

PINE OAKS PRESERVE
CONCEPTUAL SUBDIVISION PLAN
OCALA, FLORIDA

General Notes:

- PROPOSED DENSITY = 88/16.63 = 5.29 UNITS/ACRE, WHICH INCLUDES INCENTIVES (PER APPROVED PD PLAN).
- THE SPECIFIC USE TO BE PERMITTED ON THE PROPERTY IS SINGLE-FAMILY RESIDENCES.
- TYPICAL PRICE RANGE FOR NEW HOMES IS \$300-350,000
- BUILDING HEIGHT SHALL NOT EXCEED THREE (3) STORIES OR 50'.
- CONSTRUCTION IS PROPOSED IN A SINGLE PHASE.
- FIRE HYDRANTS ARE REQUIRED WITHIN 500 FEET OF THE EXTERIOR REMOTE PORTION OF ANY PROPOSED BUILDING. STANDPIPES SHALL BE WITHIN 100'. CLEARANCES SHALL BE MAINTAINED OF SEVEN AND ONE HALF FEET (7'6") IN FRONT OF AND TO THE SIDES OF EVERY FIRE HYDRANT, WITH FOUR FEET (4') CLEARANCE TO THE REAR OF THE HYDRANT.
- SIDEWALKS WITHIN THE DEVELOPMENT SHALL BE PUBLIC.
- ROAD RIGHT OF WAY AS SHOWN ON THE PLAT OF MUNDEN'S SUBDIVISION RECORDED IN PLAT BLOCK A, PAGE 76 AND LYING WITHIN THE BOUNDS OF THIS PROPERTY WERE ABROGATED PER RESOLUTION 72-10 RECORDED IN OFFICIAL RECORDS BOOK 504, PAGE 784 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. BASED ON THE AMBIGUITIES OF SAID RESOLUTION IT IS UNCLEAR IF THE ROAD NORTH OF SUBJECT PROPERTY WAS ABROGATED OR WAS LEFT OPEN IN THE RESOLUTION.

Statement of Unified Control:

THE APPLICANT IS IN THE COMPLETE, UNIFIED AND OTHERWISE-UNENCUMBERED CONTROL OF THE ENTIRE AREA OF THE PROPOSED PLANNED DEVELOPMENT. AS APPLICABLE APPLICANT WILL PROVIDE THE CITY ALL NECESSARY DOCUMENTS AND INFORMATION THAT MAY BE REQUIRED BY THE CITY ATTORNEY TO ASSURE THE CITY THAT THE DEVELOPMENT PROJECT MAY BE LAWFULLY COMPLETED ACCORDING TO THE PLANS SOUGHT TO BE APPROVED.

Public Facilities:

ROADS, DRAINAGE, POTABLE WATER, SANITARY SEWER, ELECTRICAL AND SOLID WASTE COLLECTION SERVICES ARE PUBLIC FOR THE DEVELOPMENT AND WILL BE PROVIDED BY THE CITY OF OCALA. A SMALL PLAYGROUND WITHIN THE DEVELOPMENT WILL BE DEDICATED TO THE CITY FOR PUBLIC USE.

Traffic:

THE PROPOSED DEVELOPMENT WILL CONSIST OF 88 SINGLE-FAMILY HOMES.

ACCESS TO THE PROPERTY WILL BE OFF OF N.W. 14TH STREET. PROPOSED 50' RIGHT-OF-WAY INTERIOR ROADS INCLUDING TWO ACCESS LOCATIONS TO 14TH STREET ARE SHOWN ON THE PLAN.

TRAFFIC GENERATION RATES ARE BASED ON THE ITE TRIP GENERATION REPORT 11th EDITION.

SINGLE FAMILY DETACHED HOUSING (ITE CODE:210)

88 HOMES X 9.43 = 830 TOTAL DAILY TRIPS
88 HOMES X 0.75 = 66 AM PEAK HOUR TRIPS
88 HOMES X 0.99 = 87 PM PEAK HOUR TRIPS

Water / Sewer Notes:

SEWER NOTES:

- GRAVITY SEWER SHALL BE DESIGNED TO CONNECT TO EXISTING MUNICIPAL SEWER.
- ALL WATER AND SEWER CONSTRUCTION WILL BE IN ACCORDANCE WITH THE CITY OF OCALA WATER AND SEWER CONSTRUCTION MANUAL, VOL III, LATEST EDITION.

WATER NOTES:

- POTABLE WATER MAINS SHALL BE DESIGNED TO CONNECT TO THE EXISTING MUNICIPAL WATER SUPPLY.
- DEVELOPER WILL INSTALL ALL WATER SERVICES TO EACH BUILDING. THE CITY OF OCALA WILL INSTALL WATER METERS ONCE APPLICABLE FEES ARE PAID.
- DEVELOPER TO SUBMIT VALVE TIE SHEETS AFTER CONSTRUCTION.

AS-BUILTS, MEETING THE CITY OF OCALA WATER & SEWER CONSTRUCTION MANUAL REQUIREMENTS ARE TO BE SUPPLIED TO THE CITY PRIOR TO ISSUANCE OF THE C.O. (WSCM 485.2.5.8/495.2.8.5)

Underground Electric:

ALL ELECTRIC WILL BE UNDERGROUND. UNDERGROUND ELECTRIC PLANS TO BE COORDINATED WITH OCALA UTILITY SERVICE AT TIME OF SUBDIVISION IMPROVEMENT PLANS.

Solid Waste:

A RESIDENTIAL SOLID WASTE IMPACT FEE, AS ESTABLISHED BY THE CITY COUNCIL, IS DUE AND PAYABLE FOR EACH BUILDABLE LOT AT THE TIME OF FINAL PLAT.

Drainage Narrative:

THE PROPOSED 16.63 ACRE PINE OAKS PRESERVE PROJECT WILL INCLUDE 88 SINGLE FAMILY HOMES SERVICED BY AN APPROXIMATE 2,975 LINEAR FEET (0.56 MILES) MIAMI TYPE CURB AND GUTTER ROADWAY. CAPACITY EXISTS IN THE ADJACENT MUNICIPAL DRA'S, AND WILL BE PURCHASED AS ALLOWED FOR IN THE CITY OF OCALA CODE.

STORMWATER RUNOFF FROM THIS PROJECT WILL BE COLLECTED THROUGH A SERIES OF INLETS AND PIPES WHICH DISCHARGE INTO EXISTING CITY OF OCALA DRAINAGE RETENTION AREAS (DRA) FOR WATER QUALITY AND/OR WATER QUANTITY ATTENUATION AS REQUIRED BY THE CITY OF OCALA AND SAINT JOHNS RIVER WATER MANAGEMENT DISTRICT.

STORMWATER DESIGN WILL BE PERMITTED THROUGH CITY OF OCALA AND SJRWMD.

THE MAJORITY OF THE SITE IS LOCATED IN FIRM ZONE "X" (NOT IN THE FLOOD ZONE) PER FEMA. TWO (2) AREAS ARE LOCATED IN ZONE "A" & "AE" AS SHOWN ON THE SURVEY.

Construction Timeline:

ESTIMATED CONSTRUCTION TO BEGIN FEBRUARY 2025 AND FINISH IN AUGUST 2025.

