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© 2022 KIMLEY-HORN AND ASSOCIATES, INC.  
101 EAST SILVER SPRINGS BLVD, SUITE 400, OCALA, FL 34470  
PHONE: 352-438-3000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

JAMESON A. FREDERICK, P.E.

81405

DATE: \_\_\_\_\_

CIRCLE FORE AT  
SW 48TH AVE.

PREPARED FOR

CIRCLE FORE  
CORPORATION

CITY OF OCALA  
FLORIDA

SHEET NUMBER  
**CS01**



**ZONING:**  
VARIES: OP, B2, & R-3 (ORDINANCE 2021-62, ADOPTED 07/20/2021)

LAND USE:  
LOW INTENSITY

ABUTTING ZONING:

**ABUTTING ZONING:**  
NORTH= PUD  
EAST= SW 48TH AVENUE/COMMUNITY BUSINESS  
WEST= SW 51ST TERRACE  
SOUTH= SW 52ND STREET

**BUFFERS:**  
 ALONG SW 51ST TERRACE, SW 52ND STREET, AND SW 48TH AVENUE: 10'  
 INTERNAL LOT LINES: OFFICE PARK (OP): 0'  
 MULTI-FAMILY RESIDENTIAL (R-3): 10'  
 BUSINESS (B2): 10'

WATER:  
POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA UTILITIES. UTILITY EXTENSION WILL BE BY CONTRACTOR.

**SEWER:**  
WASTEWATER WILL BE PROVIDED BY CITY OF OCALA UTILITIES. UTILITY EXTENSION WILL BE BY CONTRACTOR.

**EASEMENTS:**  
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION:  
THE PROPOSED DEVELOPMENT AND ITS ORIENTATION TO EXISTING TREES IS SHOWN ON THESE PLANS.

**FEMA DESIGNATION:**  
THIS SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA (SFHA) IDENTIFIED BY FEMA. THE PROPERTY LIES WITHIN FLOOD ZONE "X", AN AREA OF MINIMAL FLOODING ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 1208300514E, EFFECTIVE DATE APRIL 19, 2017.

DRAINAGE SUMMARY:  
THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO STORE THE POST-CONSTRUCTION RUNOFF FOR THE 100-YR, 24-HR. STORM EVENT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER(S).

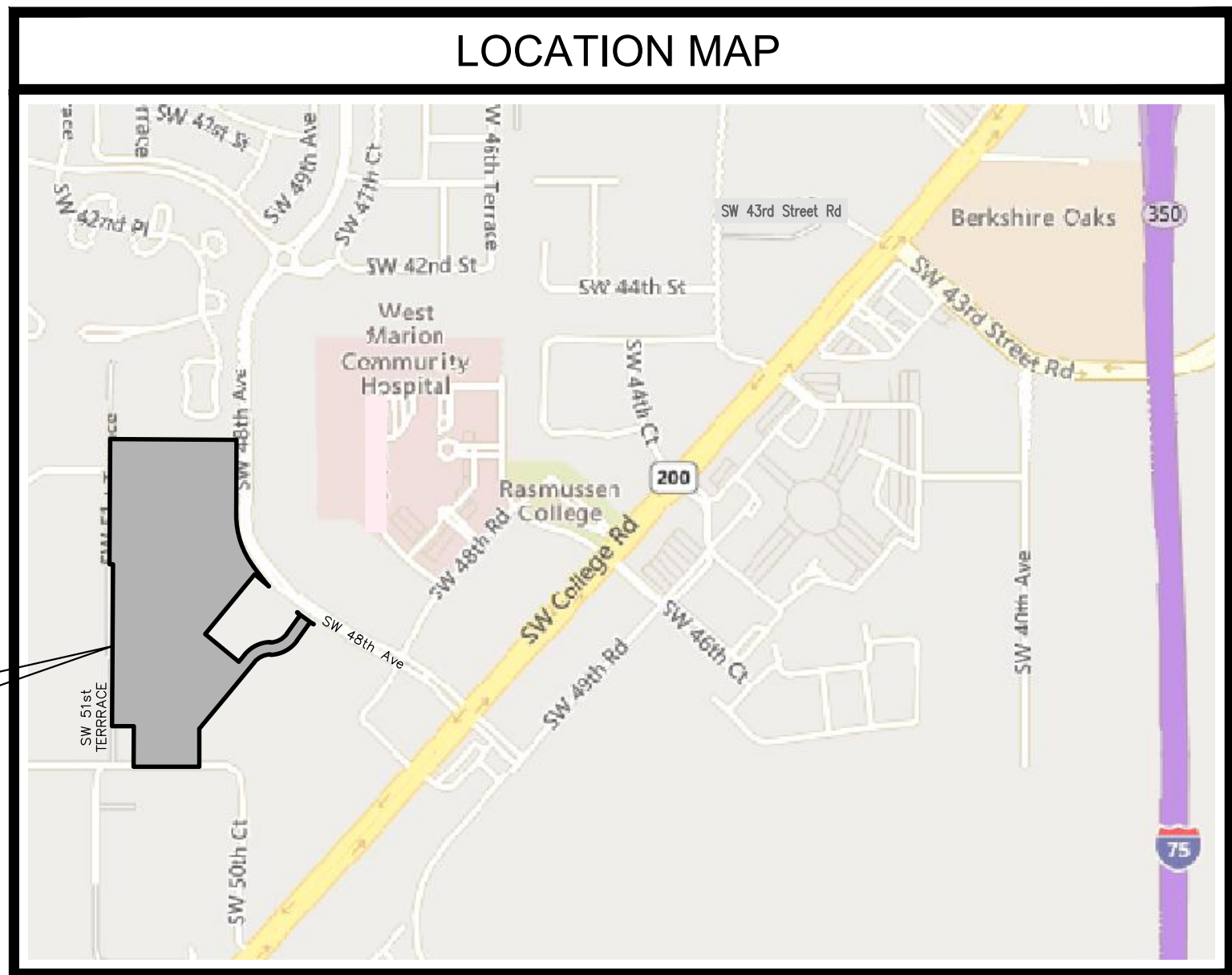
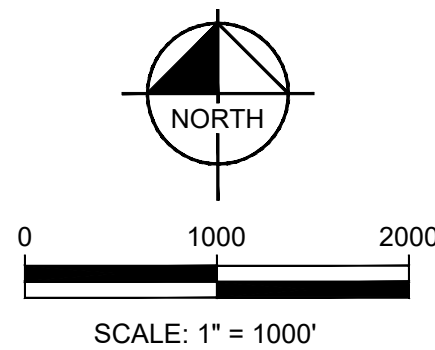
TOPOGRAPHIC INFORMATION PROVIDED BY: JCH CONSULTING GROUP, INC., SURVEY DATED APRIL 27, 2021.

