ACTIVITY AREAS SUCH AS PLAYGROUNDS, BOCCE, HORSE SHOES, OR SIMILAR.

## WATER & SEWER:

CENTRAL WATER & SEWER SERVICES FOR THE PROPOSED BUILDINGS WILL BE AT THE OWNERS EXPENSE. THE OWNER WILL CONNECT TO THE EXISTING CITY OF OCALA CENTRAL WATER & SEWER SYSTEMS.

## ELECTRIC UTILITIES:

ELECTRICAL UTILITIES SHALL BE PROVIDED BY THE EXISTING SECO UTILITIES LOCATED ADJACENT TO THE SITE.

## PUBLIC WORKS:

THIS SITE WILL BE SERVED VIA DUMPSTER PADS/COMPACTOR. A COMMERCIAL IMPACT FEE WILL BE REQUIRED AND DETERMINED AT TIME OF SITE PLAN SUBMITTAL.

## FIRE DEPARTMENT:

BUILDING(S) SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE NOT LESS THAN SIX INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF.

## SITE DATA:

PROJECT NAME: OCALA LANDINGS APARTMENTS CONCEPTUAL PD PLAN
PROJECT LOCATION: SEC 33, TWP. 15S, RGE. 21E
P.I.D.: 23833-000-01 AND 23833-000-02
OWNER: LEE RAY BERGMAN, LLC
ADDRESS: PO BOX 685, DURHAM, NC, 27702
SITE AREA: 10.02 ACRES
ZONING: NO ZONING
PROPOSED ZONING: PD
LAND USE: LOW INTENSITY
CONTACT: LEAH BERGMAN
PHONE: 917-714-9601

## IMPORTANT CONCEPTUAL PD PLAN NOTE:

THIS CONCEPTUAL PD PLAN IS NOT FINAL UNTIL APPROVED BY THE CITY OF OCALA.

ALL PROPOSED BUILDINGS, SIDEWALKS, INTERNAL DRIVEWAYS, LANDSCAPING, AND DRAINAGE RETENTION AREAS ARE SHOWN AS CONCEPTUAL ONLY. FINAL SITE PLAN DESIGN MAY BE DIFFERENT THAN WHAT IS SHOWN. THE OVERALL GENERAL INTENT OF THE PLACEMENT OF THE PROPOSED BUILDINGS, SIDEWALKS, INTERNAL DRIVEWAYS, LANDSCAPING, AND DRAINAGE RETENTION AREAS WILL BE PROVIDED IN THE FUTURE FINAL SITE PLAN. THE PROPOSED PRESERVED BUFFER AREAS MUST BE PROVIDED ON THE FINAL SITE PLAN AND CAN NOT BE ALTERED.

## TRAFFIC STATEMENT:

APARTMENT COMPLEX:
I.T.E. CODE 220 - MULTIFAMILY (LOW-RISE)
TRIPS BASED ON FITTED CURVE EQUATION
96 DWELLING UNITS
DAILY TRIPS = 691 TRIPS
AM TRIPS = 53 TRIPS
PM TRIPS = 62 TRIPS

A TRAFFIC ASSESSMENT HAS BEEN PROVIDED FOR THIS DEVELOPMENT.

ENGINEER'S CERTIFICATION:

DATE:
PAOLO MASTROSERIO, P.E. 58691
MASTROSERIO ENGINEERING, INC. C.A.#26159
170 SE 32ND PLACE
OCALA, FL 34471
352-433-2185

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TRUE AND CORRECT AND TAKE RESPONSIBILITY AS OWNER FOR MY LEGAL OBLIGATIONS CONCERNING THIS SITE.

DATE:
LEAH BERGMAN, MGR
LEE RAY BERGMAN, LLC
PO BOX 685
DURHAM, NC 27702
917-714-9601

| DATE: | REVISION DESCRIPTION: |
|---|---|
| 10/08/2020 | CITY COMMENTS, NEIGHBORHOOD COMMENTS, & DEVELOPER PROPOSAL |

SCALE: 1"=50'


MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERIOENG.COM


DRAWING FILE: MASTER PD PLAN
DATE: 09-29-2023
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM

PROJECT: OCALA LANDINGS APARTMENTS CONCEPTUAL PD PLAN
COUNTY, STATE, SEC/TWN/RGE.: MARION COUNTY, FL, 33/15S/21E

TITLE: CONCEPTUAL PD PLAN

JOB#: 22-26

SHEET 1 OF 1