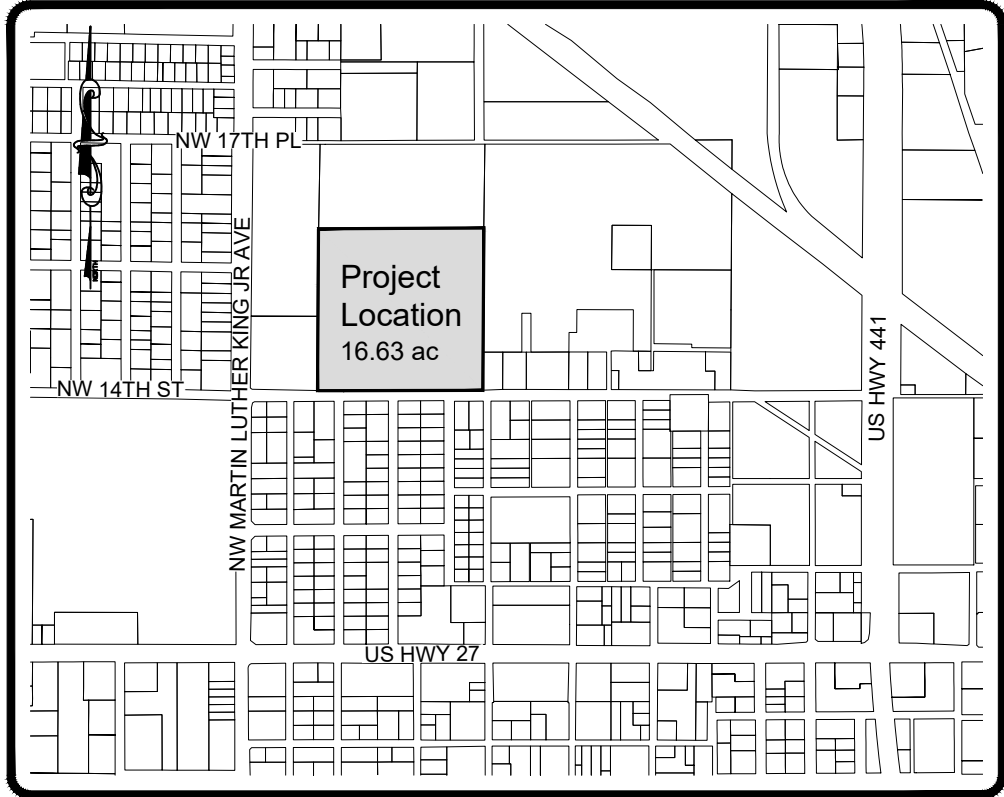
Existing Conditions:

THE SITE IS SITUATED ON A WOODED LOT SURROUNDED BY THE EXISTING CITY OF OCALA RETENTION AREAS AND NEIGHBORHOODS WHICH CONSISTS OF SINGLE FAMILY & GOVERNMENT USES. MATURE EXISTS EXIST WITHIN THE SITE AND WILL BE PRESERVED AS PART OF THE PROJECTS NATURAL OPEN SPACE. DRAINAGE AND STORMWATER CONTROLS WILL BE PROVIDED TO MEET SJRWMD AND CITY OF OCALA STANDARDS.

Description:

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 7783, PAGE 1264 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BLOCKS 6, 7, 14 AND 15; LOTS 2 AND 3, OR WEST 1/2 OF BLOCK 8; AND LOTS 2 AND 3, OR WEST 1/2 OF BLOCK 13, MUNDEN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 76, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.



LOCATION MAP

SCALE: 1" = 1000'
OCALA, FLORIDA
SECTION 07, TOWNSHIP 15 SOUTH, RANGE 22 EAST

CITY OF OCALA PROJECT
PROJECT # SUB24-45758

Site Information:

PROJECT NAME: PINE OAKS PRESERVE
PROJECT LOCATION: 1300 BLOCK OF NW 14TH STREET
OWNER: SMART FILL INVESTMENTS, LLC
4810 49TH AVE N
ST. PETERSBURG FL 33714
CONTACT: MIKE UNG
TELEPHONE: (813) 830-8388
TOTAL SITE AREA: 724,428 SF (16.63 AC)
EXISTING ZONING: PD
LOT SETBACKS: PROPOSED FOR PD
FRONT = 20' FROM LOT BOUNDARY
REAR = 20' FROM LOT BOUNDARY
SIDES = 5' FROM LOT BOUNDARY
PROPOSED UNITS: 88 SINGLE FAMILY UNITS
PROPOSED DENSITY: 88 UNITS/16.63 ACRES = 5.29 UNITS PER ACRE
LAND USE: NEIGHBORHOOD
PARCEL NUMBER: 25773-000-00
LENGTH OF ROADS: 2975 LF. (0.56 MILES)

Sheet Index:

- C001 COVER SHEET
 - C002 SITE LAYOUT
 - C003 LOT DIMENSIONS
 - C004 DRAINAGE PLAN
 - C005 UTILITIES PLAN
 - C006 OPEN SPACE CALCULATIONS
 - C007 LANDSCAPE & TREE PLAN
 - C008 TREE TABLE
- S001 BOUNDARY & TREE SURVEY (BARRINEAU)

DESIGN PROFESSIONALS			
DESIGN SUBJECT	COMPANY	CONTACT PERSON	PHONE NUMBER
ENGINEER	RADCLIFFE ENGINEERING	MICHAEL W. RADCLIFFE, P.E.	(352) 629-5500
SURVEYOR	R.M BARRINEAU + ASSOC.	TRAVIS BARRINEAU	(352) 622-3133
DEVELOPER	SMART FILL INVESTMENTS	MIKE UNG	(813) 830-8388

Revisions	
Date	By
10-3-24	BIL
12-12-24	CAG
REV. PER CITY COMMENTS	
REVISIONS PER CITY COMMENTS	

Scale:	N/A
Project:	2023-12
Drawn:	BIL
Checked:	MWR
File:	Conceptual Subdivision Plan.dwg

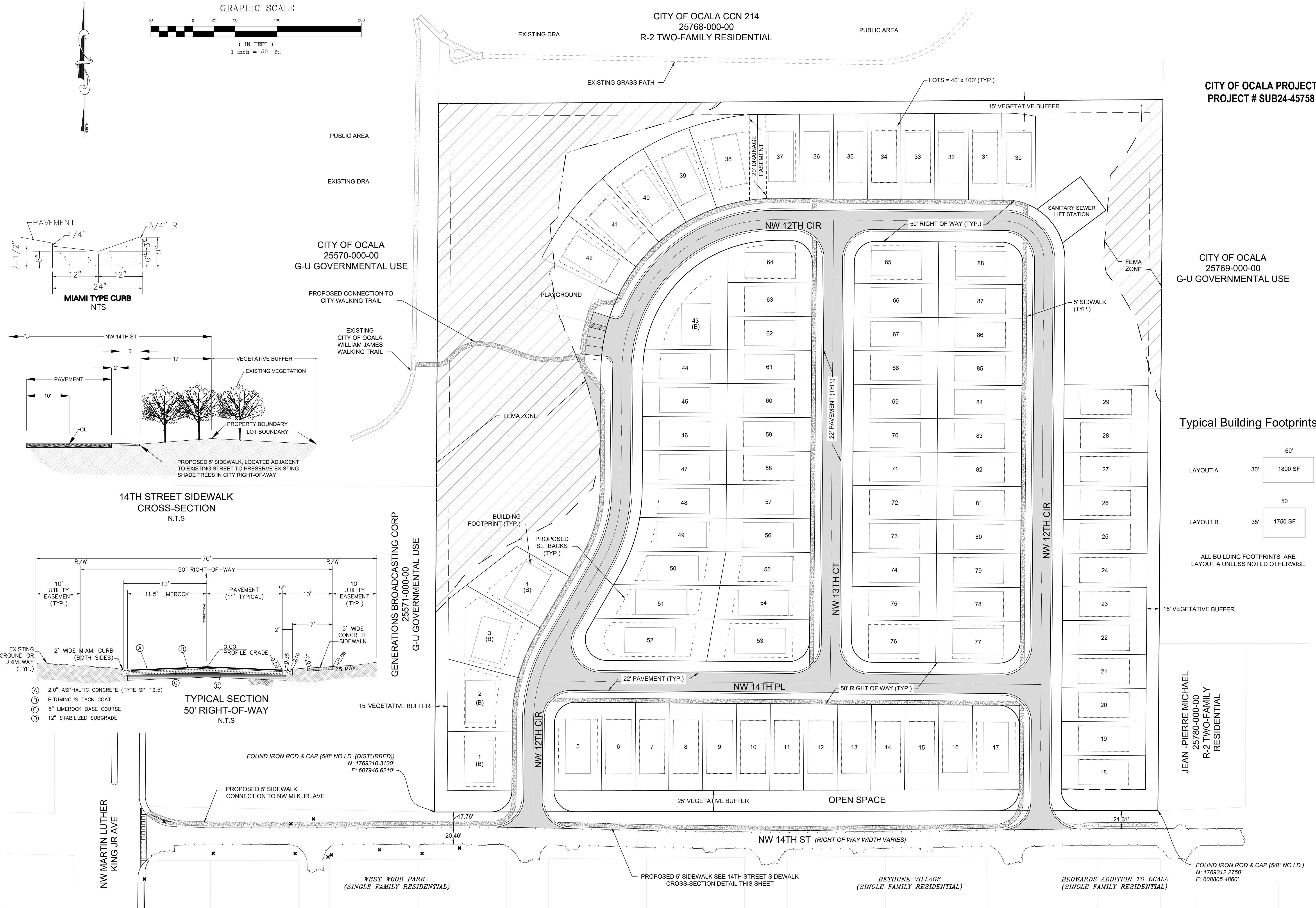
MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 E. US HWY 441, SUITE 100, OCALA, FL 34471
(352) 629-5500 • FAX (352) 629-1005
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #31116 • Christopher A. Ginn P.E. #4558

