

LONGLEAF PARK "QUAIL PRESERVE" P.U.D. CONCEPT PLAN

AN NOTES:

PROJECT SITES LOCATED WITHIN SECTIONS 4, TOWN 94P 15, RANGE 21 ON PARCEL NUMBER 21602-000-03
 THE TOTAL LAND AREA = 11.31 ACRES ±
EXISTING SITE CHARACTERISTICS:
 THE EXISTING SITE IS UNDEVELOPED, CLEARED PASTURE LAND WITH NO TREE COVER. THE TERRAIN IS MOSTLY GENTLY SLOPING WITH SLOPES OF 2% OR LESS. THE SITE ELEVATIONS RANGE BETWEEN 47 AND 60, BASED UPON THE USDA SOIL SURVEY. THE SOILS ON THIS SITE ARE SANDY, WELL DRAINED SOILS WITH A DEPTH TO A CONFINING LAYER AND WATER TABLE OF GREATER THAN 4.5 FEET.

THE EXISTING ZONING IS A PUD
 THE EXISTING LAND USE IS HR A COMERCIAL, HAVING A MAXIMUM OF 7,427 RESIDENTIAL UNITS PER ACRE.
 THE PROPOSED PROJECT IS A RESIDENTIAL DEVELOPMENT WITH A SINGLE FAMILY DETACHED DWELLINGS, ADDITIONAL IMPROVEMENTS PROPOSED INCLUDE RECREATIONAL OPEN SPACE WITHIN THE PROPOSED NEIGHBORHOOD, THE PROPOSED PROJECT INCLUDES 54 DWELLING UNITS.

SEE PLAN FOR ADDITIONAL ZONING & LAND USE CLASSIFICATIONS.
 ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREAS WILL BE DESIGNED AT TIME OF IMPROVEMENT PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGH THE COUNTY.

EXISTING UTILITY AND DRAINAGE EASEMENTS ARE SHOWN ON THIS PLAN.
BUFFERS:
 ROADWAY BUFFERS:
 NO ROADWAY BUFFERS PROPOSED
 PERIMETER BUFFERS:
 NO PERIMETER BUFFERS PROPOSED

ALL OTHER OUTER PROJECT BOUNDARIES, NOT ALREADY DESCRIBED ABOVE, SHALL HAVE A LANDSCAPE BUFFER MEETING THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

OPEN SPACE: (SEE RECREATION AND GREEN SPACE DATA) THE PROPERTY WILL BE DEVELOPED WITH A TOTAL GREEN SPACE OF 20% OF THE GROSS LAND AREA OF THE PROPERTY. 15% OF THE GROSS LAND AREA SHALL BE MARION FORESTRY LANDSCAPE AREA (MFLA). THE GROSS LAND AREA INCLUDES ALL OF THE PROPERTY, EXCLUDING ANY LANDS COVERED VIA A DEEDITION, EASEMENT, OR DEED.

PROJECT FINISH: THE PROPOSED DEVELOPMENT AT THIS TIME SHALL BE DEVELOPED IN THE PROJECT PHASE AND MAY BE SUB-PHASED BASED UPON MARKET DEMAND.
see City of Ocala
UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.

AN U.S.A. SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN ALL COMMON AREAS AND COMMON ELEMENTS OF THE PUD AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MANAGEMENT AND MAINTENANCE OF COMMON AREAS AND COMMON ELEMENTS OF THE PUD, INCLUDING ANY STORM WATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

LANDSCAPE BUFFER NOTE:
 100' LANDSCAPE BUFFERS ARE REQUIRED ON STIPULATED DURING THIS PUD REZONING. 100' SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE. LANDSCAPE BUFFERS ARE PROPOSED AT THIS TIME.

