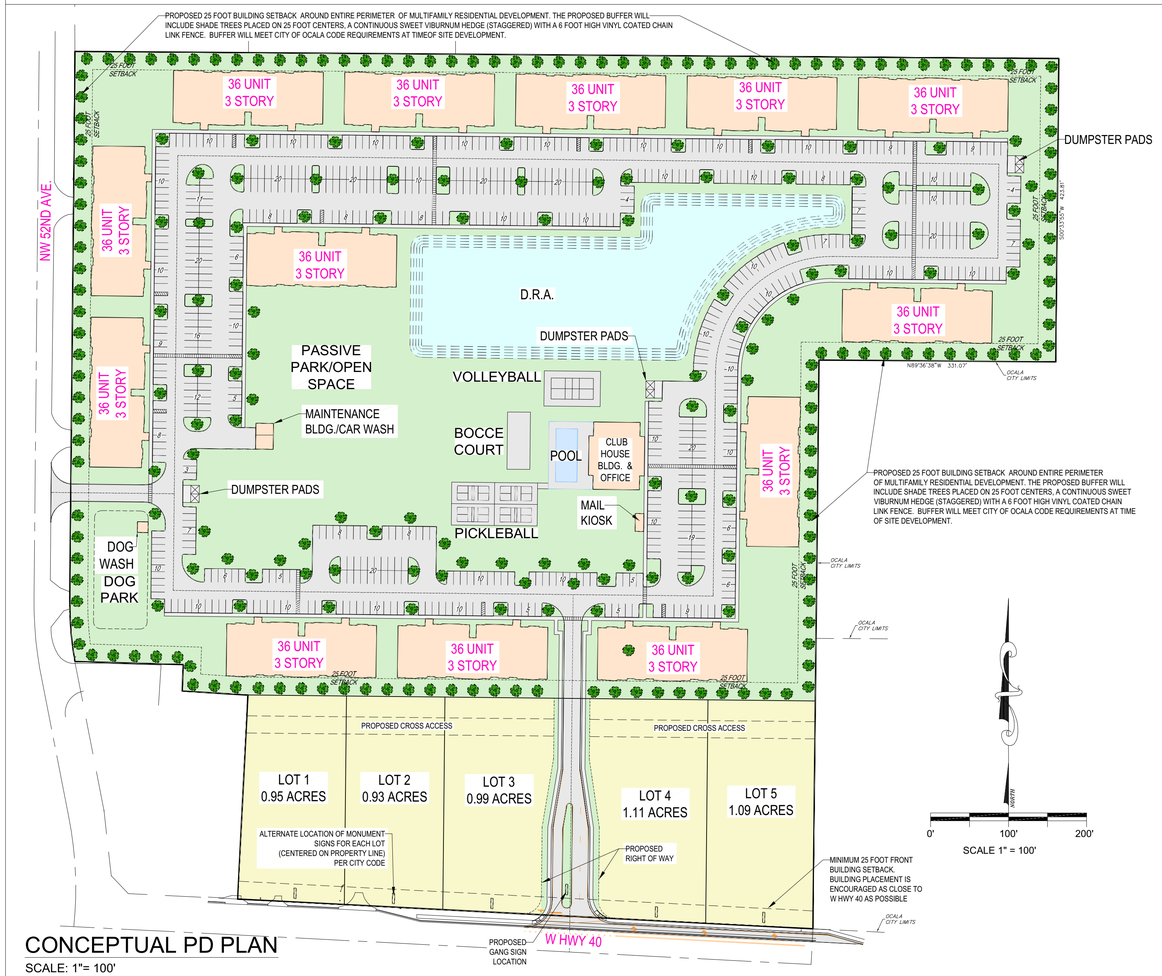
# EXHIBIT A
# CHI OCALA RANCHO
# PD PLAN

# W HWY 40 MIXED USE - CONCEPTUAL PD PLAN




## CONCEPTUAL PD PLAN

SCALE: 1"= 100'

## PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A MULTI-FAMILY APARTMENT COMPLEX AND FIVE COMMERCIAL LOTS.
THE TOTAL PROPOSED APARTMENT BUILDING AREA IS 202,105 S.F. (SUBJECT TO CHANGE)
THE TOTAL PROPOSED CLUBHOUSE BUILDING AREA IS 6,845 S.F. (SUBJECT TO CHANGE)
THE PROPOSED NUMBER AND SIZE OF BUILDINGS WILL DEPEND ON FINAL SITE PLAN DESIGN.
THE BUILDINGS SHALL BE THREE STORIES WITH A MAXIMUM HEIGHT OF 50 FEET.
THE MINIMUM BUILDING SETBACKS SHALL BE 25 FEET ON THE FRONT, REAR, AND SIDE.
THE MAXIMUM ALLOWABLE DENSITY IS 481 APARTMENT UNITS.
THE PROPOSED CONCEPTUAL PLAN SHOWS 468 APARTMENT UNITS.

## SITE COVERAGE:

| | |
|---|---|
| TOTAL SITE AREA | = 1,312,026 S.F. = 30.12 ACRES |
| PROPOSED APARTMENT BUILDING AREA | = 202,105 S.F. (THREE STORY) F.A.R.=0.1540 |
| PROPOSED CLUB HOUSE/OFFICE BUILDING | = 6,845 S.F. |
| PROPOSED MAINTENANCE BUILDING | = 894 S.F. |
| PROPOSED PET WASH | = 225 S.F. |
| PROPOSED POOL AREA | = 2,228 S.F. |
| PROPOSED MAIL KIOSK | = 300 S.F. |
| PROPOSED BOCCE COURT | = 2,560 S.F. |
| PROPOSED VOLLEYBALL | = 3,868 S.F. |
| PROPOSED PICKLEBALL | = 7,320 S.F. |
| PROPOSED DUMPSTER AREA | = 1,656 S.F. |
| PROPOSED SIDEWALK | = 25,958 S.F. |
| PROPOSED PAVEMENT | = 285,247 S.F. |
| PROPOSED AMENITIES TO COUNT AS OPEN SPACE | = 24,240 S.F. (AMENITIES MAY VARY AT TIME OF DEVELOPMENT PHASE) |
| COMMERCIAL LOT 1 | = 41,383 S.F. |
| COMMERCIAL LOT 2 | = 40,517 S.F. |
| COMMERCIAL LOT 3 | = 43,281 S.F. |
| COMMERCIAL LOT 4 | = 48,362 S.F. |
| COMMERCIAL LOT 5 | = 47,304 S.F. |
| PROPOSED IMPERVIOUS AREAS (RESIDENTIAL) | = 514,966 S.F. |
| PROPOSED IMPERVIOUS AREAS (COMMERCIAL) | = 176,676 S.F. |
| PROPOSED DRAINAGE RETENTION AREA | = 88,277 S.F. |
| TOTAL PROPOSED OPEN SPACE | = 532,107 S.F. |
| PROPOSED INTERIOR LANDSCAPING MINIMUM PER CODE: | = 28,525 S.F. |
| PROPOSED OPEN SPACE PER CODE: | = 328,007 S.F. |
| PROPOSED AGGREGATE OPEN SPACE PER CODE: | = 131,203 S.F. |

THE ABOVE AREAS ARE PRELIMINARY AND CONCEPTUAL ONLY, FINAL COVERAGE WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

## DRAINAGE SUMMARY:

THIS DEVELOPMENT SHALL UTILIZE AN ONSITE PRIVATE DRAINAGE FACILITY. THE RETENTION AREA SHALL BE MAINTAINED BY THE OWNER. STORMWATER RUNOFF FROM THE COMMERCIAL LOTS AND MULTI-FAMILY AREA SHALL BE ROUTED VIA CURB & INLET SYSTEMS TO THE PROPOSED RETENTION AREAS SHOWN ON THIS PLAN. THE STORMWATER RETENTION AREA WILL ATTENUATE THE 100YR-24HR POST STORM EVENT. NO DRAINAGE RETENTION AREAS ARE PROPOSED ON THE COMMERCIAL LOTS.
ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE MAXIMUM STAGE REACHED IN THE PROPOSED RETENTION AREA FOR THE 100YR-24HR POST STORM EVENT.

