GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 35512-001-00

PRESENT ZONING: PD (20-0007) ABUTTING ZONING: NORTH - PD

EAST - PUD (COUNTY) SOUTH - ROW (SW 80TH STREET)

WEST - ROW (SW 49TH AVENUE ROAD) LAND USE: LI - (LOW INTENSITY)

PROJECT AREA: 17.10 ACRES

PROPOSED ROAD LENGTH: 2,601 L.F. (0.49 MILES)

PROPOSED LOTS: 77 LOTS

POTABLE WATER WILL BE PROVIDED BY THE CITY OF OCALA

<u>SEWER</u> WASTEWATER WILL BE PROVIDED BY THE CITY OF OCALA. GARBAGE
SOLID WASTE PICKUP WILL BE PROVIDED BY THE CITY OF OCALA.

ROADWAYS
THE CITY OF OCALA SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, RIGHTS OF WAY,

COMMON AREAS
ALL COMMON AREAS WILL BE PRIVATELY MAINTAINED BY A HOMEOWNER'S ASSOCIATION

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION
EXISTING TREES ARE SHOWN ON THE SURVEY.

12083C0702E, EFFECTIVE APRIL 19, 2017.

FEMA DESIGNATION:
A PORTION OF THE PROJECT AREA LIES IN FLOOD HAZARD ZONE AE, AND IN FLOOD ZONE "X", AN AREA OF 0.2% ANNUAL CHANCE OF FLOOD. THE MAJORITY OF THE PROJECT AREA LIES IN ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER

DRAINAGE
THE DRAINAGE AREAS WILL BE PRIVATELY MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

LOCAL BENCHMARK
VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING CONTROL POINT COED 0013, ELEVATION

ADDITIONAL NOTES
- STREETS TO BE PUBLIC ARE NOTED (DESIGN SPEED 30 MPH, POSTED 30 MPH).

RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM

DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAN IS SUBJECT TO THE TERMS AND

SOLID WASTE IMPACT FEE IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAT. THE COST IS BASED ON FEE ESTABLISHED AT THAT TIME (CURRENTLY \$265.00 PER

PROPOSED FIRE MAINS AND FIRE HYDRANTS TO BE INSTALLED, COMPLETED, PRESSURE TESTED, RECEIVE EDEP LETTER OF CLEARANCE, ACCEPTABLY FLOW TESTED AND OTHERWISE EXCEPTION: FULLY-FUNCTIONAL EXISTING FIRE HYDRANTS WITHIN 400 FEET OF THE PROPOSED BUILDING OR APPROVAL BY THE OCALA FIRE/RESCUE DEPARTMENT FIRE MARSHAL. NFPA 1 6TH ED

TRAFFIC STATEMENT

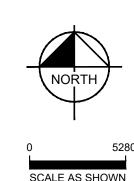
THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE WINDING OAKS PD, WHICH IS APPROVED FOR UP TO 3,568 PM PEAK HOUR NET NEW TRIPS (RECORDED CONCURRENCY DEVELOPMENT AGREEMENT; FILE 2023092871, OR BK 8103, PGS. 1203-1233). THE PROPOSED DEVELOPMENT WILL GENERATE 51 PM PEAK HOUR NET NEW TRIPS PER THE APPROVED TRIP GENERATION RATES FROM THE APPROVED TRAFFIC STUDY FOR THE WINDING OAKS PD (TIA20-0001, APPROVED JANUARY 25, 2021). THE TRIP GENERATION FOR THE DEVELOPMENT IS WITHIN THE TRIP RESERVATION FOR THE WINDING OAKS PD.