CONCURRENCY NOTE:
 PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED OR RESERVED ANY PUBLIC FACILITY CAPACITY. FUTURE RIGHTS TO DEVELOP THE LING PROPERTY(IES) ARE SUBJECT TO A DETERMINED CONCURRENCY DETERMINATION. FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE LACK OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER LAYOUT REVIEW STAGES, SHOW AS, BUT NOT LIMITED TO, PRELIMINARY PLAN, ELEMENT PLAN, FINAL PLAN, SITE PLAN, AND/OR BUILDING PERMIT REVIEW.

CHARACTER OF DEVELOPMENT NOTE:
 PUD IS PROPOSED AS A SINGLE FAMILY DETACHED HOME DEVELOPMENT. 60 HOMES SUCH AS TOWNHOUSES ARE NOT PROPOSED. FAMILY RENTAL UNITS ARE NOT PROPOSED. ATTACHED HOMES OR MULTIFAMILY RENTAL DEVELOPMENT IS PROPOSED IN THE PUD. THE DEVELOPMENT WILL REQUIRE ADDITIONAL REVIEW AND APPROVAL VIA THE COUNTY BOARD OF COUNTY COMMISSIONERS.

TYPICAL LOT STANDARDS
 SINGLE STRUCTURES:
 54' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)
 5' SETBACK (MINIMUM)

CESSORY STRUCTURES:
 SETBACK: 50 FEET
 SETBACK: 5 FEET (MINIMUM) - NOT PERMITTED IN ANY EASEMENTS WITHOUT A WAIVER OR VARIANCE.
 SETBACK: 5 FEET (MINIMUM) - NOT PERMITTED IN ANY EASEMENTS WITHOUT A WAIVER OR VARIANCE.

FLOOD PROTECTION:
 OPENITY LIES IN THE SECONDARY SPREADS PROTECTION ZONE

FLOOD ZONE:
 OPENITY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 12000502E THE DATE APRIL 18, 2017.

DEVELOPMENT AGREEMENTS:
 NONE AT THIS TIME

TRAFFIC STUDY/IMPROVEMENTS NOTE:
 A TRAFFIC STUDY ON STATEMENT IS PROPOSED FOR REVIEW WITH THIS DEVELOPMENT PLAN PROCESS. ANY ADDITIONAL IMPROVEMENTS NEEDED (I.E. OFF-ROUTE TRAFFIC IMPROVEMENTS) AS A RESULT OF THE FINAL STUDY WILL BE INCORPORATED INTO EACH PHASE OF IMPROVEMENT PLAN DEVELOPMENT AS APPLICABLE.

RECREATION/GREEN SPACE/MFLA DATA:
 PER MARION COUNTY LDC, THE MINIMUM PARK AND RECREATION SPACE REQUIRED IS 200 SF PER UNIT. (84 UNITS X 200 SF = 16,800 ACRES OF PARK AND RECREATION SPACE REQUIRED)
 ALL DRIPS DESIGNATED AS RECREATION / OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE.