## LANDSCAPE & IRRIGATION:

LANDSCAPING AND IRRIGATION DESIGN WILL ADHERE TO CITY OF OCALA CODE REQUIREMENTS AND WILL BE DESIGNED AT THE TIME OF FINAL SITE PLAN SUBMITTAL.

## ARCHITECTURAL RESTRICTIONS:

TO BE DETERMINED BASED ON DISCUSSIONS WITH CITY STAFF. CITY STAFF WILL REVIEW ARCHITECTURAL ELEVATIONS AND MAKE RECOMMENDATIONS BASED ON PRELIMINARY PLANS SUBMITTED.

## OPERATION & MAINTENANCE:

A LEGALLY FILED MAINTENANCE AGREEMENT SHALL BE FILED WITH THE FINAL PD PLAN. THE OWNER OR THEIR SUCCESSORS OR ASSIGNS WILL MAINTAIN THE PROPOSED IMPROVEMENTS ON THIS SITE.

## PROPOSED DEVELOPMENT SCHEDULE:

THE PROPOSED DEVELOPMENT CONSTRUCTION SCHEDULE IS ANTICIPATED TO BEGIN WITHIN 1 TO 5 YEARS OF THE PROPOSED PD PLAN APPROVAL. THIS TIMELINE IS ONLY AN ESTIMATE AND IS NOT A GUARANTEE. NOR DOES THIS ESTIMATE INCLUDE THE ENTIRE DEVELOPMENT OF THE SITE AS THIS MAY OCCUR IN PHASES BASED ON ECONOMIC CONDITIONS. PHASE 1 OF THE DEVELOPMENT IS ANTICIPATED TO BE COMPLETED WITHIN 2 YEARS OF THE FINAL DEVELOPMENT PLAN APPROVAL. PHASE 2 IS ANTICIPATED TO BE COMPLETED WITHIN 5 YEARS OF THE FINAL DEVELOPMENT PLAN APPROVAL.

## WATER & SEWER:

CENTRAL WATER & SEWER SERVICES FOR THE PROPOSED BUILDINGS WILL BE AT THE OWNERS EXPENSE. THE OWNER WILL CONNECT TO THE EXISTING CITY OF OCALA CENTRAL WATER & SEWER SYSTEMS.

## ELECTRIC UTILITIES:

ELECTRICAL UTILITIES SHALL BE PROVIDED BY THE EXISTING OCALA ELECTRIC UTILITIES LOCATED ADJACENT TO THE SITE.

## PUBLIC WORKS:

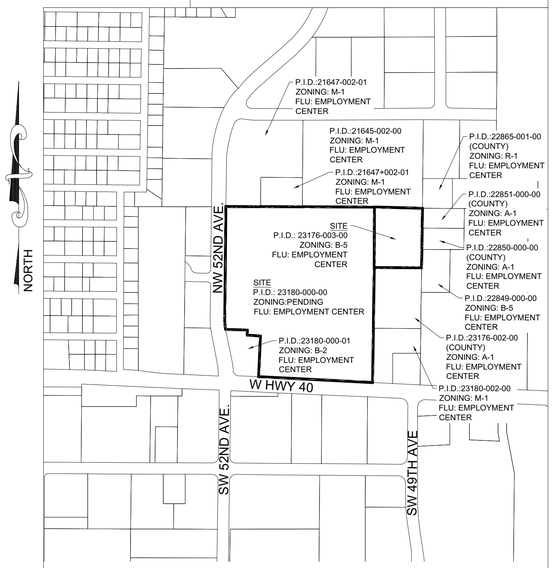
THIS SITE WILL BE SERVED VIA DUMPSTER PADS/COMPACTOR. A COMMERCIAL IMPACT FEE WILL BE REQUIRED AND DETERMINED AT TIME OF SITE PLAN SUBMITTAL.

## FIRE DEPARTMENT:

BUILDING(S) SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE NOT LESS THAN SIX INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF.

## PROPOSED ROADWAY SECTION:

THE PROPOSED ROADWAYS WITHIN THIS DEVELOPMENT WILL ADHERE TO CITY OF OCALA AND FDOT SPECIFICATIONS AND WILL BE DESIGNED AND DETAILED AT THE TIME OF THE IMPROVEMENT PLAN OR SITE PLAN STAGE.




