

March 28, 2024

PROJECT NAME: AURORA OAKS PUD MASTER PLAN (AKA: CALIBREX PUD MASTER PLAN)

PROJECT NUMBER: 2022010006

APPLICATION: PUD MASTER PLAN #29796

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: INFO
REMARKS: Please verify that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: INFO
REMARKS: Proposed stormwater management system will be reviewed as part of the Improvement Plan/Major Site Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Improvements must be in place to support each phase of development at time of phase completion.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: INFO
REMARKS: Please note that pre- and post-development drainage maps will be required with the Improvement Plan/Major Site Plan.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plan/Major Site Plan.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide a Karst Analysis with the Improvement Plan/Major Site Plan.
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 3/8/24-add waivers if requested in the future - sk
3/22/23 - add waivers if requested in the future
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive

an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

9 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Additional Traffic comments

STATUS OF REVIEW: INFO

REMARKS: CONDITIONAL APPROVAL - Subject to entering into a Developer's Agreement prior to the next phase of development to provide for a right-of-way dedication on SW 52nd Street, the construction of SW 52nd Street, the installation of a traffic signal on SW 60th Avenue at SW 52nd Street, the installation of eastbound and westbound left turn lanes on SW 52nd Street at SW 60th Avenue, and the installation of a southbound right turn lane on SW 60th Avenue at SW 38th Street.

10 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: INFO

REMARKS: No tree removal prior to DRC approved site plan or DRC approved mass grading plan

11 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Master Plan

STATUS OF REVIEW: INFO

REMARKS: Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

For questions or information, please contact Angi Rosario @ 352-671-8667



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

29796

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 02/20/2023

A. PROJECT INFORMATION:

Project Name: Calibrex PUD Master Plan

Parcel Number(s): 35460-005-02, 35460-012-00, 35460-012-01, 35460-012-02, 35460-012-03, 35460-012-04, 35460-015-00, 35460-015-01, 35460-17-000, 35460-020-00

Section 5 Township 16 SO Range 21 EAS Land Use URBAN RES Zoning Classification PUD

Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐

Type of Plan: MASTER PLAN

Property Acreage 121.64 Number of Lots _____ Miles of Roads _____

Location of Property with Crossroads South of SW 52nd St. & both North & South of SW 59th St., West of SW 60th Ave

Additional information regarding this submittal: _____

B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

☒ Engineer:

Firm Name: Tillman & Associates Engineering Contact Name: Jeffrey McPherson, P.E.

Mailing Address: 1720 SE 16th Avenue Bldg. 100 City: Ocala State: FL Zip Code: 34471

Phone # 352-387-4540 Alternate Phone # _____

Email(s) for contact via ePlans: permits@tillmaneng.com

☒ Surveyor:

Firm Name: CHW Professional Consultants Contact Name: Andrew Smith

Mailing Address: 101 NE 1st Avenue City: Ocala State: FL Zip Code: 34470

Phone # 352-414-4621 Alternate Phone # _____

Email(s) for contact via ePlans: _____

Property Owner:

Owner: Calibrex Ocala Ontario LP Contact Name: James W. Gooding, III / Mark Pavkovic

Mailing Address: 1100 Gorham Street Unit 18 City: New Market State: ONTARIO Zip Code: L3Y8Y8, CA

Phone # (352) 867-7707 / 289-716-0959 Alternate Phone # _____

Email address: jgooding@ocalalaw.com / mpavkovic@calibrex.ca

Developer:

Developer: SAME AS ABOVE Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

Revised 6/2021

CLEAR FORM

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marionfl.org

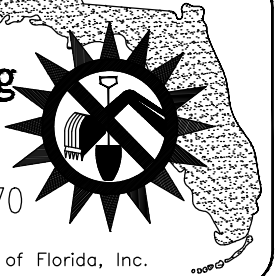


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AURORA OAKS

PUD MASTER PLAN

SECTION 5 TOWNSHIP 16 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 5, THENCE NORTH 89°34'19" WEST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 693.17 FEET TO THE NORTHWEST CORNER OF "DRAINAGE EASEMENT 1" AS DESCRIBED IN OFFICIAL RECORDS BOOK 5073, PAGES 73 THROUGH 76 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING THE POINT OF BEGINNING, THENCE DEPARTING THE NORTH LINE OF SAID SECTION 5, SOUTH 0°35'42" WEST, ALONG THE WEST LINE OF SAID "DRAINAGE EASEMENT 1", A DISTANCE OF 499.48 FEET TO THE SOUTHWEST CORNER OF SAID "DRAINAGE EASEMENT 1", THENCE SOUTH 89°13'35" EAST, ALONG THE SOUTH LINE OF SAID "DRAINAGE EASEMENT 1", A DISTANCE OF 93.75 FEET TO THE WEST LINE OF CHARLESTON PLACE LAND CONDOMINIUM AS DESCRIBED AND DEPICTED IN OFFICIAL RECORDS BOOK 5073, PAGES 77 THROUGH 131 OF SAID PUBLIC RECORDS, THENCE SOUTH 0°31'51" WEST, ALONG THE WEST LINE OF SAID CHARLESTON PLACE LAND CONDOMINIUM AND A SOUTHERLY PROJECTION THEREOF, A DISTANCE OF 789.79 FEET TO THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 5, THENCE NORTH 89°44'58" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 722.95 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 5, THENCE SOUTH 0°34'31" WEST, ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 970.29 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7656, PAGES 29 THROUGH 393 OF SAID PUBLIC RECORDS, THENCE SOUTH 89°54'11" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 685.65 FEET TO THE NORTHEAST CORNER OF SAID LANDS, THENCE SOUTH 0°34'00" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 320.67 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, THENCE NORTH 89°50'00" WEST, ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 686.30 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE SOUTH 0°35'17" WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 119.04 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE NORTH 89°50'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 662.95 FEET TO THE NORTHEAST CORNER OF THE EAST 40 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE SOUTH 0°39'35" WEST, ALONG THE EAST LINE OF THE EAST 40 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 119.77 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE NORTH 89°54'43" WEST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 623.37 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, THENCE NORTH 0°40'02" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5, A DISTANCE OF 1967.89 FEET, THENCE DEPARTING THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 5, SOUTH 89°51'55" EAST, A DISTANCE OF 26.70 FEET, THENCE NORTH 0°34'39" EAST, A DISTANCE OF 38.67 FEET, THENCE SOUTH 89°53'00" EAST, A DISTANCE OF 28.08 FEET, THENCE NORTH 5°34'52" WEST, A DISTANCE OF 330.54 FEET TO THE NORTH LINE OF THE SW 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, THENCE SOUTH 89°46'03" EAST, ALONG THE NORTH LINE OF THE SW 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 400.44 FEET TO THE NORTHEAST CORNER OF THE SW 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 5, THENCE NORTH 0°38'43" EAST, ALONG THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1293.84 FEET TO THE NORTH LINE OF SAID SECTION 5, THENCE SOUTH 89°34'39" EAST, ALONG THE NORTH LINE OF SAID SECTION 5, A DISTANCE OF 1288.60 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN: 121.643 ACRES, MORE OR LESS.

CONDITIONS - RESOLUTION # 22-R-578

- The PUD is restricted to a total of 1,250 dwelling units (3-story apartments, attached townhomes, and detached single-family homes) and accompanying accessory amenities consistent with the LDC, the PUD Application, and PUD Concept Plan (Dated 11/9/2022, attached).
- Buffers shall be provided as shown on the submitted conceptual plan.
- Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and Growth Services Director, adequate provision shall be made for the coordination of improvements with the PUD.
- Prior to or simultaneously with approval of the final PUD Master Plan, Applicant shall enter into an agreement with County concerning the construction of SW 52nd Street and a traffic signal at the intersection of SW 52nd Street and SW 60th Avenue. Such agreement shall require Applicant to construct SW 52nd Street from the western boundary of the PUD property to SW 60th Avenue, with such commencement of construction to begin no later than the earlier of the following: (1) the date that Applicant commences development of any portion of the PUD north of the parcel of real estate with Marion County Parcel ID No. 35460-004-00 (currently owned by The Centers, Inc.) and the westerly extension of the northerly boundary of such parcel; or (2) the date that Applicant obtains building permits for in excess of 300 dwelling units within the PUD. The agreement shall contain the following provisions, subject to revisions thereof by County in its sole discretion, except any such revisions shall not change the timing conditions above and below in Condition 4.f regarding Commencement of construction or change the scope of improvements subject to those timing conditions.
 - The right-of-way shall be 100 feet wide and shall be conveyed to County as and when required by the agreement.
 - Following construction of SW 52nd Street, and the one-year maintenance period, County shall assume maintenance of SW 52nd Street.
 - Applicant shall construct the outside two lanes of a four-lane section with grassed median, including bike lanes and at least one sidewalk. (The additional two lanes will be constructed by County or others in the future.)
 - SW 52nd Street shall be a closed drainage system (utilizing curb and gutter) with the drainage to be accommodated on the PUD property or drainage easements obtained by Applicant on property of others.
 - The traffic signal shall be completed at, or prior to, the completion of SW 52nd Street.
 - "Commencement" of construction shall require physical construction and the agreement shall require that the construction proceed without delay. The construction of SW 52nd Street and the signalization of the intersection of SW 52nd Street and SW 60th Avenue shall be completed no later than the issuance of a building permit permitting in excess of 500 dwelling units in the PUD.
 - Whether or not Applicant will get funding from other sources or impact fee credits for all or portions of the cost of constructing SW 52nd Street and the traffic signal shall be addressed by the required agreement with the County.
- Applicant shall construct the main internal spine road, between 59th Street and 52nd Street, with such construction to begin no later than the earlier of the following: (1) the date that Applicant commences development of any portion of the PUD north of the parcel of real estate with Marion County Parcel ID No. 35460-004-00 (currently owned by The Centers, Inc.) and the westerly extension of the northerly boundary of such parcel; or (2) the date that Applicant obtains building permits for in excess of 300 dwelling units within the PUD.
- Prior to commencing development, Applicant shall (1) convey fee simple title to County for right-of-way of SW 59th Street within the PUD (so that the total right-of-way width is 60 feet wide within the PUD); (2) construct the PUD to accommodate all drainage from SW 59th Street; and (3) shall enter into a maintenance agreement with County pursuant to which Applicant shall maintain SW 59th Street with an MSB (established to collect assessments within the PUD in the event that Applicant fails to do so; further, the agreement may address the long-term status of SW 59th Street in addition to the required maintenance. Applicant shall use good faith commercially reasonable efforts to enter into an agreement with the property owner(s) to the East of the PUD, currently owning Marion County Parcel ID Nos. 35460-011-00 and 35460-010-00, providing for the maintenance of SW 59th Street from the Eastern boundary of the PUD to its intersection with SW 60th Avenue.
- All access point locations shall only be connected to SW 52nd Street and SW 59th Street, and will be worked out to the satisfaction of the Development Review Committee during the time of Development Review.
- The PUD shall connect to Marion County Utilities' centralized water and centralized sewer services.
- Apartments shall be a maximum of 60' in height, townhomes shall be a maximum of 50' in height, and single family shall be a maximum of 40' in height, consistent with the conceptual plan. Any clubhouse buildings heights shall be a maximum of 40' and accessory structures shall be limited to 20'.
- The PUD shall be valid for 3-years, in lieu of 5-years, from the date of approval of this PUD and accompanying PUD Conceptual Plan pursuant to the provisions of LDC Section 4.2.3.1.
- The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the LDC's notice provisions at the Applicant's expense.
- Exhibit(s):
 - PUD Concept Plan Set, as noted in Item 1 above.