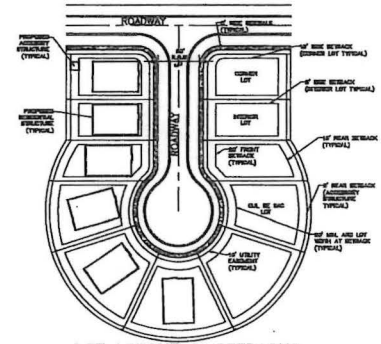
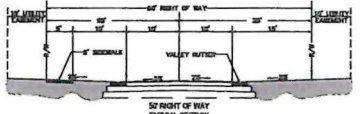
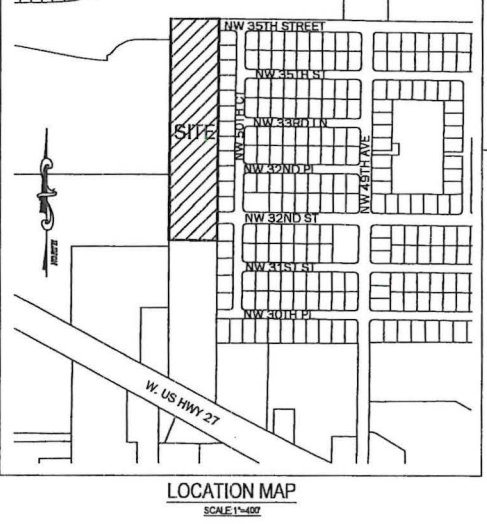
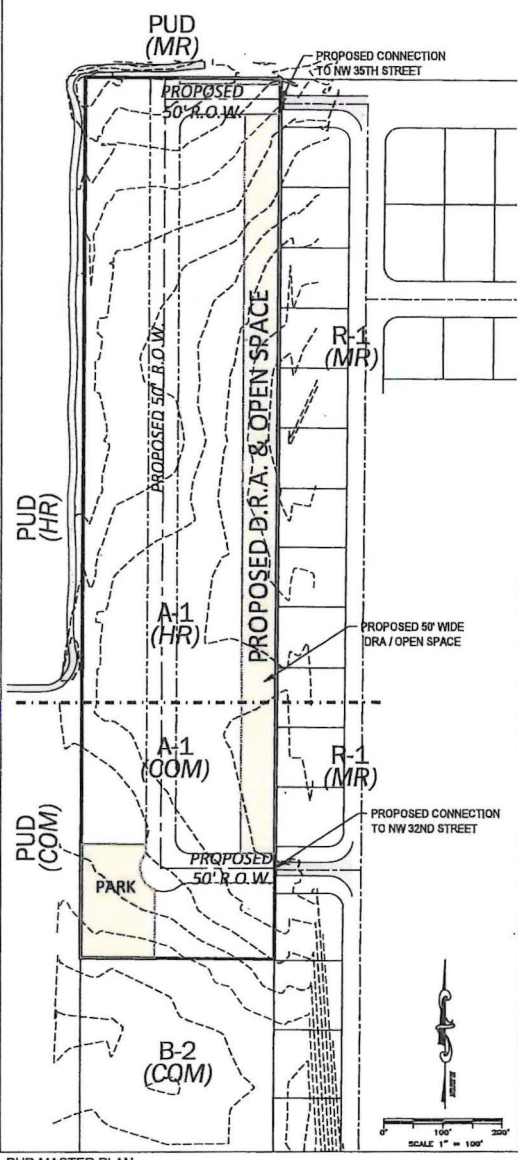
THE PROPERTY WILL BE DEVELOPED WITH A TOTAL GREEN SPACE OF 20% OF THE GROSS LAND AREA. (11.31 ACRES X 20% = 2.26 ACRES OF GREEN SPACE REQUIRED, 15% OR 1.70 ACRES MUST BE MFLA.)

OPEN SPACE/MFLA MINIMUMS:
 2.26 ACRES OF REQUIRED GREEN SPACE
 1.54 ACRES OF THE 2.26 ACRES WILL BE MFLA
 0.62 ACRES OF THE 2.26 ACRES WILL BE PARK & RECREATIONAL AMENITY SITES.

HATCHED AREAS INDICATE PRELIMINARY AREAS OF OPEN SPACE, PARK SITES, AMENITY AREAS AND MFLA AREAS.

SITE COVERAGE DATA: (BASED ON 11.31 GROSS ACRES)

SINGLE FAMILY RESIDENTIAL:	9.05 ACRES
PARKS, AMENITIES, OPEN SPACE, MFLA & DRAINAGE:	2.26 ACRES
TOTALS:	11.31 ACRES
GROSS DENSITY ALLOWED:	
COMMERCIAL = 3.31 ACRES (8 DWELLING UNITS / AC.)	20 UNITS
HR = 8.00 ACRES (8 DWELLING UNITS / AC.)	64 UNITS
MAXIMUM DENSITY ALLOWED:	64 UNITS



PUD MASTER PLAN:
 SCALE: 1"=100'

ENGINEER'S CERTIFICATION:
 I HEREBY CERTIFY THAT THESE PLANS WERE COMPLETED BY ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS NOTED.