Project Name: Pine Oaks Preserve
Sheet Name: Cover Sheet

Revisions to Plan Set
THIS DATE INDICATES THE LATEST DATE AT WHICH ANY PART OF THIS PLAN SET WAS REVISED.
Date: 12-12-2024

Sheet No.
C001
of
C008

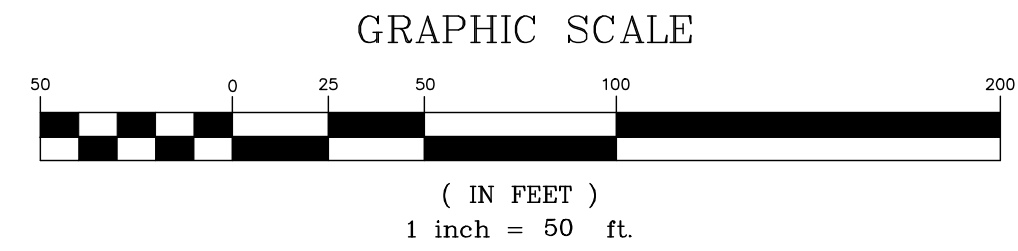
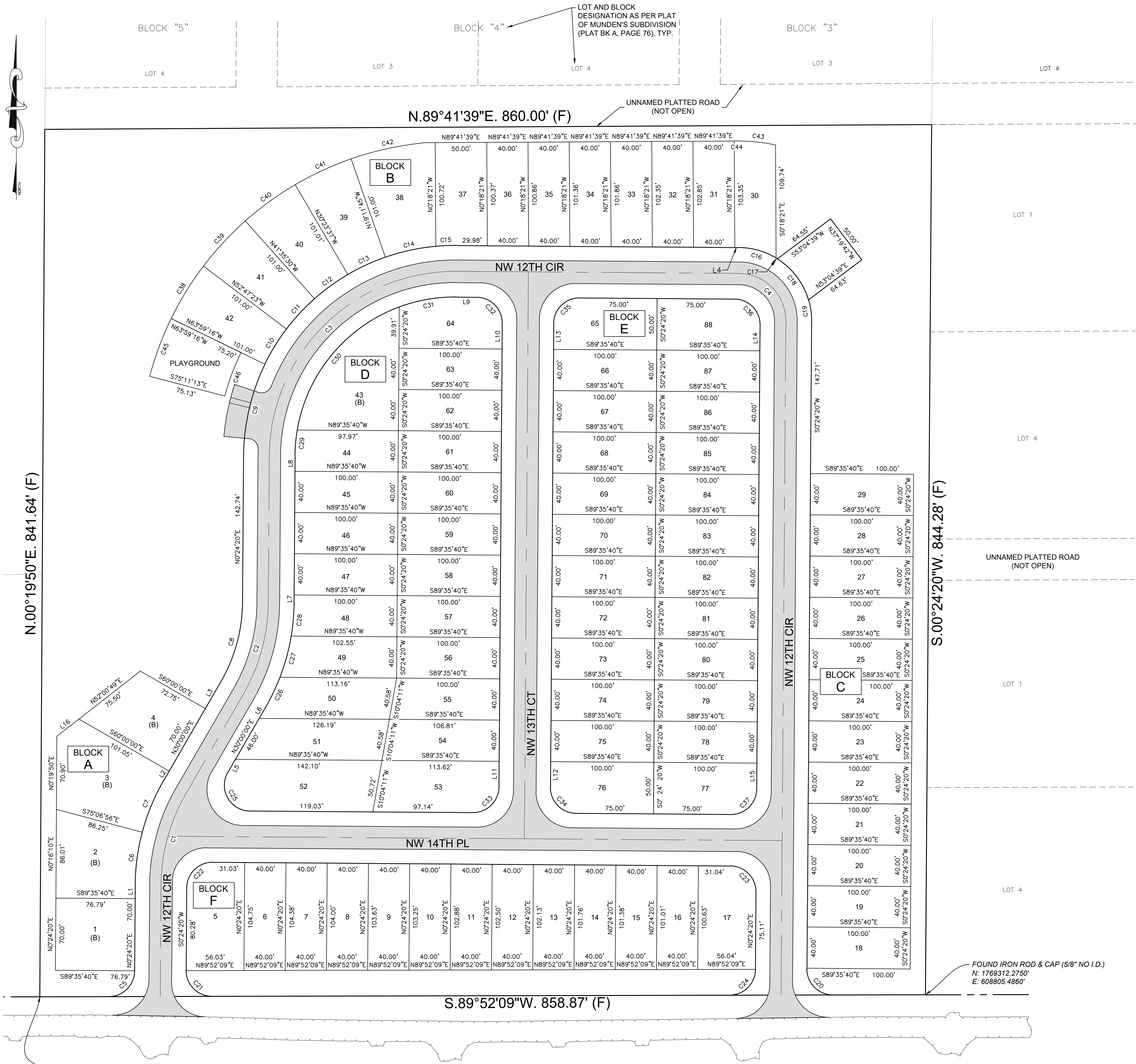
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Project Name	Pine Oaks Preserve	Sheet Name	Site Plan
Project No.	C002 of C008	Project	2023-12
Drawn	BIL	Check	NWR
Date	10-3-24	Date	07-19-24
By	BIL	Scale	1" = 50'
Revisions	REVISIONS PER CITY COMMENTS		

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CITY OF OCALA PROJECT
PROJECT # SUB24-45758

Curve Table					
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.	CH. BEAR.
C1	92.97	180.00	29°35'40"	91.94	S15°12'10"W
C2	92.97	180.00	29°35'40"	91.94	N15°12'10"E
C3	282.74	180.00	90°00'00"	254.56	S45°24'20"W
C4	72.30	45.90	90°15'28"	65.05	N44°35'39"W
C5	39.27	25.00	89°59'38"	35.36	N44°52'13"E
C6	51.80	205.00	14°28'43"	51.67	N7°38'42"E
C7	54.08	205.00	15°06'56"	53.93	N22°26'32"E
C8	80.06	155.00	29°35'40"	79.17	N15°12'10"E
C9	91.58	209.70	25°01'16"	90.85	S13°12'29"W
C10	40.06	205.00	11°11'51"	40.00	N31°36'34"E
C11	40.06	205.00	11°11'51"	40.00	N42°48'24"E
C12	40.06	205.00	11°11'51"	40.00	N54°00'15"E
C13	40.06	205.00	11°11'51"	40.00	N65°12'06"E
C14	50.12	205.00	14°00'34"	50.00	N77°48'19"E
C15	20.02	205.00	5°35'45"	20.01	N87°36'28"E
C16	37.90	71.00	30°35'13"	37.45	N74°18'03"W
C17	1.43	71.00	1°09'15"	1.43	N58°25'49"W
C18	51.09	70.97	41°14'54"	50.00	S37°14'21"E
C19	21.09	70.99	17°01'19"	21.01	S8°06'25"E
C20	40.21	25.02	92°05'38"	36.02	S44°04'08"E
C21	39.27	25.00	89°59'38"	35.36	S45°07'56"E
C22	39.27	25.00	90°00'00"	35.36	S45°24'20"W
C23	39.27	25.00	90°00'00"	35.36	N44°35'40"W
C24	39.04	25.00	89°27'48"	35.19	N45°08'15"E
C25	52.18	25.00	119°35'40"	43.21	N29°47'50"W
C26	32.04	205.00	8°57'13"	32.00	N25°31'24"E
C27	41.45	205.00	11°35'08"	41.38	N15°15'13"E
C28	32.40	205.00	9°03'18"	32.36	N4°56'00"E
C29	25.11	155.00	9°16'54"	25.08	N5°02'48"E
C30	162.14	155.00	59°56'05"	154.85	N39°39'17"E
C31	56.22	155.00	20°47'01"	55.92	N80°00'50"E
C32	39.27	25.00	90°00'00"	35.36	S44°35'40"E
C33	39.27	25.00	90°00'00"	35.36	S45°24'20"W
C34	39.27	25.00	90°00'00"	35.36	S44°35'40"E
C35	39.27	25.00	90°00'00"	35.36	S45°24'20"W
C36	39.27	25.00	90°00'00"	35.36	N44°35'40"W
C37	39.27	25.00	90°00'00"	35.36	N45°24'20"E
C38	59.80	306.00	11°11'49"	59.70	S31°36'35"W
C39	59.80	306.00	11°11'51"	59.71	N42°48'24"E
C40	59.80	306.00	11°11'51"	59.71	N54°00'15"E
C41	59.80	306.00	11°11'51"	59.71	N65°12'06"E
C42	75.87	306.00	14°12'23"	75.68	S77°54'13"W
C43	35.00	174.35	11°30'07"	34.94	S83°50'36"E
C44	5.28	575.91	0°31'31"	5.28	N89°43'32"W
C45	59.81	306.00	11°11'53"	59.71	S20°24'44"W
C46	45.11	231.59	11°09'41"	45.04	S20°29'54"W