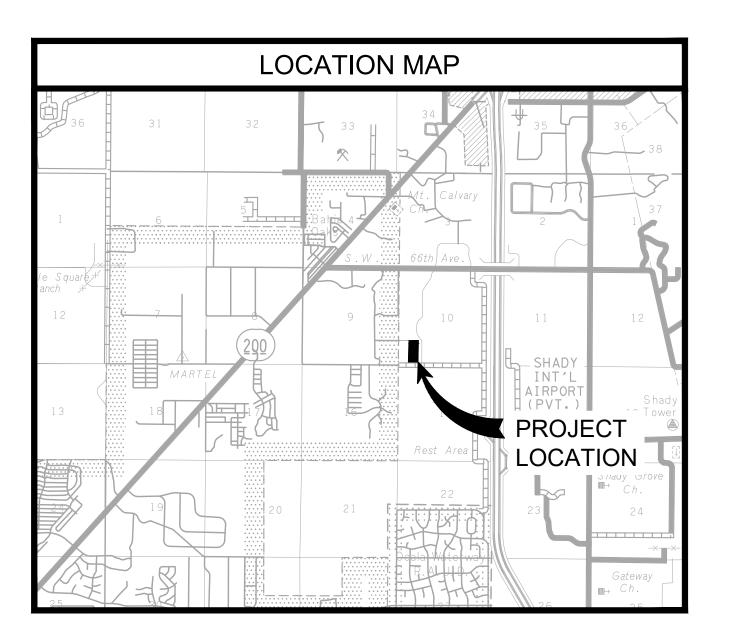
WINDING OAKS PD

CONCEPTUAL PLANS FOR PHASE 2

CITY OF OCALA, FLORIDA

SECTION 10, **TOWNSHIP 16 SOUTH,** RANGE 21 EAST





MET

DRAWING INDEX

TITLE SHEET

COVER SHEET MASTER PLAN **GEOMETRY PLAN** UTILITY PLAN

LOCATION

S001-018 BOUNDARY AND TOPOGRAPHIC SURVEY BY

JCH CONSULTING GROUP, INC.

UTILITY CONTACT LISTING

2100 NE 30TH AVE STACEY FERRANTE (352) 569-9706 (352) 351-6775

CENTURYLINK 1325 BLAIRSTONE RD TALLAHASSEE, FL 32301 MICHELLE OSBORNE (478) 314-3577

PROJECT OWNER AND CONSULTANTS

OCALA, FL 34474

SURVEYOR: JCH CONSULTING GROUP, INC. 3300 SW 34TH AVE, SUITE 101A 426 SW 15TH STREET, OCALA, FLORIDA 34471

1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471

GEOTECHNICAL ENGINEERING CONSULTANT TIERRA, INC. 7351 TEMPLE TERRACE HWY TAMPA, FL 33637 (813) 989-1354

CITY OF OCALA - MINIMUM TREE COVERAGE REQUIREMENTS

Per City of Ocala Code of Ordinances, Article II, Sec. 118-101(a.): Any proposed developmend shall confirm to the following minimum tree coverage requirements: (1.) On sites other than those zoned industrial and GU (airport/non-aviation), shade trees shall be provided on a basis of one shade tree per every 5,000 SF of total site of the area. Preserved trees shall be 4" DBH or larger (regulated) and be of a species as included in 'Shade Tree' definition of Sec. 118-32. Definitions. Proposed shade trees shall be 3-1/2" caliper minimum and Florida No. 1. (4.) Ornamental trees may be used in lieu of up to 25% of required shade trees unless industrial (beyond the first 50-ac) and sizes zoned GU, in which they may be used up to 50%. Two ornamental trees, 1-1/2" cal. and 6' ht., must be proposed for each required shade tree. 5.) When 10 or more shade trees are required, a minimum of 25% of required shade trees must be Live Oaks.

Total Site Area	745288	SF
Site Zone	Other than IND/GU	
Required Shade Trees at 1 shade tree per 5,000 SF	150	Trees
Preseved Shade Trees	0	Trees
Proposed Shade Trees, to be shown on future landscape plans	150	Trees
Required Amount of Live Oaks (25%)	38	Trees
Amount of Live Oaks, Preserved + Proposed (25%)	38	
Existing Live Oaks, Preserved	0	Trees
Proposed Live Oaks, on future landscape plans	38	Trees
Percentage	25%	
Total Shade Trees On Project (Preserved + Proposed)	150	Trees