OPERATION & MAINTENANCE:
 I HEREBY CERTIFY THAT MY SUCCESSORS AND I AGREE TO PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THESE PLANS.

WAIVERS:

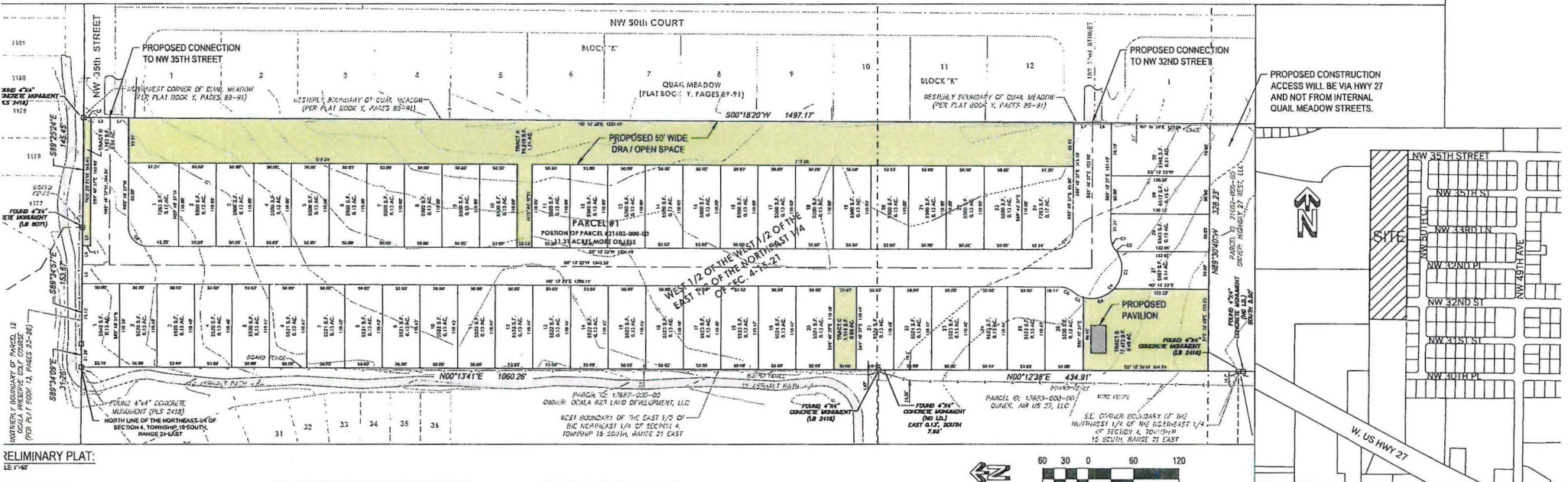
CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

PROJECT: QUAIL PRESERVE P.U.D. CONCEPT PLAN
 MARION COUNTY, FL. SEC. 04, TOWN. 15S, RGE. 21E
 TITLE: P.U.D. CONCEPT PLAN
 JOB#19-23
 SHEET 1 OF 1

<p>REVISION DESCRIPTION:</p>	<p>SCALE: 1"=100'</p> <p>MASTROSERO ENGINEERING, INC. CIVIL & ENVIRONMENTAL - SITE DESIGN 1715 E 23RD PLACE Ocala, FL 34711 PH: (352) 833-2186 FAX: (352) 833-2186 MAIL@MASTROSEROENGIN.COM</p>	<p>DRAWING FILE: QUAIL PRESERVE PUD MASTER PLAN</p>	<p>DESIGNED BY: PM</p>
		<p>DATE: 07-05-2021</p>	<p>DRAWN BY: PM</p>
		<p>CHECKED BY: PM</p>	<p>DATE:</p>
		<p>PROJECT: QUAIL PRESERVE P.U.D. CONCEPT PLAN MARION COUNTY, FL. SEC. 04, TOWN. 15S, RGE. 21E TITLE: P.U.D. CONCEPT PLAN</p>	<p>PROJECT: QUAIL PRESERVE P.U.D. CONCEPT PLAN MARION COUNTY, FL. SEC. 04, TOWN. 15S, RGE. 21E TITLE: P.U.D. CONCEPT PLAN</p>

PROPOSED

"LONGLEAF PARK" PRELIMINARY PLAT



PRELIMINARY PLAT:
LE 1'-60"

PLAN NOTES:
LE 1'-60"

PROJECT SITE IS LOCATED WITHIN SECTIONS 4, TOWNSHIP 15, RANGE 21 OF PARCEL 211 (PARCELS 1-36), MARION COUNTY, FLORIDA.