Line Table		
Line #	Length	Direction
L1	13.20	N00°24'20"E
L2	10.92	N30°00'00"E
L3	30.66	N30°00'00"E
L4	4.00	S89°35'40"E
L5	14.55	N30°00'00"E
L6	12.68	N30°00'00"E
L7	7.74	N00°24'20"E
L8	15.00	N00°24'20"E
L9	20.00	S89°35'40"E
L10	25.00	S00°24'20"W
L11	25.00	S00°24'20"W
L12	25.00	S00°24'20"W
L13	25.00	S00°24'20"W
L14	25.00	S00°24'20"W
L15	25.00	S00°24'20"W
L16	27.25	N52°00'49"E

Revisions	
Date	By
10-3-24	IBL
12-12-24	CAG
REVISIONS PER CITY COMMENTS	
REVISIONS PER CITY COMMENTS	

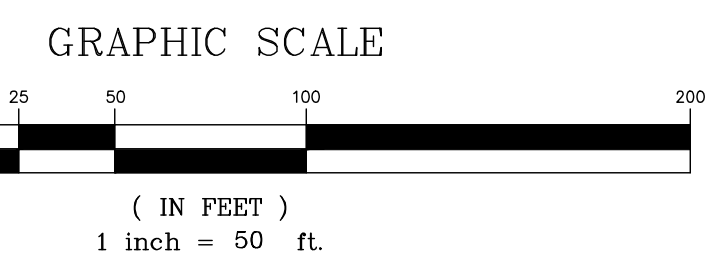
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Checked: MWR	Date: 07-19-24
File: Conceptual Subdivision Planning	

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Project Name: Pine Oaks Preserve

Horizontal Control

Sheet No.
C003
of
C008



<u>SOIL TYPES</u>	<u>HYDROLOGIC GROUP</u>
ArB = ARREDONDO	A
SpB = SPARR FINE SAND	A
SpC = SPARR-URBAN LAND	A

Legend:

KeA

SOIL IDENTIFICATION

SOIL BOUNDARY LINE

FEMA FLOOD ZONE (100YR)

CONTOUR LINE

NOTE: PROJECT SURVEY BY R.M. BARRINEAU
AND ASSOCIATES

Date:	By:	Revisions:
10-3-24	BIL	REVISIONS PER CITY COMMENTS

Designed:	MWR	Scale:	1" = 50'
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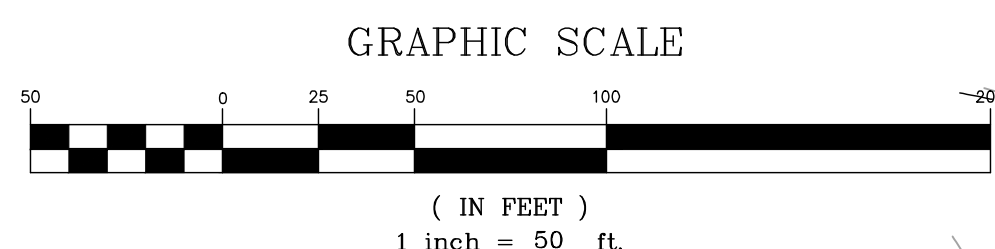
RADCLIFFE **MICHAEL W. RADCLIFFE ENGINEERING, INC.**
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Project Name: Pine Oaks Preserve
Sheet Name: Drainage Plan



Sheet No.
C004
of
C008



Date:	By:	Revisions:
10-3-24	BIL	REVISIONS PER CITY COMMENTS

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Checked:	MWR	Date: 07-19-24
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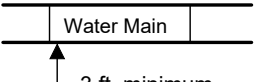
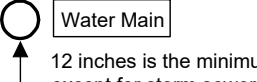
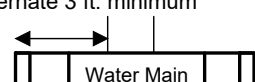
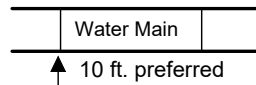
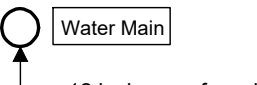
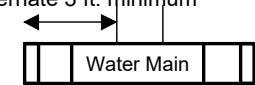
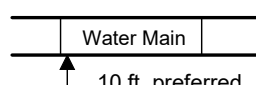
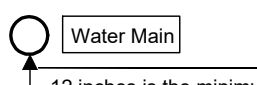
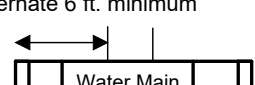
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Project Name: Pine Oaks Preserve

Sheet Name:

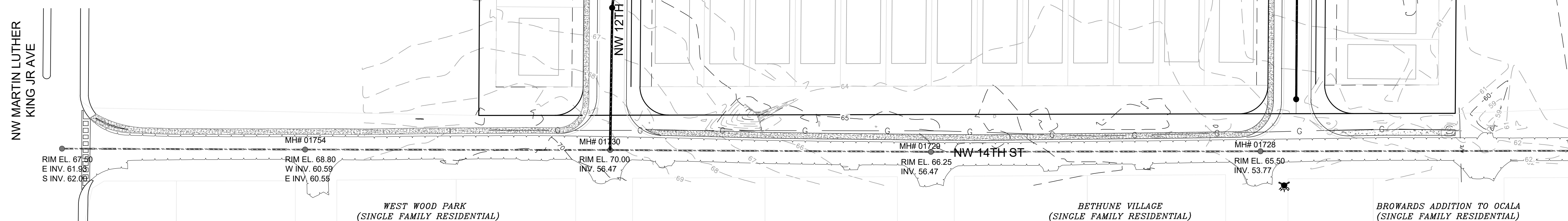
Utilities Plan

Sheet No.
C005
of
C008

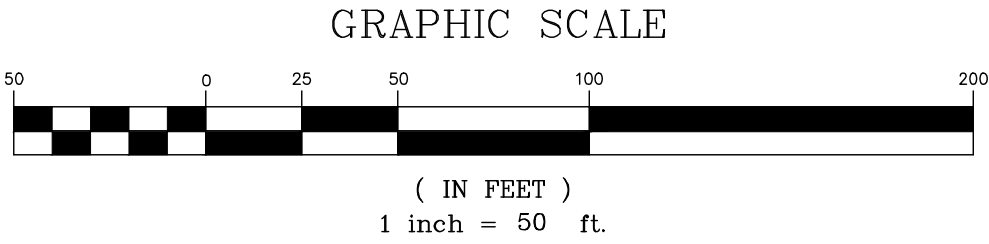
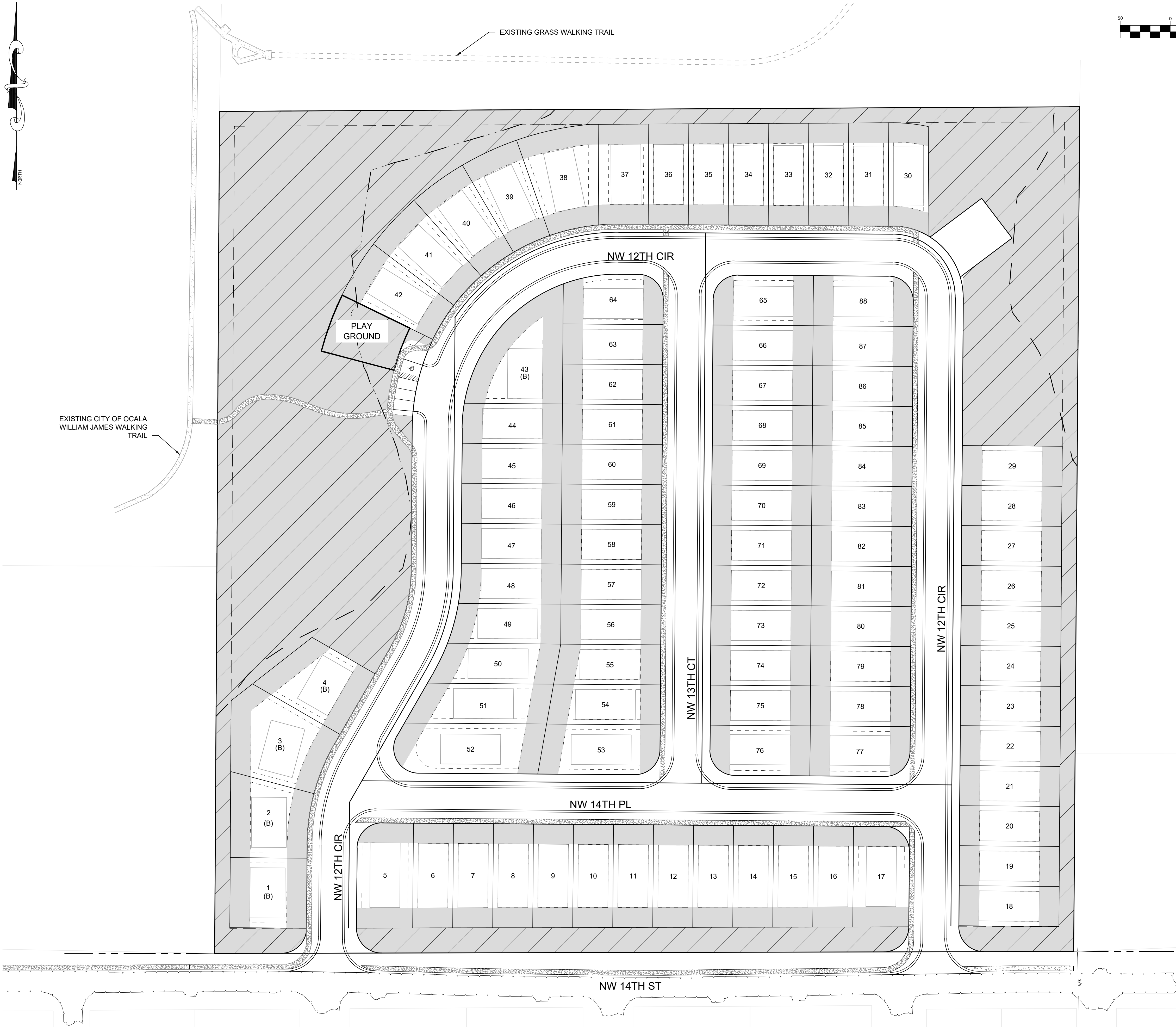
Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)			
Vacuum Sanitary Sewer			
Gravity or Pressure Sanitary Sewer, Sanitary Sewer Force Main, Reclaimed Water (4)			
On-Site Sewage Treatment & Disposal System	10 ft. minimum	---	---

(1) Water main should cross above other pipe. When water main must be below other pipe, the minimum separation is 12 inches.
(2) Reclaimed water regulated under Part III of Chapter 62-610, F.A.C.
(3) 3 ft. for gravity sanitary sewer where the bottom of the water main is laid at least 6 inches above the top of the gravity sanitary sewer
(4) Reclaimed water not regulated under Part III of Chapter 62-610, F.A.C.

Disclaimer – This document is provided for your convenience only. Please refer to F.A.C. Rule 62-555.314 for additional construction requirements.



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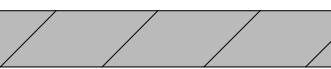
CITY OF OCALA PROJECT
PROJECT # SUB24-45758

NOTE: LAYOUT IS PRELIMINARY AND
SUBJECT TO CHANGE AT FINAL DESIGN.

Legend:



OPEN SPACE AREA
(SHADED AREAS)



AGGREGATE OPEN SPACE
(CROSSHATCH AREAS)

Open Space Calculations:

PER LDC SECTION 122-942(a)(4) FOR SINGLE USE RESIDENTIAL PD PROJECTS THERE SHALL BE A MINIMUM OF 40 PERCENT OPEN SPACE FOR THE TOTAL GROSS ACREAGE WITHIN THE ENTIRETY OF THE PD. AT LEAST 10 PERCENT OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF THE PD.

TOTAL SITE AREA = 16.63 ac. (724,428 SF)

REQUIRED OPEN SPACE:
40% OF SITE AREA = 16.63 ac. X 40% = 6.65 ac.

OPEN SPACE PROVIDED: 7.54 ac. (45% = SHADED AREAS)
7.54 ac. > 6.65 ac.; THEREFORE O.K.

SIDE YARDS NOT COUNTED IN OPEN SPACE PROVIDED

REQUIRED AGGREGATE OPEN SPACE =
10% OF REQUIRED OPEN SPACE = 6.65 ac. X 10% = 0.67 ac.

AGGREGATE OPEN SPACE PROVIDED: 4.30 ac. (65% = CROSSHATCH AREAS)
4.30 ac > 0.67 ac.; THEREFORE O.K.

4.30 ac. OF AGGREGATE OPEN SPACE TO BE PROVIDED WHICH MAY CONSIST OF PLAYGROUNDS, SIDEWALKS, NATURE TRAILS, FLOOD PLAINS, FORESTED AREAS, VEGETATIVE BUFFERS AND/OR OTHER APPROPRIATE AGGREGATE OPEN SPACE.

Revision	By	Date	Rev. Per City Comments
	BIL	10-3-24	

Scale: 1" = 50'	Project: 2023-12	Date: 07-19-24
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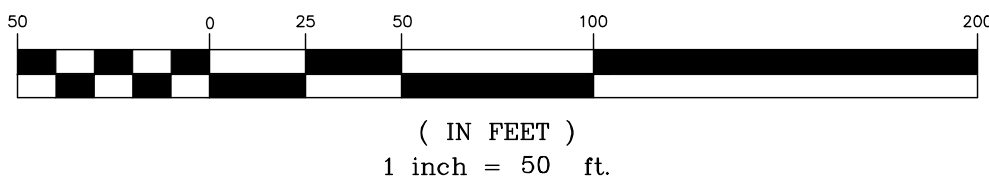
MWR MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue Ocala, FL 34471 (352) 629-5500 FAX (352) 629-1010
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #5170 • Christopher A. Cain P.E. #6558
www.radcliffeengineering.com

Project Name: Pine Oaks Preserve
Sheet Name: Open Space

Sheet No. C006 of C008

GOVERNMENT USE

GRAPHIC SCALE



CITY OF OCALA PROJECT
PROJECT # SUB24-45758

TREES IN PLAYGROUND ARE TO BE
EVALUATED FURTHER AT TIME OF
PLAYGROUND DESIGN. NO MORE WILL
BE TAKEN THAN SHOWN HERE, BUT
SOME SHOWN TO BE REMOVED MAY BE
LEFT TO PROVIDE SHADE IF FEASIBLE

Tree Calculations

TOTAL EXISTING VIABLE SHADE TREES = 668
ESTIMATED SHADE TREES ALREADY
CLEARED (CODE CASE 2022-8006) = 181*
SHADE TREES PROPOSED TO BE REMOVED = 345
TOTAL VIABLE SHADE TREES REMAINING = 142

TREE PRESERVATION REQUIREMENTS:
DUE TO DENSITY GREATER THAN 8 TREES/ACRE, 4 TREES PER ACRE
ARE REQUIRED TO BE PRESERVED

REQUIRED = $4 \times 16.63 \text{ AC} = 66.52 = 67 \text{ TREES}$
SHADE TREES PRESERVED = 142

