PROPERTY INFORMATION:

TOTAL PROJECT AREA:

THIS PROJECT CONSISTS OF THE CONSTRUCTION OF 104 SINGLE FAMILY ATTACHED TOWNHOMES, DRAINAGE AREA AND ACCESS DRIVES.

PROJECT NAME: CALA HILLS TRACT J FUTURE LAND USE: NEIGHBORHOOD 26.02 ACRES TOTAL OWNERSHIP AREA:

EXISTING ZONING: PD (PLANNED DEVELOPMENT)

PER ORD. 2022-61

26.02 ACRES

TAX PARCEL NUMBER: 23559-010-00

FLOOD ZONE: ZONE "AE" ELEVATION 67.7, AND ZONE "AE" ELEVATION 69.6, ACCORDING TO FIRM MAP PANEL No. 12083C 0516E, DATED

APRIL 19, 2017.

PD DEVELOPMENT STANDARDS:

DEVELOPMENT STANDARDS FOR THIS PD ARE DEFINED IN THE PLANNED DEVELOPMENT STANDARDS BOOK FOR CALA HILLS TRACT J.

10 FEET 0 FEET INTERIOR SIDE YARD CORNER LOT SIDE YARD 15 FEET MAXIMUM BUILDING HEIGHT = 35 FEET

PROPSED INTENSITY / DENSITY = 4.0 UNITS/AC.

PHASING SCHEDULE				
PHASE NUMBER	SE NUMBER LOTS			
PHASE 1	35 LOTS			
PHASE 2	69 LOTS			
SINGLE FAMILY	104 LOTS			

DEVELOPMENT BUILDINGS AND AMENITIES						
DEVELOPMENT COMPONENT	DMPONENT DESCRIPTION PLANNED AREA / CAPACIT					
SINGLE FAMILY RESIDENCE	1 & 2-STORY TOWNHOMES	104 UNITS				
OPEN SPACE	SPACE OPEN AREA INCLUDING BUFFER ZONES MINIMU					
RECREATION FACILITIES	INCLUDING PEDESTRIAN AND BICYCLE PATHS, DEDICATED OPEN AREAS	MINIMUM 10% OF OPEN SPACE (1.04 ACRES)				

PARKING:

PARKING STANDARDS TABLE						
PARKING ELEMENT	NUMBER / UNITS	STANDARD	TOTAL SPACES			
SINGLE FAMILY 104 UNITS		2 SPACES PER HOUSING UNIT	208			
TOTAL ANTICIPATED PARKING SPACES			208			

IMPERVIOUS SURFACE RATIO (ISR):

MAXIMUM ALLOWABLE IMPERVIOUS SURFACE FOR TOTAL PROJECT = 40%

FLOOR AREA RATIO (FAR) FLOOR AREA RATIO IS NOT APPLICABLE TO THIS PD. REFER TO DEVELOPMENT TABLE ABOVE FOR ALLOWABLE FLOOR AREA.

OPEN SPACE:

PHASE I

AMENITIES: 3.59 ACRES = 23.8%TOTAL OPEN SPACE: 12.23 ACRES = 79.1%

PHASE II: TOTAL OPEN SPACE: 4.53 ACRES = 43.0%

TOTALS FOR PROJECT:

16.76 ACRES = 64.4%

TRAFFIC STATEMENT:

BASED ON I.T.E. TRIP GENERATION MANUAL, 11th EDITION I.T.E. CODE 215, THIS DEVELOPMENT WILL GENERATE 749 AVERAGE DAILY (WEEKDAY) TRIP ENDS AND 59 PEAK HOUR TRIP ENDS. TRIP COUNTS BASED ON 104 SINGLÉ FAMILY ATTACHED TOWNHOME UNITS.

TRIP GENERATION ANALYSIS							
ITE CODE LAND		_	AVERAGE DAILY TRIPS		PM PEAK HOUR		
	LAND USE	NO. UNITS	RATE	TOTAL	RATE	TOTAL	
215	SINGLE FAMILY ATTACHED TOWNHOMES	104	7.2	749	0.57	59	