## LOCATION MAP

SCALE 1"=500'

## SITE DATA:

PROJECT NAME: W HWY 40 MIXED USE CONCEPTUAL PD PLAN
PROJECT LOCATION: SEC 16, TWP. 15S, RGE. 21E
P.I.D.: 23180-000-00 AND 23176-003-00
OWNER: CHI OCALA RANCHO, LLC
ADDRESS: W HWY 40, OCALA FL. 34482
SITE AREA: 30.12 ACRES
ZONING: PENDING & B-5 - SEE LOCATION MAP
PROPOSED ZONING: PD
LAND USE: EMPLOYMENT CENTER
CONTACT: STEVE MENDEZ
PHONE: 352-427-9780

## IMPORTANT CONCEPTUAL PD PLAN NOTE:

THIS CONCEPTUAL PD PLAN IS NOT FINAL UNTIL APPROVED BY THE CITY OF OCALA.

ALL PROPOSED BUILDINGS, SIDEWALKS, INTERNAL DRIVEWAYS, LANDSCAPING, AND DRAINAGE RETENTION AREAS ARE SHOWN AS CONCEPTUAL ONLY. FINAL SITE PLAN DESIGN MAY BE DIFFERENT THAN WHAT IS SHOWN. THE OVERALL GENERAL INTENT OF THE PLACEMENT OF THE PROPOSED BUILDINGS, SIDEWALKS, INTERNAL DRIVEWAYS, LANDSCAPING, AND DRAINAGE RETENTION AREAS WILL BE PROVIDED IN THE FUTURE FINAL SITE PLAN. THE PROPOSED PRESERVED BUFFER AREAS MUST BE PROVIDED ON THE FINAL SITE PLAN AND CAN NOT BE ALTERED.

## LEGAL DESCRIPTION:

PARCEL # 23176-003-00:
THE NORTH 424.02 FEET OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 16, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL # 23180-000-00:

PARCEL 1:
THE NORTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2:
THAT PART OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 21 EAST, LYING NORTH OF STATE ROAD 40.

PARCEL 3:
WEST 1/4 OF THE S.E. 1/4 OF THE N.E. 1/4, NORTH OF STATE ROAD 40, AND THE EAST 26 FEET OF THE EAST 1/4 OF THE S.W. 1/4 OF THE N.E. 1/4, NORTH OF STATE ROAD 40, IN SECTION 16, TOWNSHIP 15 SOUTH, RANGE 21 EAST, ALL LYING NORTH OF STATE ROAD 40.

PARCEL 4:
THE WEST 1/2 OF THE EAST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SECTION 16, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, EXCEPT THAT PART LYING SOUTH OF STATE ROAD 40.

PARCEL 5:
COMMENCE AT THE NORTHEAST CORNER OF SECTION 16, RANGE 21 EAST, TOWNSHIP 15 SOUTH, IN MARION COUNTY, FLORIDA; THENCE RUN N89°39'03"W., ALONG THE NORTH BOUNDARY OF SAID SECTION 16, FOR A DISTANCE OF 1324.35 FEET; THENCE RUN S.00°31'19"W., ALONG THE WEST BOUNDARY OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION, FOR A DISTANCE OF 1325.46 FEET; THENCE RUN N.89°38'36"W., ALONG THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION, FOR A DISTANCE OF 26.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID LINE, FOR A DISTANCE OF 26.02 FEET; THENCE RUN S.00°31'31"W., FOR A DISTANCE OF 766.93 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE EAST, AND HAVING FOR IT'S ELEMENTS: A RADIUS OF 470.87 FEET, A CENTRAL ANGLE OF 11°35'35", A CHORD DISTANCE OF 95.12 FEET, AND A CHORD BEARING OF S.05°10'10"E.; THENCE RUN SOUTHERLY ALONG SAID CURVE, FOR A DISTANCE OF 95.28 FEET; THENCE RUN S.11°04'07"E., FOR A DISTANCE OF 81.66 FEET; THENCE RUN N.00°31'31"E., ALONG THE WEST BOUNDARY OF THE EAST 26.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SAID SECTION, FOR A DISTANCE OF 941.61 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT FROM THE ABOVE DESCRIBED LANDS:
BOOK 1918, PAGE 500; AND BOOK 5825, PAGE 19; AND BOOK 5825, PAGE 22