SHADE TREE REQUIREMENTS MET WITH EXISTING PRESERVED
TREES, THEREFORE NO PLANTED SHADE TREES ARE REQUIRED

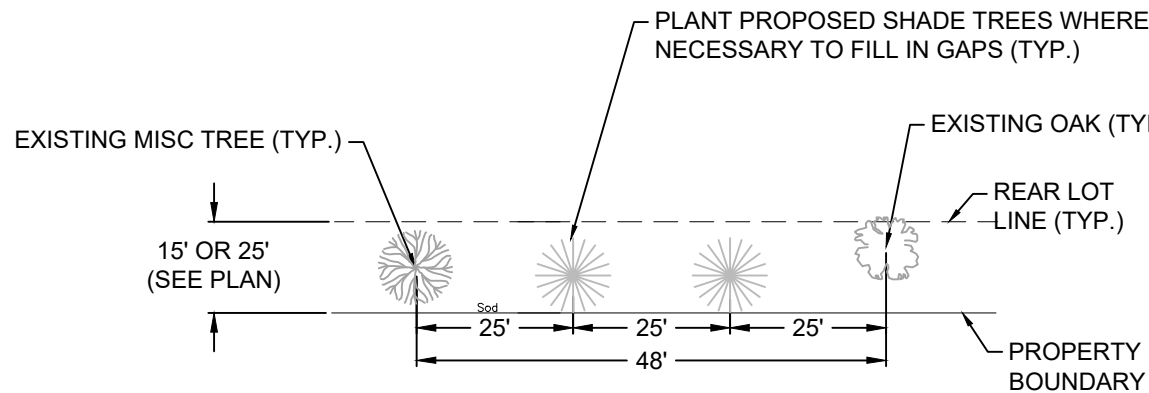
MINIMUM TREE COVERAGE REQUIREMENTS:
REQUIRED = 1 TREE PER 5,000 SF
REQUIRED = $(16.63 \text{ AC} \times 43,560 \text{ SF/AC}) / 5,000 \text{ SF} = 144.88 = 142 \text{ TREES}$
SHADE TREES PRESERVED = 142

(SEE TREE TABLE ON SHEET 6 FOR SPECIFIC TREE IDENTIFICATION)

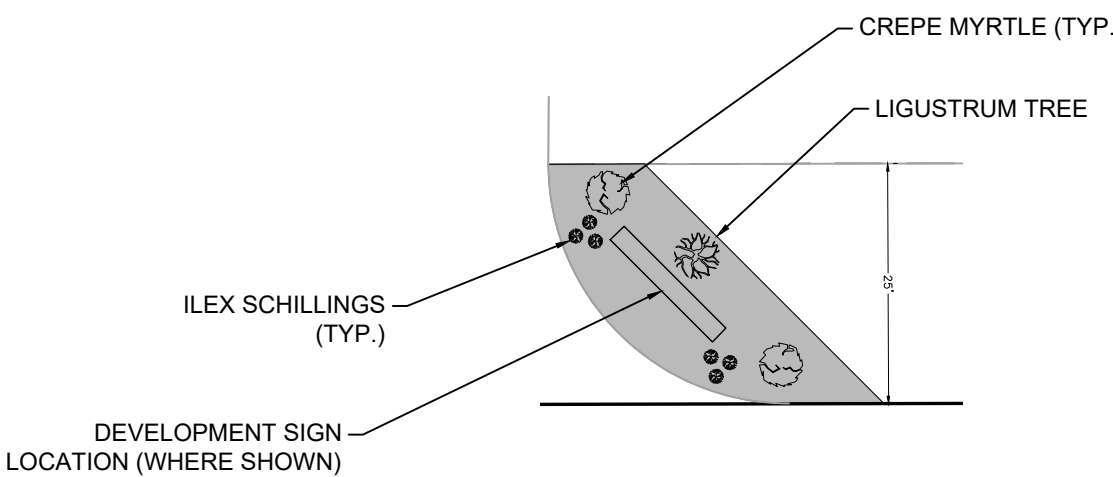
* DUE TO THE NUMBER OF SHADE TREES PREVIOUSLY CLEARED
BEING UNKNOWN, AN ESTIMATED AMOUNT HAS BEEN DETERMINED
AS FOLLOWS:
SHADE TREES LOCATED X 12.12 AC (AREA NOT CLEARED) = 40.18
SHADE TREES/AC (AVG.)
ESTIMATED SHADE TREES CLEARED = 40.18(AVG) X 4.51 AC
(CLEARED AREA) = 181 TREES

Notes:

- 1.) ALL YARDS TO BE SODDED AT THE TIME OF HOME CONSTRUCTION.
ALL DISTURBED AREAS OUTSIDE OF THE RIGHT-OF-WAY SHALL BE
SEEDED AND MULCHED. RIGHT-OF-WAYS TO BE SODDED.
- 2.) LANDSCAPED ENTRANCE AREAS SHALL BE SODDED.



PLAN VIEW
PLANTING DETAIL IN
LANDSCAPE BUFFERS
N.T.S



TYPICAL LANDSCAPED
ENTRANCE AREA
N.T.S

WEST WOOD PARK
(SINGLE FAMILY RESIDENTIAL)

LANDSCAPED
ENTRANCE AREA
(TYP.)

BETHUNE VILLAGE
(SINGLE FAMILY RESIDENTIAL)

BROWARDS ADDITION TO OCALA
(SINGLE FAMILY RESIDENTIAL)

Revisions	By	Date	10-3-24
REVISIONS PER CITY COMMENTS	BIL		

Scale	1" = 50'
Project	2023-12
Drawn	BIL
Checked	MWR
File	Conceptual Subdivision Plan.dwg

MICHAEL W. RADCLIFFE ENGINEERING, INC.
2811 S.E. Lake Weir Avenue
Ocala, FL 34471
(352) 629-5500 FAX (352) 629-1018
Certificate No. EB-0006198 • Michael W. Radcliffe P.E. #31710 • Christopher A. Cain P.E. #65588
www.radcliffeengineering.com

Project Name: Pine Oaks Preserve
Sheet Name:
Landscape and Tree Plan

Sheet No.
C007
of
C008

CITY OF OCALA PROJECT
PROJECT # SUB24-45758

Existing Trees		
Tree #	Type	Size
5495	OAK	18
5502	PALM	12
5506	OAK	14
5508	PALM	10
5512	OAK	26
5516	OAK	12
5518	OAK	16
5522	OAK	30
5533	OAK	12
5542	OAK	16
5543	OAK	22 10
5547	OAK	12
5548	OAK	20
5550	OAK	20
5551	OAK	16
5552	OAK	28
5553	OAK	18
5554	OAK	16
5555	CHE	12
5556	OAK	14
5557	OAK	16
5558	OAK	10
5559	OAK	12
5560	OAK	24
5561	OAK	22
5562	OAK	14
5563	OAK	16
5564	CAM	10
5565	OAK	22
5566	OAK	24
5567	OAK	28
5568	CAM	10
5569	OAK	34
5570	OAK	28
5571	OAK	60
5572	OAK	24
5573	OAK	26
5574	OAK	16
5575	OAK	26
5576	OAK	20
5577	OAK	16
5578	OAK	22
5579	OAK	22
5580	OAK	27
5581	OAK	10

Existing Trees		
Tree #	Type	Size
5582	OAK	18
5583	OAK	14
5584	OAK	16
5585	OAK	24
5586	OAK	12
5587	OAK	12 14
5588	OAK	16
5589	OAK	16
5590	OAK	16
5591	OAK	20
5592	OAK	26
5593	OAK	16
5594	OAK	16
5595	OAK	18
5596	OAK	22
5597	OAK	18
5598	OAK	14
5599	OAK	18
5600	OAK	18
5601	OAK	22
5602	OAK	22
5603	OAK	12
5604	OAK	18
5605	OAK	12
5606	OAK	20
5607	OAK	18
5608	OAK	12
5609	OAK	14
5610	OAK	20
5611	OAK	20
5612	OAK	14
5613	OAK	20
5614	OAK	14
5615	OAK	14
5616	OAK	18
5617	OAK	18
5618	OAK	22
5619	OAK	14
5620	OAK	24
5621	OAK	14
5622	OAK	24
5623	OAK	12
5624	OAK	14
5625	OAK	10
5626	OAK	18