CONCEPTUAL SUBDIVISION PLAN CALA HILLS TRACT J

OCALA, FLORIDA

SECTION 25 & 37, TOWNSHIP 15 SOUTH, RANGE 21 EAST

PROPERTY LEGAL DESCRIPTION

COMMENCING AT THE NW CORNER OF THE SW 1/4 OF SE 1/4 OF SECTION 24, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, THENCE S.00°35'45"E. ALONG THE WEST BOUNDARY LINE OF SAID SW 1/4, 1329.48 FEET TO THE SW CORNER OF THE SE 1/4 OF SAID SECTION 24, BEING ALSO THE NW CORNER OF GOVERNMENT LOT 1, SECTION 25, TOWNSHIP 15 SOUTH RANGE 21 EAST; THENCE S.00°44'56"E. ALONG THE WEST LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 332.97 FEET TO THE POINT OF BEGINNING, BEING THE SW CORNER OF RECORDED DRA NO. 1 OF CALA HILLS, PHASE I, PART "A" AS RECORDED IN PLAT BOOK "Z" PAGE 24 PUBLIC RECORDS OF MARION COUNTY FLORIDA: (1) THENCE N.82°03'47"E. ALONG THE SOUTH BOUNDARY OF SAID RECORDED PLAT, BEING THE NORTH BOUNDARY OF TRACT J UNRECORDED CALA HILLS PLAT, 432.92 FEET; (2) THENCE N.89°04'18"E. ALONG SAID SOUTH BOUNDARY 272.77 FEET TO A RECORDED 80 FOOT RIGHT-OF-WAY, SW 21ST CIRCLE; (3) THENCE ALONG A CURVE ON THE WEST RIGHT-OF-WAY OF SAID 80 FOOT RIGHT-OF-WAY WHOSE RADIAL BEARS S.74°43'21"E BEING CONCAVE NE, HAVING A CENTRAL ANGLE OF 60°15'28", AND A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 567.92 FEET, BEING SUBTENDED BY A CHORD BEARING S.14°51'05"E. A DISTANCE OF 542.10 FEET TO SW 18TH CIRCLE 40 FOOT RETURN, POINT OF REVERSE CURVE; (4) THENCE CONTINUING ALONG SAID RETURN CONCAVE WEST, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 83°04'05", AND SUBTENDED BY A CHORD BEARING S.03°26'47"E. 53.05 FEET TO THE END OF RETURN, POINT OF TANGENCY; (5) THENCE S.64°59'13"E. ON A RECORDED RETURN TIE 61.60 FEET TO THE END OF RECORDED RETURN; (6) THENCE S.38°05'16"W. DEPARTING FROM SAID RECORDED RIGHT-OF-WAY 217.29 FEET; (7) THENCE ALONG A CURVE CONCAVE SE, HAVING A CENTRAL ANGLE OF 39°22'48.5", AND A RADIUS OF 420.00 FEET, AN ARC DISTANCE OF 288.67 FEET, BEING SUBTENDED BY A CHORD BEARING S.18°23'52"W. A DISTANCE OF 283.02 FEET TO THE POINT OF TANGENCY; (8) THENCE S.01°17'33"E. ALONG SAID TANGENT 399.08 FEET THROUGH BLOCK Q SAID UNRECORDED PLAT TO THE NE CORNER OF LOT 3, BLOCK R SAID UNRECORDED CALA HILLS PLAT; (9) THENCE S.01°35'09"E. ALONG THE EAST BOUNDARY OF SAID UNRECORDED LOT 3, BLOCK R, 160.92 FEET; (10) THENCE S.88°24'51"W. ALONG THE SOUTH BOUNDARY OF SAID BLOCKS Q AND R, 669.46 FEET TO THE WEST BOUNDARY LINE OF SAID GOVERNMENT LOT 1; (11) THENCE N.00°44'56"W. ALONG SAID SAID WEST BOUNDARY 1556.86 FEET TO THE POINT OF BEGINNING. CONTAINING 1.133,691.56 SQUARE FEET OR 26.026 ACRES MORE OR LESS.

GENERAL PROJECT EXISTING LAND CHARACTERISTICS INFORMATION

PROJECT SITE IS A HEAVILY WOODED, UNPOPULATED PARCEL THAT GENTLY SLOPES FROM SOUTHEAST TO NORTHWEST ADJACENT TO THE CITY OF OCALA SCOTT SPRINGS PARK ON THE WEST, A WET DRAINAGE RETENTION POND AND CLUBHOUSE WITH RECREATIONAL FACILITIES TO THE NORTH, A MULTI-FAMILY RESIDENTIAL SUBDIVISION TO THE EAST, AND A SINGLE FAMILY RESIDENTIAL SUBDIVISION TO THE SOUTH. TWO DRAINAGE RETENTION AREAS AND UNDERGROUND UTILITIES EXIST AT THIS SITE. ONE OF THE ONSITE DRAINAGE RETENTION AREAS APPEARS (FROM AERIAL PHOTOGRAPHY) TO HOLD WATER YEAROUND WHILE THE DRA TO THE SOUTH IS DRY ALL YEAR AND IS POPULATED BY LARGE TREES THAT FROM EXAMINATION OF AERIAL PHOTOS DO NOT TO BE WETLANDS SPECIES. BOTH DRAINAGE RETENTION AREAS SERVE AS PART OF THE STORMWATER MANAGEMENT SYSTEM FOR THE ADJACENT WHITE OAK

