

AMENITIES LEGEND

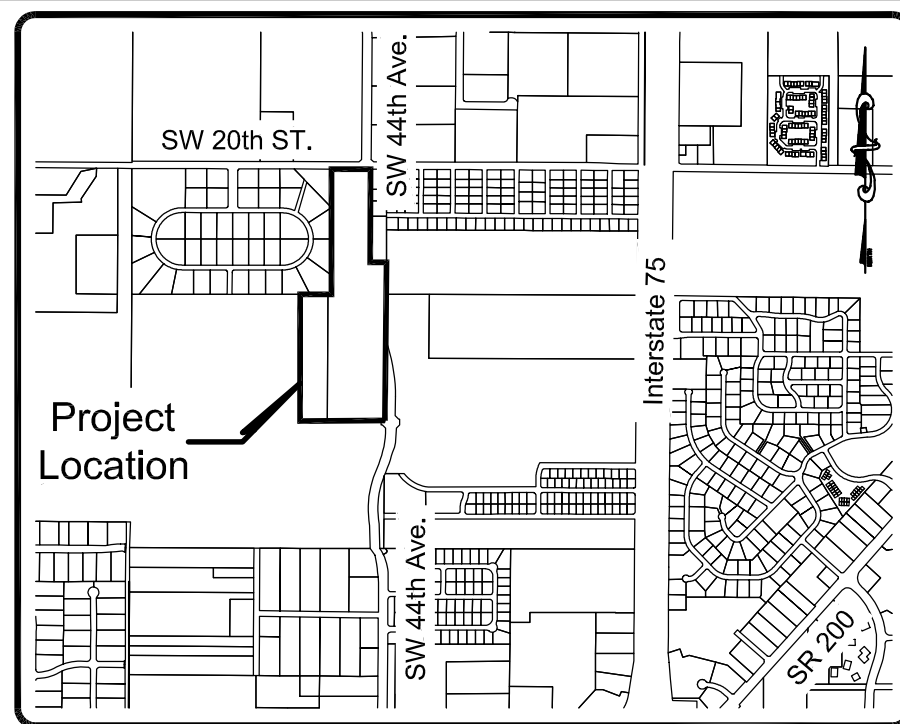
1	ROUNDAABOUT w/ TREE	8	RESIDENTIAL TOWNHOUSES
2	PEDESTRIAN / BIKE TRAILS	9	CHIPPING / PUTTING GREEN
3	COURTYARD	10	LEASABLE GARDEN SPACE
4	POOL w/ DECK	11	OPEN AIR PAVILION
5	GRILLING AREA	12	LEASABLE AMPHITHEATER
6	POND WATER FEATURE	13	LEASABLE EVENT LAWN
7	OPEN AIR PAVILION w/ DOCK	14	POND w/ DOCK

PHASING	DEVELOPMENT	AMENITIES
PHASE 1	110 UNITS, PARKING DECK & AMENITIES 15 RESIDENTIAL TOWNHOUSES & PARKING	1, 2, 4, 5, 6, 8, 9, 14
PHASE 2	30 UNITS OVER 12,500 SF RETAIL 25,000 SF OFFICE SPACE OVER 25,000 SF RETAIL	
PHASE 3	250 UNITS & PARKING DECK	3, 4, 6, 7, 10, 11, 12, 13
PHASE 4	30 UNITS OVER 12,500 SF RETAIL 25,000 SF OFFICE SPACE OVER 25,000 SF RETAIL	
PHASE 5	250 UNITS & PARKING DECK	3, 4
PHASE 6	12,000 SF RETAIL / OFFICE	

