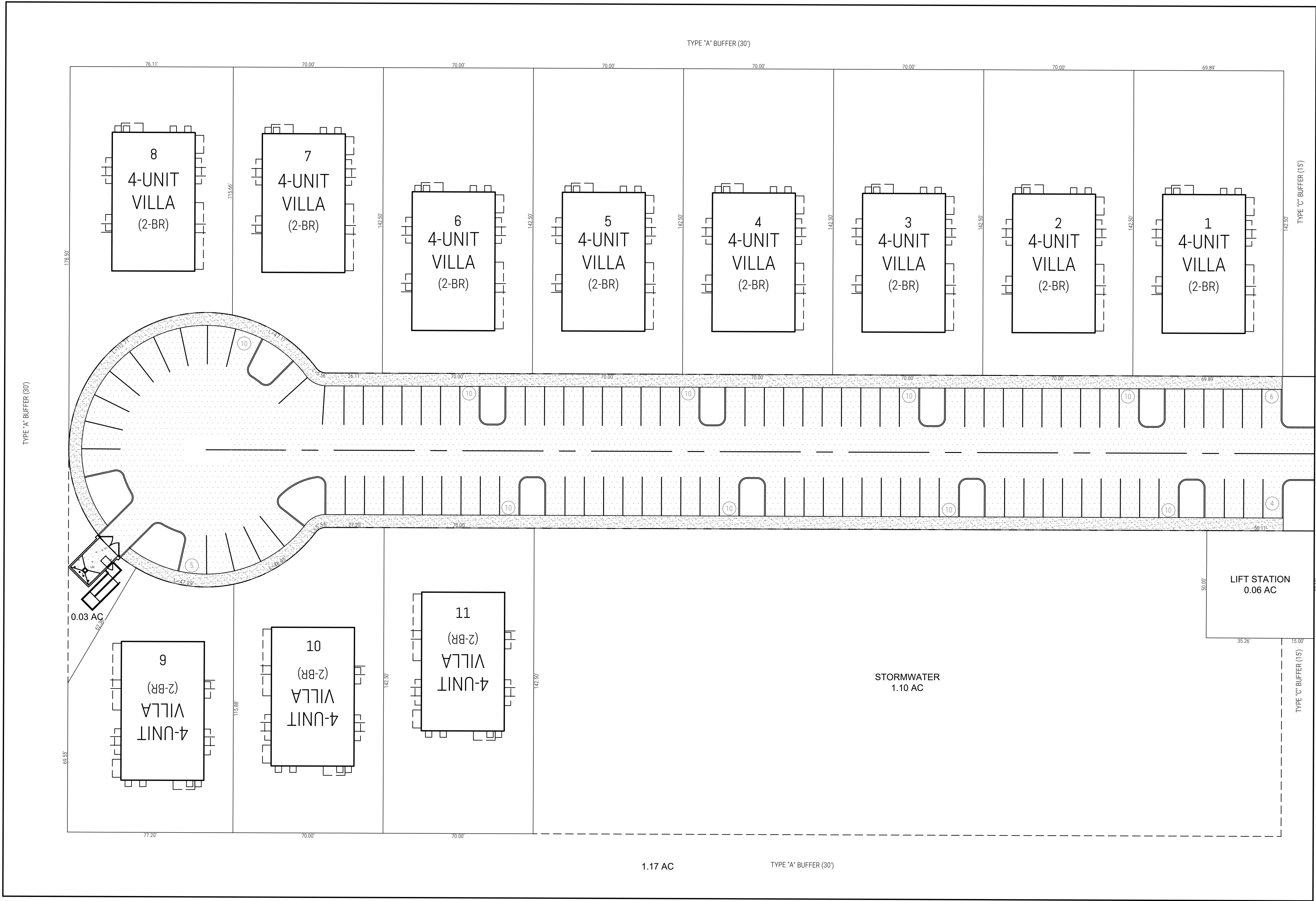


	Land Use	Weekday ADT			Weekday, AM Peak Hour			Weekday, PM Peak Hour		
	Code	Entry	Exit	Total	Entry	Exit	Total	Entry	Exit	Total
Proposed 44 Units	220	146	146	292	7	19	26	18	12	30



PROJECT SUMMARY

THE EXISTING SITE IS VACANT MIXED HARDWOODS WITH GROUND SLOPES RANGING FROM 1.0% TO 12.0%.