PROJECT LOCATION MARION COUNTY

INDEX OF SHEETS

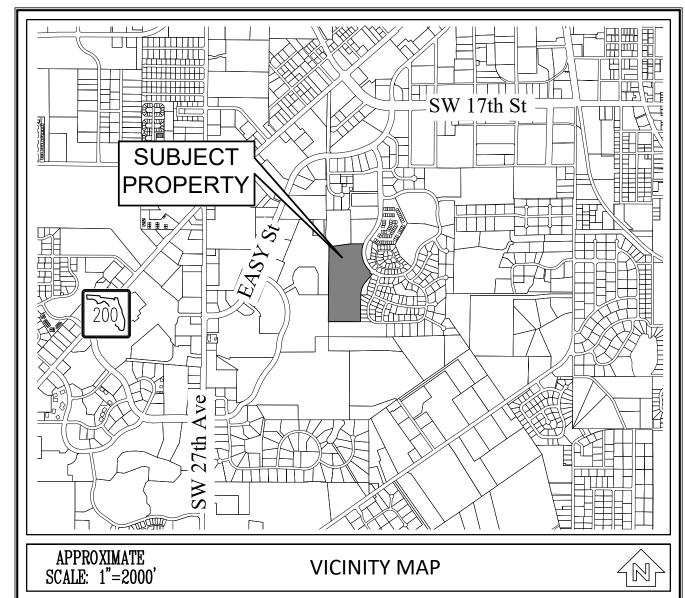
SHEET NO.

01 COVER SHEET CONCEPTUAL PLAN **BOUNDARY SURVEY**

CONTENTS

- 1. LOT LINE DIMENSIONS ARE APPROXIMATE AND ROUNDED TO THE NEAREST 1 FOOT. ACTUAL DIMENSIONS SHALL BE IDENTIFIED AND LABELED ON THE FINAL PLAT.
- 2. SEE BOUNDARY SURVEY FOR SPECIFIC BOUNDARY INFORMATION.
- 3. CURRENT PROJECT SITE ZONING: PLANNED UNIT DEVELOPMENT 3.

MARION COUNTY, OCALA, FLORIDA



AVAILABLE UTILITIES:

STORMWATER SERVICE: CITY OF OCALA PAYAL PANDYA, PE. CFM STORMWATER ENGINEER/CRS COORDINATOR 1805 NE 30TH AVE., BLDG 300 OCALA, FL 34470 PHONE: 352-351-6733 FAX: 352-351-6731

WATER SERVICES: POTABLE, FIRE & SEWER: CITY OF OCALA OSCAR TOVAR, PE DEPUTY CITY ENGINEER 1805 NE 30TH AVE, BLDG 600 OCALA, FL 34470 PHONE: 352-351-6772 FAX: 352-351-6718

ELECTRIC SERVICE: OCALA ELECTRIC UTILITY 1805 NE 30TH AVE BLDG 400

PHONE: 352-629-2489

RESIDENTIAL SANITATION: CLIFF JUBIN SANITATION MANAGER 2100 NE 30TH AVE.,

OCALA, FL 34471

GAS SERVICE:

BUILDING 200

OCALA, FL 34470

TECO PEOPLES GAS P.O. BOX 2562 TAMPA, FLORIDA 33601-2562 PHONE: (352) 622-0111

PHONE: (352) 351-6697

OWNER:

CALA HILLS INVESTMENT GROUP, LTD. POST OFFICE BOX 5130 Ocala, Florida 34478-5130 Ph: (352) 237-2085 Email: jglassman1969@gmail.com

PREPARED BY:

Pigeon-Ardurra, LLC 925 S.E. 17th Street Suite A **CIVIL ENGINEERS • PLANNERS** Ocala, Florida 34471 SURVEYORS & MAPPERS (352) 861-7799 voice (352) 861-7709 fax

REGISTRATION NUMBERS ENGINEERING: NO. 26531 · SURVEYING & MAPPING: LB NO. 2610 PROJECT NO. 474.02

CHUCK A. PIGEON PROFESSIONAL ENGINEER #37338 STATE OF FLORIDA

SHEET 01 OF 03