THE TOTAL LAND AREA IS 11.31 ACRES ±.

EXISTING AND PROPOSED UTILITIES:
EXISTING UTILITIES SHOWN ON THE PLAN INCLUDE SANITARY SEWER, WATER, AND GAS. THE PROPOSED UTILITIES WILL BE INSTALLED AS SHOWN ON THE PLAN.

CHARACTER OF DEVELOPMENT NOTE:
THIS PROJECT IS A RECREATIONAL DEVELOPMENT WITH A SINGLE FAMILY RESIDENTIAL DEVELOPMENT. ATTACHED HOMES SUCH AS TOWNHOUSES ARE NOT PROPOSED.

TYPICAL LOT STANDARDS:
(PRINCIPAL STRUCTURES)
LOT AREA: 1530 SF (MINIMUM)
LOT DEPTH: 100 FEET (MINIMUM)
LOT FRONT (MINIMUM): 32 FEET (MINIMUM)
LOT FRONT (MINIMUM): 30 FEET (MINIMUM)
FRONT SETBACK: 30 FEET (MINIMUM)
SIDE SETBACK (MINIMUM): 5 FEET (MINIMUM)
REAR SETBACK (MINIMUM): 10 FEET (MINIMUM)

RECREATION/GREEN SPACE DATA:
FOR MARION COUNTY USE, THE MINIMUM PARK AND RECREATION SPACE REQUIRED IS 2% OF THE TOTAL GROSS LAND AREA OF 11.31 ACRES ±.

ACCESSORY STRUCTURES:
FRONT SETBACK: 30 FEET (MINIMUM, NOT PERMITTED IN ANY DEVELOPMENT WITHIN A TOWNHOME OR CONDOMINIUM)
SIDE SETBACK: 5 FEET (MINIMUM, NOT PERMITTED IN ANY DEVELOPMENT WITHIN A TOWNHOME OR CONDOMINIUM)
REAR SETBACK: 10 FEET (MINIMUM, NOT PERMITTED IN ANY DEVELOPMENT WITHIN A TOWNHOME OR CONDOMINIUM)

OPEN SPACE/MFLA MINIMUMS:
2.0 ACRES OF OPEN SPACE
1.0 ACRES OF OPEN SPACE

SITE COVERAGE DATA:
(BASED ON 11.31 GROSS ACREAGE)
SINGLE FAMILY RESIDENTIAL: 80% ACRES
PARKS, AND OTHER OPEN SPACE, MFLA (ORANGE): 3.21 ACRES
TOTAL: 11.31 ACRES
GROSS DENSITY ALLOWED: 54 UNITS PER ACRE
(11.31 ACRES x 54 UNITS PER ACRE)

SPRINGS PROTECTION:
THE PROPERTY IS WITHIN THE SECONDARY SPRINGS PROTECTION ZONE.

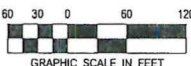
FLOOD ZONE:
THE PROPERTY IS WITHIN FLOOD ZONE 1 PER FEMA PANEL NUMBER 120860000E EFFECTIVE DATE 04/06/10/2011.

ANDSCAPE BUFFER NOTE:
PROPOSED LANDSCAPE BUFFERS SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE, NO LANDSCAPE BUFFERS ARE PROPOSED AT THIS TIME.