Existing Trees		
Tree #	Type	Size
5627	OAK	10
5628	OAK	10
5629	OAK	18
5630	OAK	18
5631	OAK	20
5632	OAK	26
5633	OAK	14
5634	OAK	18
5635	OAK	16
5636	OAK	22
5637	OAK	12
5638	OAK	16
5639	OAK	16
5640	OAK	20
5641	OAK	16
5642	OAK	12
5643	OAK	22
5644	OAK	14
5645	OAK	18
5646	OAK	26
5647	OAK	18
5648	OAK	16
5649	OAK	16
5650	OAK	12
5651	OAK	14 22
5652	OAK	18
5653	OAK	14
5654	OAK	18
5655	OAK	10
5656	OAK	32
5657	OAK	12
5658	OAK	16
5659	OAK	14
5660	OAK	18
5661	OAK	20
5662	OAK	18
5663	OAK	20
5664	OAK	24
5665	CHE	12
5666	OAK	14
5667	OAK	18
5668	OAK	12
5669	OAK	16
5670	OAK	18
5671	OAK	12

Existing Trees		
Tree #	Type	Size
5672	OAK	16
5673	OAK	18
5674	OAK	18
5675	OAK	16
5676	OAK	18 20
5677	OAK	26
5678	OAK	24
5679	OAK	26
5680	OAK	20
5681	OAK	20
5682	OAK	18
5684	OAK	14
5685	OAK	18
5686	OAK	18
5687	OAK	16
5688	OAK	16
5689	OAK	16
5690	OAK	18
5691	OAK	20
5692	OAK	12
5693	OAK	22
5694	OAK	24
5695	OAK	24
5696	OAK	14
5697	OAK	14
5698	OAK	16
5699	OAK	16
5700	OAK	16
5701	OAK	22
5702	OAK	18
5703	CHE	10
5704	OAK	24
5705	OAK	12
5706	CHE	10
5707	OAK	22
5708	OAK	10
5709	OAK	14
5710	OAK	14
5711	OAK	14
5712	OAK	14
5713	CHE	12
5714	OAK	22
5715	OAK	26
5716	OAK	24
5717	OAK	10

Existing Trees		
Tree #	Type	Size
5718	OAK	12
5719	OAK	12
5720	OAK	14 12
5721	OAK	16
5722	OAK	16
5723	OAK	24
5724	OAK	18
5725	OAK	16
5726	OAK	14
5727	OAK	16
5728	OAK	18
5729	OAK	20
5730	OAK	22
5731	OAK	18
5732	OAK	22
5733	OAK	10
5734	CHE	14
5735	OAK	12
5736	OAK	14
5737	OAK	18
5738	OAK	24
5739	OAK	16 10
5740	OAK	16
5741	OAK	12
5742	OAK	16
5743	OAK	16
5744	OAK	18
5745	OAK	14
5746	OAK	16
5747	OAK	18
5748	OAK	20
5749	OAK	16
5750	OAK	22
5751	OAK	16
5752	OAK	16
5753	OAK	24
5754	OAK	18
5755	OAK	26
5756	OAK	18
5757	OAK	16
5758	OAK	14
5759	OAK	22
5760	OAK	26
5761	OAK	24
5762	OAK	10

Existing Trees		
Tree #	Type	Size
5763	OAK	24
5764	OAK	24
5765	OAK	28
5766	OAK	20
5767	CHE	12
5768	OAK	20
5769	OAK	24
5770	OAK	16
5771	OAK	18
5772	OAK	20
5773	OAK	26
5774	OAK	22
5775	OAK	20
5776	OAK	16
5777	OAK	12
5778	OAK	14
5779	OAK	18
5780	OAK	18
5781	OAK	20
5782	OAK	20
5783	OAK	16
5784	OAK	16
5785	OAK	12
5786	OAK	16
5787	OAK	22
5788	OAK	14
5789	OAK	22
5790	OAK	34
5791	OAK	16
5792	OAK	36
5793	OAK	22
5794	OAK	26
5795	OAK	14
5796	OAK	14
5797	OAK	14
5798	OAK	22
5799	OAK	22
5800	OAK	12
5801	OAK	20
5802	OAK	24
5803	OAK	20 26
5804	OAK	22
5805	OAK	20
5806	OAK	22
5807	OAK	56

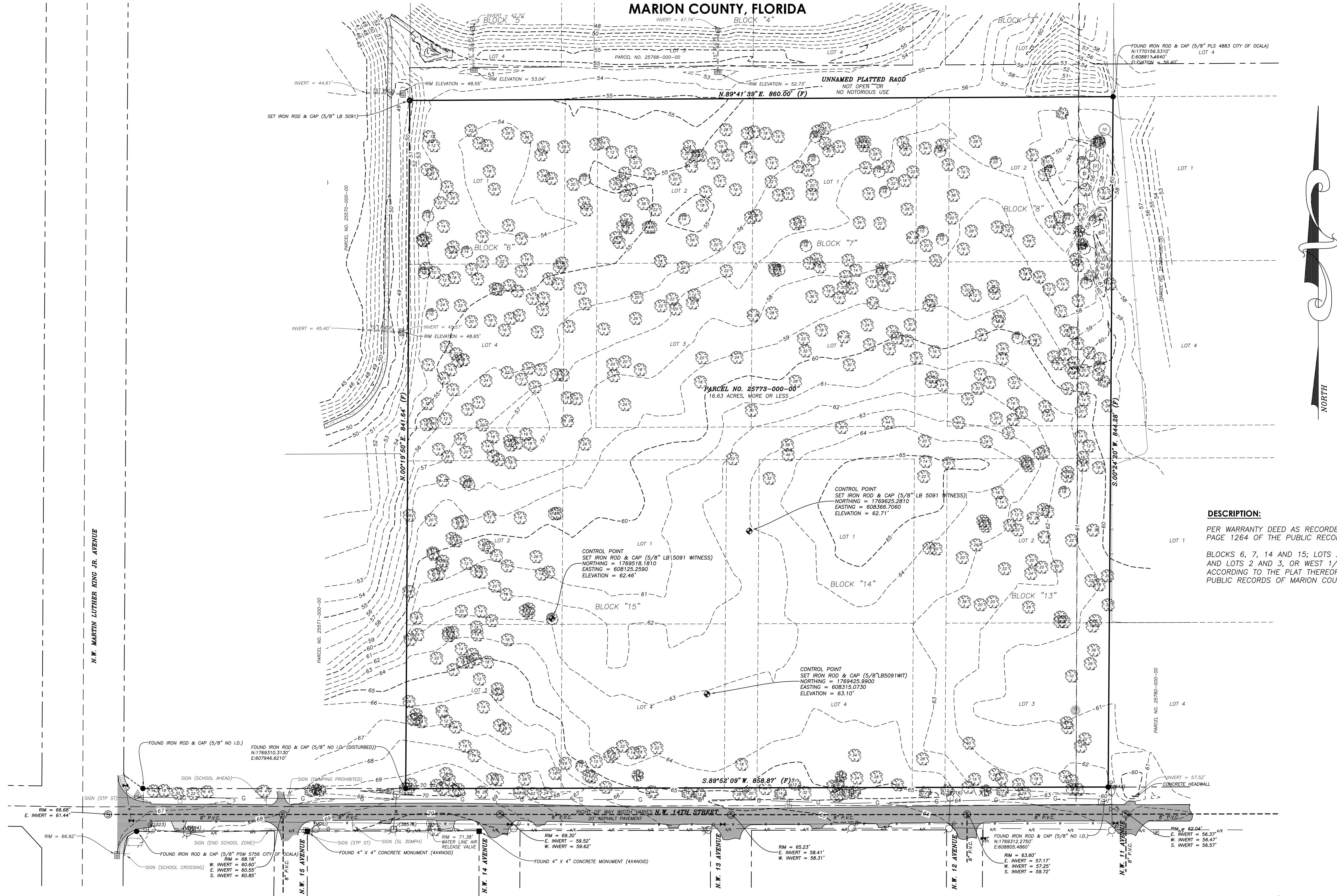
Existing Trees		
Tree #	Type	Size
5808	CHE	14
5809	OAK	20
5810	OAK	24 12
5811	OAK	20
5812	OAK	14
5813	CHE	20
5814	OAK	20
5815	OAK	28
5816	OAK	16
5817	OAK	20
5818	OAK	18
5819	OAK	16
5820	OAK	14
5821	OAK	18
5822	OAK	18
5823	OAK	20
5824	OAK	12
5826	OAK	28
5827	OAK	32
5828	OAK	22
5829	OAK	18
5830	OAK	28
5831	CHE	18
5832	OAK	28
5833	OAK	20
5834	OAK	18
5835	OAK	28
5836	OAK	18
5837	CHE	18
5838	OAK	26
5839	OAK	18
5840	OAK	38
5841	OAK	18
5842	OAK	16
5843	OAK	22
5844	OAK	16
5845	OAK	18
5846	CHE	14
5847	OAK	14
5848	OAK	14
5849	OAK	18
5850	OAK	16
5851	OAK	30
5852	OAK	16
5853	OAK	24