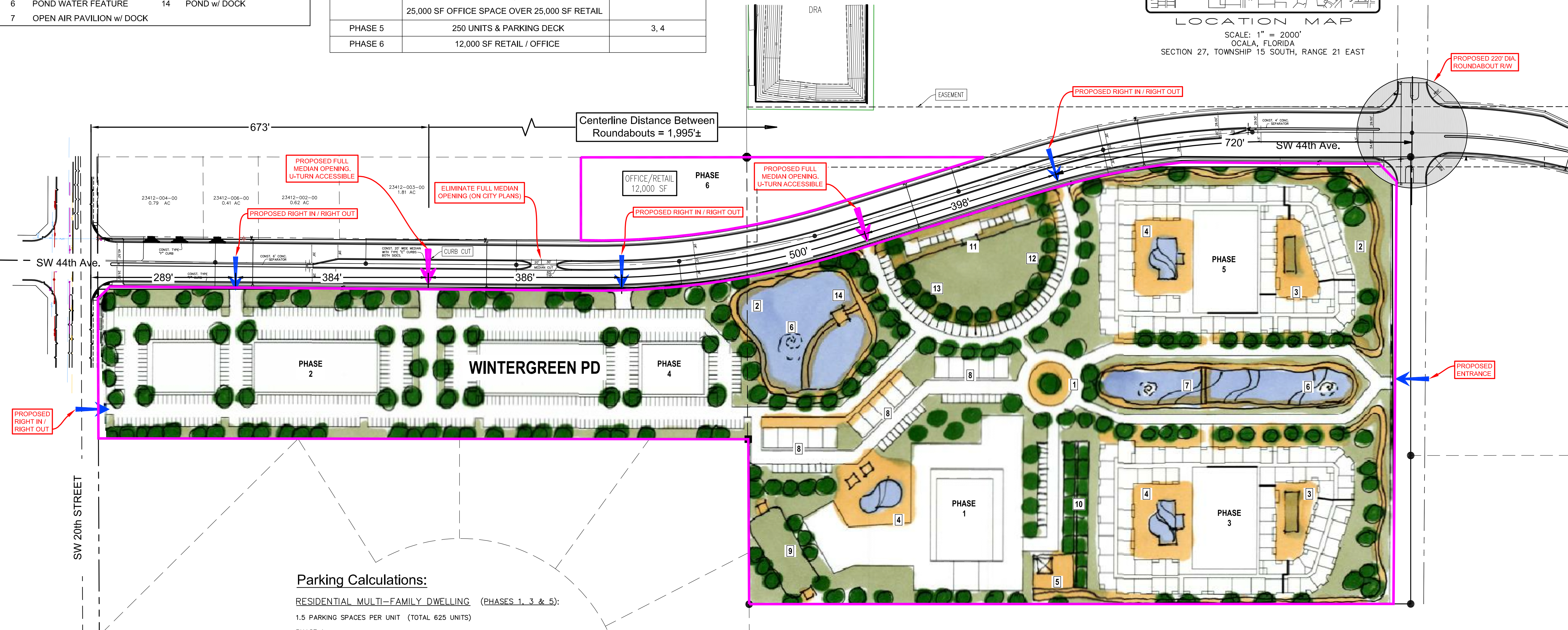
WINTERGREEN PD PLAN

OCALA, FLORIDA

PARCELS 23812-000-00
23320-005-25



CITY OF OCALA PROJECT
PERMIT # PUD17-0003



Parking Calculations:

RESIDENTIAL MULTI-FAMILY DWELLING (PHASES 1, 3 & 5):

1.5 PARKING SPACES PER UNIT (TOTAL 625 UNITS)

PHASE 1:
(1) 4 STORY BUILDING (110 UNITS) = 110 UNITS = 1.5 X 110 = 165 SPACES
15 RESIDENTIAL TOWNHOUSES = 15 UNITS = 1.5 X 15 = 23 SPACES

PHASE 3:
(1) 4 STORY BUILDINGS (250 UNITS EA.) = 250 UNITS = 1.5 X 250 = 375 SPACES

PHASE 5:
(1) 4 STORY BUILDINGS (250 UNITS EA.) = 250 UNITS = 1.5 X 250 = 375 SPACES

SPACES REQUIRED: 938

SPACES PROVIDED: (2) 4 STORY PARKING DECKS @ 400 SPACES EA. = 800 SPACES
(1) 4 STORY PARKING DECK @ 200 SPACES EA. = 200 SPACES

TOTAL SPACES PROVIDED = 1,000

1,000/625 = 1.6 SPACES PER UNIT

REQUIRED HANDICAPPED PARKING - 2% OF TOTAL - .02 X 1,000 = 20

RESIDENTIAL / OFFICE OVER RETAIL (PHASE 2 & 4 ONLY):

RETAIL: 1 PARKING SPACE FOR EVERY 300 SQUARE FEET OF FLOOR AREA

RETAIL: 75,000 SF = 75,000/300 = 250 SPACES
RETAIL PARKING PROVIDED = 250 SPACES
OFFICE PARKING PROVIDED = 50,000/300 = 167 SPACES

RESIDENTIAL OVER RETAIL - (2) 4 STORY BLDGS @ 30 UNITS PER BLDG. = 60 UNITS

RESIDENTIAL PARKING REQUIRED/PROVIDED 60 UNITS X 1.5 = 90 SPACES

TOTAL PARKING REQUIRED = 250 + 167 + 90 = 507

REQUIRED HANDICAPPED PARKING - 1 SPACE FOR EVERY 25 SPACES = 507/25 = 21 SPACES

NOTE: RESIDENTIAL OVER RETAIL MAY REQUIRE DECK PARKING TO MEET PARKING REQUIREMENTS.