Difference / Requirement Met

CITY OF OCALA - PRESERVATION OF EXIST	TING TREES			
Per City of Ocala Code of Ordinances, Article II, Sec. 118-101(b.): Existing viable shade trees shall be retained on the develpoed site per the following minimum standards.				
Total Site Area	17.1	AC		
Existing Viable Shade Trees	50	Trees		
Resulting Shade Trees Per Acre	2.9	Trees per Acre		
Category of Resulting Shade Trees Per Acre	80% Preserved			
Required As Preserved: 80%	40	Trees		
Preserved Viable Shade Trees	0	Trees		
Difference / Requirement Met	-40	NOT MET		
NOTE: As design progresses, efforts will be made to preserve as many viable shade possible. A tree preservation and removal plan will be provided with the project's forth submittal.	•	·		
NOTE: If the minimum is reduced due to hardship, then the diameters of the largest of removed will be made up with replacement 3-1/2" cal. proposed shade trees. These was requirements.	•			
DBH of 40 Largest Removed Trees	1,248	IN		
Resulting Replacement Trees, in addition to above requirements and to be shown in	357	Trees		



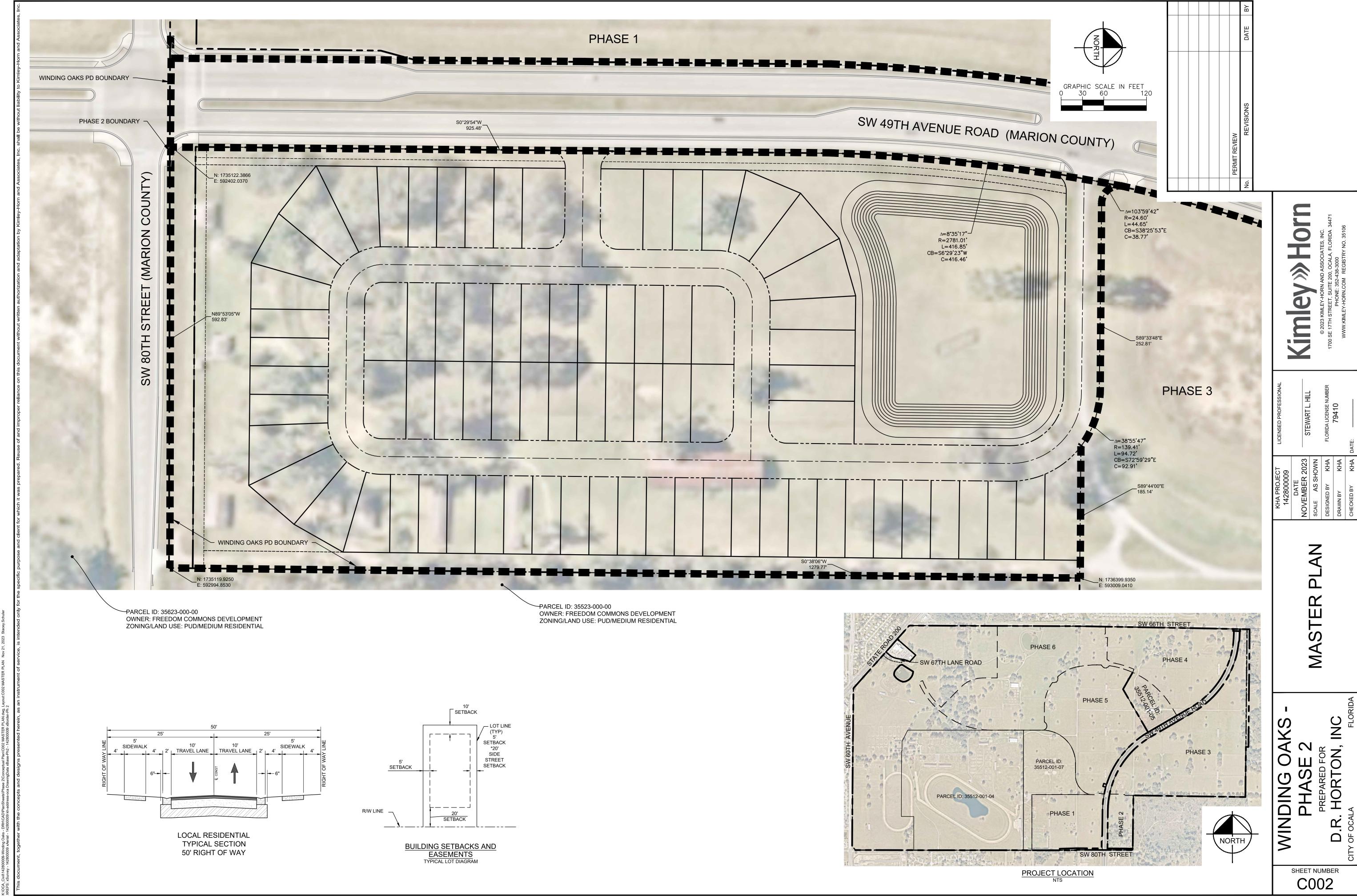


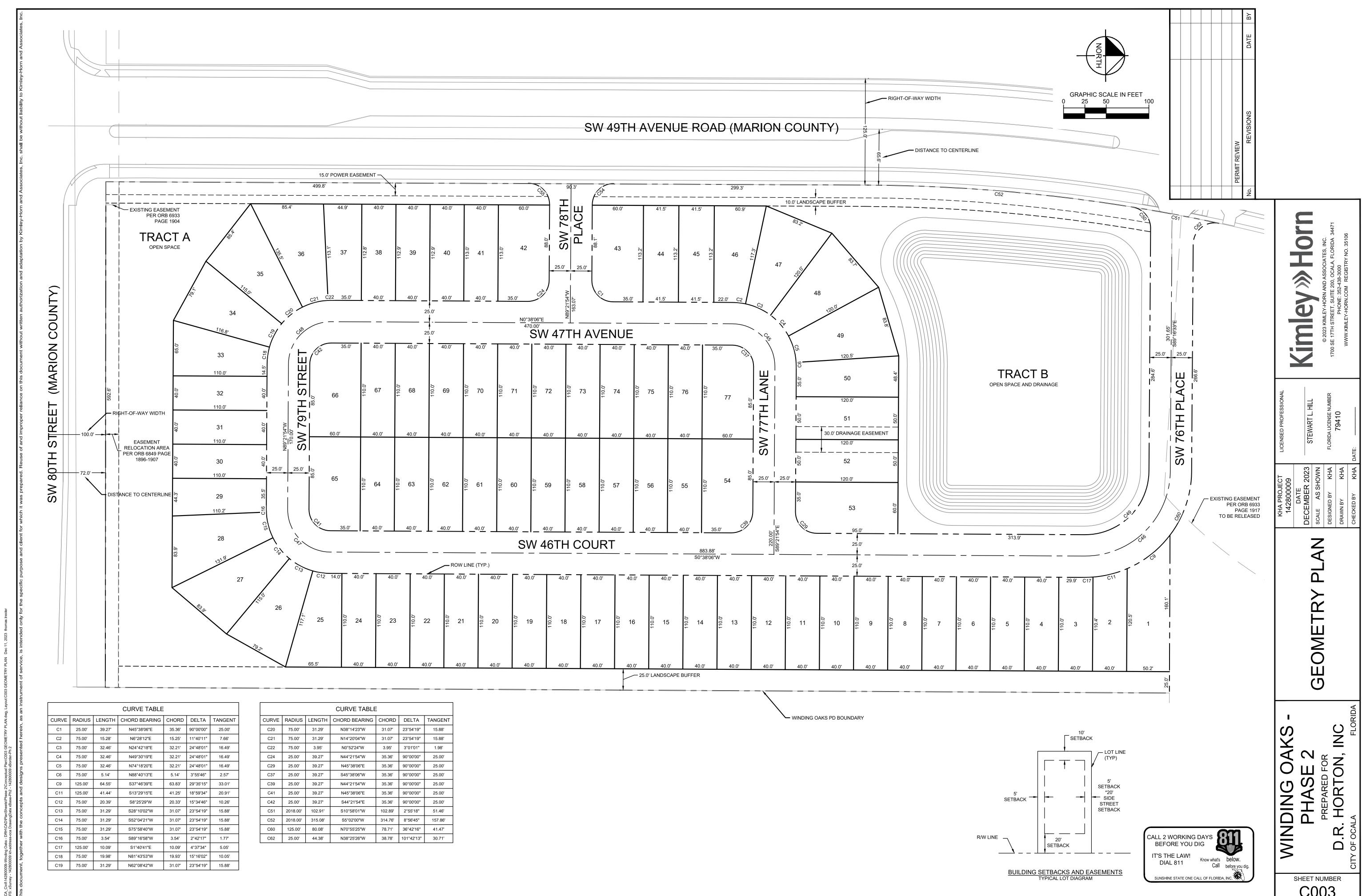
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SHEET NUMBER C001





C003