Existing Trees		
Tree #	Type	Size
5854	OAK	18 20
5855	OAK	36
5856	OAK	18
5857	OAK	16
5858	OAK	20
5859	OAK	24
5860	OAK	22
5861	OAK	14
5862	OAK	24
5863	OAK	18
5864	OAK	20
5865	OAK	20
5866	OAK	28
5867	CHE	20
5868	CHE	20
5869	OAK	12
5870	OAK	18
5871	OAK	20
5872	OAK	20
5873	OAK	24
5874	OAK	12
5875	OAK	14
5876	OAK	18
5877	OAK	16
5878	OAK	26
5879	OAK	28
5880	OAK	22
5881	CHE	14
5882	OAK	18
5883	OAK	22
5884	OAK	16
5885	OAK	22
5886	CHE	18
5887	OAK	18
5888	OAK	34
5889	OAK	22
5890	OAK	26
5891	CHE	12
5892	OAK	22
5893	OAK	16
5894	OAK	18
5895	OAK	18 20
5896	OAK	18
5897	OAK	18
5898	OAK	20

Existing Trees		
Tree #	Type	Size
5899	OAK	20
5900	OAK	30
5901	OAK	14
5902	OAK	10
5903	OAK	30
5904	CHE	10
5905	CHE	10
5906	OAK	26 28
5907	OAK	28
5908	OAK	34
5909	CHE	22
5910	OAK	22
5911	OAK	28
5912	OAK	28
5913	CHE	20
5914	OAK	16
5915	OAK	38
5916	OAK	20
5917	OAK	20
5918	OAK	28
5919	OAK	16
5920	OAK	20
5921	OAK	12
5922	OAK	38
5923	OAK	28
5924	OAK	12
5925	OAK	12
5926	OAK	18
5927	OAK	16
5928	OAK	18
5929	OAK	16
5930	OAK	24
5931	OAK	28
5932	OAK	30
5933	OAK	30
5934	OAK	14
5935	OAK	18
5936	OAK	14
5937	OAK	26
5938	CHE	12
5939	OAK	48
5940	OAK	28
5941	OAK	12
5942	OAK	48
5943	OAK	36

Existing Trees		
Tree #	Type	Size
5944	OAK	10
5945	OAK	30
5946	OAK	12
5947	CHE	12
5948	OAK	14
5949	OAK	12
5950	OAK	14
5951	OAK	30
5952	OAK	22
5953	OAK	32
5954	OAK	46
5955	OAK	38
5956	OAK	30
5957	OAK	44
5958	OAK	20
5959	OAK	14
5960	OAK	22
5961	OAK	20
5962	OAK	28
5963	OAK	20
5964	OAK	36
5965	OAK	20
5966	OAK	20
5967	OAK	26
5968	OAK	16
5969	OAK	18
5970	OAK	16
5971	OAK	22
5972	OAK	18
5973	OAK	20
5974	OAK	28-30
5975	OAK	22
5976	OAK	30
5977	OAK	20
5978	OAK	24
5979	OAK	20
5980	OAK	22
5981	OAK	26
5982	OAK	20
5983	OAK	16
5984	OAK	12
5985	OAK	20
5986	OAK	18
5987	OAK	14
5988	OAK	16

**SECTION 7, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA**



DESCRIPTION:

PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 7783,
PAGE 1264 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BLOCKS 6, 7, 14 AND 15; LOTS 2 AND 3, OR WEST 1/2 OF BLOCK 8;
AND LOTS 2 AND 3, OR WEST 1/2 OF BLOCK 13, MUNDEN'S SUBDIVISION,
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 76,
PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LEGEND UNLESS OTHERWISE NOTED

⌘	= CENTERLINE OF RIGHT OF WAY
C.B.	= CHORD BEARING
○	= OFFICIAL RECORDS OF MARION COUNTY
●	= FOUND 5/8" IRON ROD & CAP
■	= SET 5/8" IRON ROD & CAP - LB 5091
■	= FOUND 4" x 4" CONCRETE MONUMENT
(P)	= FIELD MEASUREMENT
(F)	= PLAT DIMENSION
⊖	= DRAINAGE MANHOLE
⊖	= STORM DRAINAGE GRATE
⊖	= SANITARY MANHOLE
⊖	= WOOD POWER POLE
⊖	= ELECTRIC BOX
⊖	= GUY ANCHOR
⊖	= TELEPHONE BOX
⊖	= FIRE HYDRANT
⊖	= WATER VALVE
⊖	= WATER METER

	= BACKFLOW PREVENTOR
	= GAS METER
	= GAS VALVE
	= GAS LINE MARKER
	= MAILBOX
	= SIGN
	= POLYVINYL CHLORIDE
	= REINFORCED CONCRETE PIPE
	= CORRUGATED METAL PIPE
	= HIGH DENSITY POLYETHYLENE
	= AERIAL ELECTRIC
	= CHAIN LINK FENCE
	= DENOTES CONCRETE
	= DENOTES ASPHALT

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	CAMPHOR
	CHERRY
	HICKORY
	HOLLY
	HACK BERRY
	OAK
	PALM
	PINE
	SWEETGUM

NOTES:

1. DATE OF FIELD SURVEY: MARCH 4, 2024
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS AND STATE PLANE COORDINATES DEPICTED HEREON ARE GRID, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0117 RESET.
6. VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0117 RESET WITH AN ELEVATION OF 74.51', NAVD-88.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYOR OR PARTIES.
9. THIS SURVEY PICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
11. ROAD RIGHT OF WAY AS SHOWN ON THE PLAT OF MUNDEN'S SUBDIVISION RECORDED IN PLAT BLOCK A, PAGE 76 AND LYING WITHIN THE BOUNDS OF THIS PROPERTY WERE ABROGATED PER RESOLUTION 72-10 RECORDED IN OFFICIAL RECORDS BOOK 504, PAGE 784 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. BASED ON THE AMBIGUITIES OF SAID RESOLUTION THE SURVEYOR CANNOT DETERMINE IF THE ROAD NORTH OF SUBJECT PROPERTY WAS ABROGATED OR WAS LEFT OPEN IN THE RESOLUTION.

GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[illegible]

DRAWN:	S.W.M.
REVISED:	
REVISED:	
CHECKED:	T.P.B.
APPROVED:	T.P.B.
SCALE: 1" = 60'	

R.M. BARRINEAU
— AND ASSOCIATES —
PROFESSIONAL SURVEYORS & MAPPERS
Cushman Professional Park • 1300 S.E. 22nd Loop-Suite 103-Ocala, FLORIDA 34471
PHONE: (352) 692-2133 • **FAX:** (352) 389-2171 • www.rmbarribeau.com
REGINALD M. BARRINEAU, P.S.M. - FOUNDER • CERTIFICATE OF AUTHORIZATION NO. LB 0091
TRAVIS P. BARRINEAU, P.S.M. - LS 8897

**BOUNDARY & TOPOGRAPHIC
SURVEY FOR:**

SMART FILL INVESTMENT, LLC

REFERENCES:
F.B. , PGS.

J.O.# 22135

DWG.# 2213

FILE: MUNDEN'S SUB

NO.	REVISIONS	BY	DATE
-----	-----------	----	------