BASIS OF BEARINGS:  
BEARINGS ARE ASSUMED 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.

TRAFFIC STUDY:  
CITY ORDINANCE 2021-30 SUGGESTS NO TRAFFIC ANALYSIS IS REQUIRED FOR RETAIL/OFFICE USES WITH UP TO A 0.75 FLOOR AREA RATIO OR RESIDENTIAL DEVELOPMENTS OF UP TO 18 UNITS PER ACRE, SUBJECT TO A MAXIMUM DEVELOPED SQUARE FOOTAGE FOR THE ORDINANCE LIMITS.

**MAINTENANCE:**

THE PROPERTY OWNER(S) SHALL PROVIDE PERPETUAL MAINTENANCE FOR DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT, AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES.



<u>ELECTRIC</u>	<u>TELEPHONE</u>	<u>GAS</u>	<u>CABLE TV</u>
SUMTER ELECTRIC	CENTURY LINK	TECO PEOPLES GAS	COX COMMUNICA
COOPERATIVE, INC. (SECO)	KURT JUDD	LONDON MEAHL	CRAIG SANDERS
DIANE KWONG	(352) 401-6555	(904)-443-7308	(352)-873-5631

**WATER & SEWER**  
**CITY OF OCALA**  
**SEAN LANIER**  
**(352) 351-6775**

OWNER/APPLICANT:  
CIRCLE FORE CORPORATION  
943 E. FORT KING STREET  
OCALA, FL 34471

SURVEYOR:  
JCH CONSULTING GROUP, INC  
426 SW 15TH STREET  
(352) 405-1482

CIVIL ENGINEERING CONSULTANT:  
KIMLEY-HORN AND ASSOCIATES, INC.  
101 E. SILVER SPRINGS BLVD, SUITE 400  
OCALA, FLORIDA 34470  
(352) 438-3000

**CIVIL ENGINEERING CONSULTANT:**  
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CS01 - COVER SHEET  
CS02 - SUBDIVISION PLAN

S001 - SURVEY  
S002 - SURVEY

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINS AT THE SOUTHEAST CORNER OF WYNCHASE TOWNHOMES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGES 142 THROUGH 149, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG WESTERLY 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 128.18 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 37°39'22", A CHORD BEARING AND DISTANCE OF S.18°34'50"E, 355.00 FEET; (2) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 361.47 FEET TO THE END OF SAID CURVE; (3) THENCE S.37°39'22"E, 155.50 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET, A CENTRAL ANGLE OF 37°39'22", A CHORD BEARING AND DISTANCE OF N.35°44'55"E, 355.00 FEET; (4) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 53.38 FEET TO THE END OF SAID CURVE; (5) THENCE DEPARTING SAID RIGHT OF WAY LINE ALONG THE NORTHERLY, WESTERLY, SOUTHERLY, AND EASTERLY RIGHT OF WAY LINES OF LANDS DEPOSED BY RECORDS 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437