## OPEN SPACE:

THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25% OF THE GROSS TOTAL ACREAGE FOR ALL DEVELOPMENT IN ANY PD PROJECT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USEABLE 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.
OPEN SPACE REQUIRED FOR THIS SITE = 328,007 S.F.
AGGREGATE OPEN SPACE REQUIRED FOR THIS SITE = 131,203 S.F.
BUFFERS ARE TO BE PROVIDED AS SPECIFIED ON THIS PLAN AND/OR AS REQUIRED BY CODE AT TIME OF DEVELOPMENT.

## PARKING CALCULATIONS:

(BASED ON 1.5 PARKING SPACE PER UNIT.)
PROPOSED UNITS = 468 UNITS
PARKING REQUIRED = 468 x 1.5 = 702 SPACES
PARKING PROVIDED = 738 PARKING SPACES

## PARK & AMENITY AREAS:

THE PROPOSED PARK & AMENITY AREAS SHOWN ON THIS PLAN WILL PROVIDE A NATURAL SETTING AND PROVIDE NATURAL TREE PRESERVATION WHERE POSSIBLE. THE PARKS WILL INCLUDE A COMBINATION OF BENCHES, PICNIC TABLES, COVERED PICNIC AREA, AND OUTDOOR ACTIVITY AREAS SUCH AS PLAYGROUNDS, BOCCE, HORSE SHOES, PICKLE BALL, VOLLEYBALL, OR SIMILAR AMENITIES DETERMINED AT FINAL DEVELOPMENT DESIGN PLAN.

## TRAFFIC STATEMENT:

APARTMENT COMPLEX:
I.T.E. CODE 221 - MULTIFAMILY (MID-RISE)
TRIPS BASED ON FITTED CURVE EQUATION
DAILY TRIPS = 2,546 TRIPS
AM TRIPS = 168 TRIPS
PM TRIPS = 206 TRIPS

COMMERCIAL LOTS (BASED ON 60,000 S.F. OF BUILDING):
I.T.E. CODE 820 - SHOPPING CENTER
TRIPS BASED ON FITTED CURVE EQUATION
DAILY TRIPS = 2,266 TRIPS
AM TRIPS = 56 TRIPS
PM TRIPS = 229 TRIPS

A TRAFFIC STUDY WILL BE PROVIDED IF NEEDED FOR THIS DEVELOPMENT AT TIME OF FINAL SITE PLAN DESIGN AND PRIOR TO FINAL APPROVAL.

ENGINEER'S CERTIFICATION:

DATE:
PAOLO MASTROSERIO, P.E. 58691
MASTROSERIO ENGINEERING, INC. C.A.#26159
170 SE 32ND PLACE
OCALA, FL 34471
352-433-2185

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TRUE AND CORRECT AND TAKE RESPONSIBILITY AS OWNER AND TRUSTEE FOR MY LEGAL OBLIGATIONS CONCERNING THIS SITE.

DATE:
STEVE MENDEZ
CHI OCALA RANCHO, LLC
3557 SW 58TH ST.
OCALA, FL 34471
352-427-9780

| DATE: | REVISION DESCRIPTION: |
|---|---|
| 07-02-24 | REVISED PER CITY COMMENTS |
| 09-19-24 | REVISED PER CITY COMMENTS |

SCALE: 1"=100'

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERIOENG.COM

DRAWING FILE: MASTER PD PLAN
DATE: 09-28-2023
DESIGNED BY: PM
DRAWN BY: AHC
CHECKED BY: PM

PROJECT: W HWY 40 MIXED USE CONCEPTUAL PD PLAN
COUNTY, STATE, SEC/TWN/RGE.: MARION COUNTY, FL, 16/15S/21E

TITLE: CONCEPTUAL PD PLAN

JOB#: 23-21

SHEET 1 OF 1