Traffic Impact Statement:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE TRIP GENERATION, 7th EDITION.

RESIDENTIAL:

ITE LAND USE CODE = 223, MID-RISE RESIDENTIAL CONDOMINIUM/TOWNHOUSE.

DWELLING UNITS = 685

A.M. PEAK HOUR OF GENERATOR
TRIP GENERATION A.M. = 0.30 (AVERAGE RATE) X 685 = 205.5 TRIPS
TRIP DISTRIBUTION = 31% ENTERING = 205.5 X 0.31 = 63.71 TRIPS
69% EXITING = 205.5 X 0.69 = 141.8 TRIPS

P.M. PEAK HOUR OF GENERATOR
TRIP GENERATION P.M. = 0.39 (AVERAGE RATE) X 685 = 267 TRIPS
TRIP DISTRIBUTION = 58% ENTERING = 267 X 0.58 = 155 TRIPS
42% EXITING = 267 X 0.42 = 112 TRIPS

COMMERCIAL:

PEAK HOUR CALCULATION (WEEKDAY PM PEAK):

SPECIALTY RETAIL (826): 2.71 PER 1,000 SF 2.71 X 75 = 203

TRIP DISTRIBUTION = 44% ENTERING = 0.44 X 203 = 89 TRIPS
56% EXITING = 0.56 X 203 = 114 TRIPS

OFFICE (710): 1.49 PER 1,000 SF 1.49 X 50 = 75

TRIP DISTRIBUTION = 50% ENTERING = 0.50 X 75 = 37.5 TRIPS
50% EXITING = 0.50 X 75 = 37.5 TRIPS

Notes:

1. LAND USE DESIGNATION = MEDIUM INTENSITY/SPECIAL DISTRICT
ALLOWABLE DENSITY = 30 UNITS/ACRE
PROPOSED DENSITY:
PHASES 1, 3 & 5 = 625 UNITS/23.9 AC = 26.15 UNITS PER ACRE
PHASES 2 & 4 RES. = 60/8.9 AC = 6.7 UNITS PER ACRE
OFFICE = 50,000SF/8.9 = 5,618 SF/ACRE
COMM. = 75,000SF/8.9 = 8,427 SF/ACRE
PHASE 6 COMM. = 12,000/1.98 = 6,061 SF/ACRE

2. TOTAL SITE AREA = 40.07 ACRES
R/W (SW 44th AVE.) AREA = 4.63 ACRES
R/W (FUTURE ROAD) AREA = 0.66 ACRES
RETAIL/OFFICE = 1.98 ACRES
RESIDENTIAL / OFFICE / RETAIL = 8.94 ACRES
RESIDENTIAL = 23.86 ACRES

(2) - 4 STORY BUILDINGS @ 250 UNITS PER BLDG. = 500 UNITS
(1) - 4 STORY BUILDING @ 110 UNITS PER BLDG. = 110 UNITS
15 RESIDENTIAL TOWNHOUSES = 15 UNITS
60 RESIDENTIAL UNITS OVER RETAIL = 60 UNITS

685 UNITS

3. A PD DEVELOPER'S AGREEMENT PURSUANT TO SECTION 122.944(d) SHALL BE PROVIDED AT FINAL PLAN SUBMITTAL.

4. A TITLE OPINION SHALL BE REQUIRED BY THE TIME THE FINAL DEVELOPMENT PLAN AND THE FINAL DEVELOPER'S AGREEMENT ARE SUBMITTED.