CONCURRENCY NOTE:
IF PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RECEIVED ANY NEIGHBORHOOD CONSENTS, FUTURE RIGHTS TO DEVELOP THE REMAINING PORTION OF THE SUBJECT TRACT UNDER CONCURRENCY REQUIREMENTS AND/OR APPROVAL TO DEVELOP THE PROJECT HAS NOT BEEN GRANTED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT PHASES, SUCH AS, BUT NOT LIMITED TO, PRELIMINARY PLAT APPROVEMENT PLAN, FINAL UTILITY PLAN, AND/OR BUILDING PERMIT REVIEW.

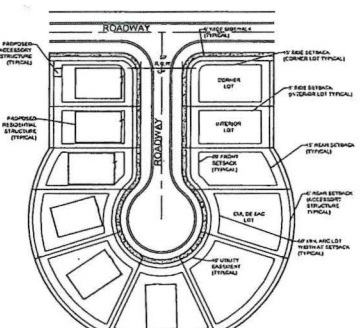
DEVELOPMENT AGREEMENTS:
NONE AT THIS TIME.

TRAFFIC STUDY/IMPROVEMENTS NOTE:
TRAFFIC STUDY OR STATEMENT IS PROPOSED FOR REVIEW WITH THE DEVELOPMENT PLAN PROCESS, ANY OTHER IMPROVEMENTS NEEDED TO SAFELY TRAVEL IMPROVEMENTS ARE A PART OF THE PLAN AND WILL BE INCORPORATED INTO EACH PHASE OF DEVELOPMENT OF THE PROJECT AS AVAILABLE.

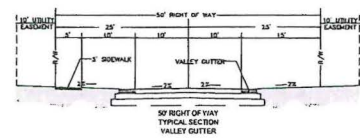


LOCATION MAP
SCALE: 1"=100'

Curve Table						Parcel Line Table		
Curve #	Length	Radius	Delta	Chord Direction	Chord Length	Line #	Length	Direction
C1	17.33	25.00	39.73	S71° 21' 56" W	16.98	L5	25.00	S89° 34' 56.95" E
C2	3.42	40.00	4.90	N52° 07' 24" E	3.42	L6	25.00	S89° 34' 56.95" E
C3	54.17	40.00	77.50	S85° 48' 01" E	50.12	L3	25.00	S0° 18' 20.33" Y
C4	43.74	40.00	63.66	S15° 40' 51" E	41.59	L4	25.00	S0° 18' 20.33" Y
C5	16.96	40.00	24.29	S27° 47' 34" W	16.63	L7	25.00	S0° 18' 20.33" Y
C6	17.33	25.00	39.73	N20° 04' 50" E	16.98	L8	25.00	S0° 18' 20.33" Y
C7	39.27	25.00	90.00	S44° 46' 37" E	35.30	L1	10.98	S0° 13' 22.97" Y
C8	39.27	25.00	90.00	S45° 13' 23" W	35.36	L2	10.98	N0° 18' 20.33" Y
C9	118.28	40.00	169.42	S44° 46' 37" E	78.66	L9	24.55	N89° 34' 56.95" Y



LOT LAYOUT & SETBACKS
MINIMUM LOT WIDTH AT SETBACK = 50 FT.
MINIMUM LOT DEPTH = 110 FT.
MINIMUM LOT SIZE = 5,500 S.F.
N.T.S.



WAIVERS:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS NOTED.

OPERATION & MAINTENANCE:
I HEREBY CERTIFY THAT MY SUCCESSORS AND I SHALL PROPERLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THESE PLANS.

DATE	REVISION DESCRIPTION

SCALE: 1"=100'	DRAWING FILE: LONG LEAF PARK PRELIMINARY PLAT	DESIGNED BY: PM	DATE: 07-21-2022
	DRAWN BY: PM	CHECKED BY: PM	

PROJECT: 'LONGLEAF PARK' PRELIMINARY PLAT MARION COUNTY, FL. SEC. 04, TWP. 15S, RGE. 21E	JOB#: 19-23
TITLE: PRELIMINARY PLAT	SHEET: C1 of 1