THE PROPOSED USE IS MULTI-FAMILY RESIDENTIAL - LOW RISE APARTMENT COMPLEX. STORMWATER MANAGEMENT WILL BE PROVIDED IN ON-SITE DRAINAGE RETENTION AREAS. WATER AND SEWER ARE AVAILABLE ALONG SW 43RD CT THROUGH THE CITY OF OCALA. THE CITY OF OCALA HAS AGREED TO THE USE OF AN ANNEXATION AGREEMENT TO ALLOW CONNECTION TO THE UTILITIES.

PROPOSED CONSTRUCTION SHALL INCLUDE: ROAD CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS TO DISCHARGE TO THE CONSTRUCTED DRA'S. ALL IMPROVEMENTS SPECIFIED ON THE IMPROVEMENT PLANS SHALL BE CONSTRUCTED, AS BUILT, AND SUBMITTED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.

STORMWATER SHALL BE ROUTED VIA CURB & GUTTER SYSTEMS TO THE PROPOSED RETENTION AREAS WHICH WILL CONTAIN THE 100YR-24HR POST STORM EVENT.

ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1.1 FT ABOVE THE 100 YR/24HR DRA ELEVATION.

COMMON AREAS WILL BE CONVEYED TO A PROPERTY OWNER'S ASSOCIATION FOR OPERATION AND MAINTENANCE.

PARCEL NOS.	23813-008-00 & 23813-009-00
PHASES	ONE (1)
SITE AREA (ACRES)	5.8
TOTAL LOTS	11
TOTAL DWELLING UNITS	44 UNITS
DENSITY (UNITS/ACRE)	7.6
100-YR FLOODPLAIN ZONE	X
EXISTING/REQ'D	PROPOSED
HR/PU/D	HR/R-3
LAND USE/ZONING	7,700
MIN. LOT SIZE (SF)	70
MIN. LOT WIDTH (FT)	
LOT COVERAGE	N/A
BUILDING (FAR)	
IMP. SURFACE	
SETBACKS (FEET)	
FRONT	20
SIDE	9
REAR	20
MAX. HEIGHT (FEET)	40
PARKING (SPACES)	88
	105

EXISTING ROADWAYS

NAME	DESIGN SPEED	CLASSIFICATION	STATUS
SW 43 CT	30 MPH	MINOR LOCAL, PAVED	

PROJECT INFORMATION

OWNER
BUSCH, BRADLEY L.
BUSCH, LORI J.
772 SE 36TH LN
OCALA, FL 34471-8705

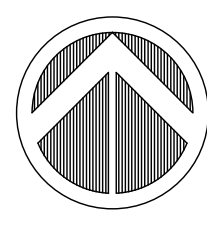
DEVELOPER
DANIEL BLANCHARD
SOUTHERN IMPRESSION DEVELOPMENT LLC
5711 RICHARD ST, STE 4
JACKSONVILLE, FL 32216
(904) 237-7781

ENGINEER
GERALD (JERRY) PIONESSA, JR., PE
JMJ GROUP, LLC
611 S. HANSELL ST
P.O. BOX 1203
THOMASVILLE, GA 31799
(229) 516-0977



ENGINEERING | CONSULTING | PLANNING

5711 RICHARD ST, STE 4, JACKSONVILLE, FL 32216
WWW.JMJGROUP.NET | (229) 516-0977



0 1" 2"
SCALE 1" = 30'

PRELIMINARY
NOT FOR
CONSTRUCTION



PROJECT
**SADDLEWOOD
OAKS**
MARION COUNTY, FL
SEC. 27, TWP 15 RGE 21

REZONING
APPLICATION, 6-28-22

REVISIONS		
REV.	DATE	DESCRIPTION

SHEET TITLE
CONCEPT PLAN

DRAWN BY AMH
CHECKED BY GJP
JOB NO. 01282
SHEET NUMBER