5. LOADING AREAS AND DUMPSTER PADS TO BE SCREENED PER CITY CODE.

6. ALL UTILITIES SHALL BE UNDERGROUND (122-942).

7. ACCESS SHALL BE PROVIDED TO ALL USERS (122-942).

8. IF SEPARATE TRACTS ARE SOLD, TRACTS MUST MEET PLATTING REQUIREMENTS OF CHAPTER 114 (122-942).

9. A UNIFIED SIGNAGE PLAN MUST BE ADDRESSED WITH SUBMITTAL OF THE FIRST FINAL PD PLAN.

10. AN ARBORIST OR EQUIVALENT HORTICULTURAL PROFESSIONAL SHALL EVALUATE THE TREES ON SITE, PROVIDE NECESSARY TREE PRESERVATION REQUIREMENTS TO BE PROVIDED AND IS INVOLVED IN THE SITE CLEARING PROCESS TO ASSURE THE HEALTHY SURVIVAL OF ALL TREES SHOWN ON THE SITE TO BE SAVED.

11. A LANDSCAPE ARCHITECT OR EQUIVALENT HORTICULTURAL PROFESSIONAL SHALL DESIGN THE LANDSCAPE PLAN AND MANAGE THE ON SITE TREE PLANTING.

12. A LEGALLY CONSTITUTED MAINTENANCE AGREEMENT SHALL BE PROVIDED AT FINAL PLAN PURSUANT TO 122-944(C).

13. PROJECT SHALL BE UNDER UNIFIED CONTROL OF COUNTRY GREEN, LLP.

14. SEE LEGEND FOR AMENITIES.

Open Space - PD:

122-942 (a)(4) OPEN SPACE. OPEN SPACE REQUIREMENTS FOR A PD ARE AS FOLLOWS:

a. OPEN SPACE SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS SUCH AS COURTYARDS, STREETSAPES/SIDEWALKS, PLAYGROUNDS, GOLF COURSES, WATERWAYS, LANDSCAPED YARDS AND PATIOS, LAGOONS, FLOODPLAINS, NATURE TRAILS, ROOF AREAS, AND OTHER SIMILAR OPEN SPACES. WATER RETENTION AREAS THAT ARE DESIGNED AS AESTHETIC LAKES OR PONDS FOR PASSIVE OR ACTIVE RECREATIONAL USE MAY ALSO BE COUNTED AS OPEN SPACE, AS LONG AS THESE AREAS ARE DESIGNED TO RETAIN A MINIMUM OF THREE FEET OF WATER AT ALL TIMES.

b. FENCED WATER RETENTION AREAS, OPEN WATER AREAS BEYOND THE PERIMETER OF THE SITE, PAVED PORTIONS OF STREET RIGHT-OF-WAY, DRIVEWAYS, OFF-STREET PARKING AREAS AND OFF-STREET LOADING AREAS SHALL NOT BE COUNTED IN DETERMINING OPEN SPACE. SIDE YARDS LESS THAN SIX FEET WIDE SHALL NOT BE COUNTED AS OPEN SPACE.

c. OPEN SPACE SHALL BE CLUSTERED INTO LARGER TRACTS/AREAS. BUILDINGS AND STRUCTURES SHOULD BE CLUSTERED SO THAT THE OPEN SPACE IS USABLE TO THE OCCUPANTS/RESIDENTS RATHER THAN MERELY PROVIDING MINIMAL SETBACKS OR SPACING BETWEEN BUILDINGS OR STRUCTURES. ZERO LOT LINE AND CLUSTERED DESIGN IS ENCOURAGED. FRONT, SIDE AND REAR YARDS IN SINGLE-FAMILY RESIDENTIAL AREAS SHALL NOT BE COUNTED AS AGGREGATE OPEN SPACE.

d. THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25 PERCENT OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT IN ANY PD PROJECT. AT LEAST TEN PERCENT OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE 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.

e. TREES SHOWN AS CONCEPTUAL ONLY. FINAL LANDSCAPE PLAN WILL DETERMINE ACTUAL TREE LOCATIONS.

Project Name: Wintergreen PD - Conceptual

Conceptual Plan

Revisions to Plan Set

THIS DATE INDICATES THE LATEST DATE AT WHICH ANY PART OF THIS PLAN SET WAS REVISED.

Sheet No.

1 of 1



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Drawn: JWS
Checked: MWR
File: WC Concept w-Roundabout.dwg

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By:

Date:

11-17-17

11-30-17

11-11-18

11-23-18

Scale: 1" = 100'

Project: 2017-30

Date: 07-07-17

WC Concept w-Roundabout.dwg

File:

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