OWNER/DEVELOPER:
CALIBREX OCALA ONTARIO LP
JAMES GOODING III
1100 GORHAM ST UNIT 18
NEWMARKET ONTARIO L3Y 8Y8
CANADA

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING
JEFFREY McPHERSON, P.E.
1720 SE 16th AVE. BLDG.100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
426 SW 15th STREET
OCALA, FLORIDA 34471
PHONE (352) 405-1482

INDEX OF SHEETS

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11.01	PHASING PLAN
1 of 8	BOUNDARY AND TOPOGRAPHIC SURVEY

NOTES:

- THIS PROJECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, MASTER PLAN, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0513E AND 12083C0514E, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF MINIMAL FLOOD HAZARD.
- DEVELOPER'S AGREEMENT RELATED TO SW 52nd STREET MUST BE APPROVED AND RECORDED WITHIN 180 DAYS OF THE FEB 20th 2024 APPROVAL OF THE MASTER PLAN

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

CALIBREX OCALA ONTARIO LP

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

JEFFREY McPHERSON, P.E.
Registered Engineer No. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
Registered Land Surveyor No. 6553
STATE OF FLORIDA

Marion County Approval Stamp

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

AURORA OAKS PUD MASTER PLAN
MARION COUNTY, FLORIDA

COVER SHEET

DATE 03-05-24
DRAWN BY JGH
CHKD. BY JMM
JOB NO. 22-8130

SHT. 01.01

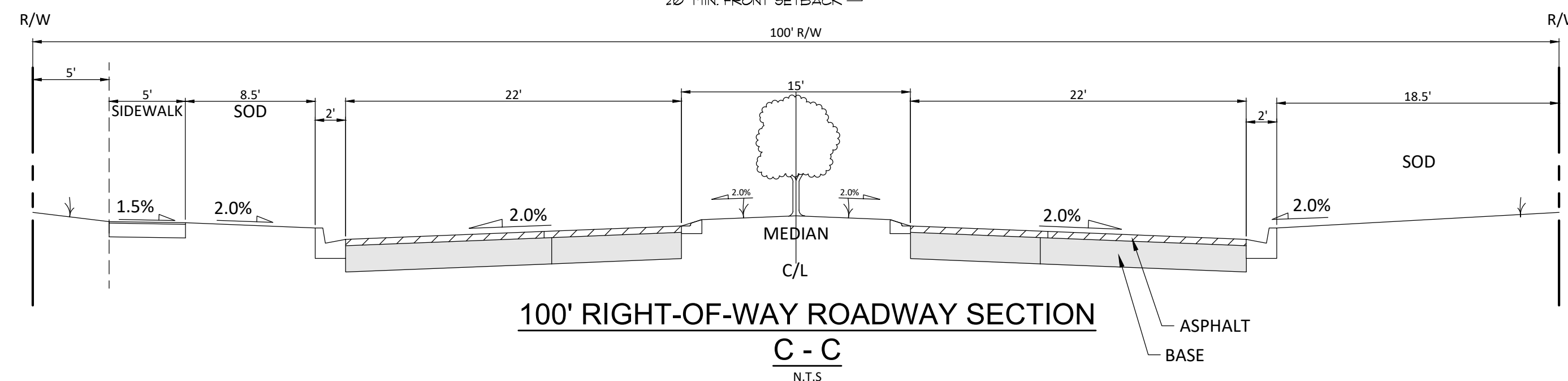
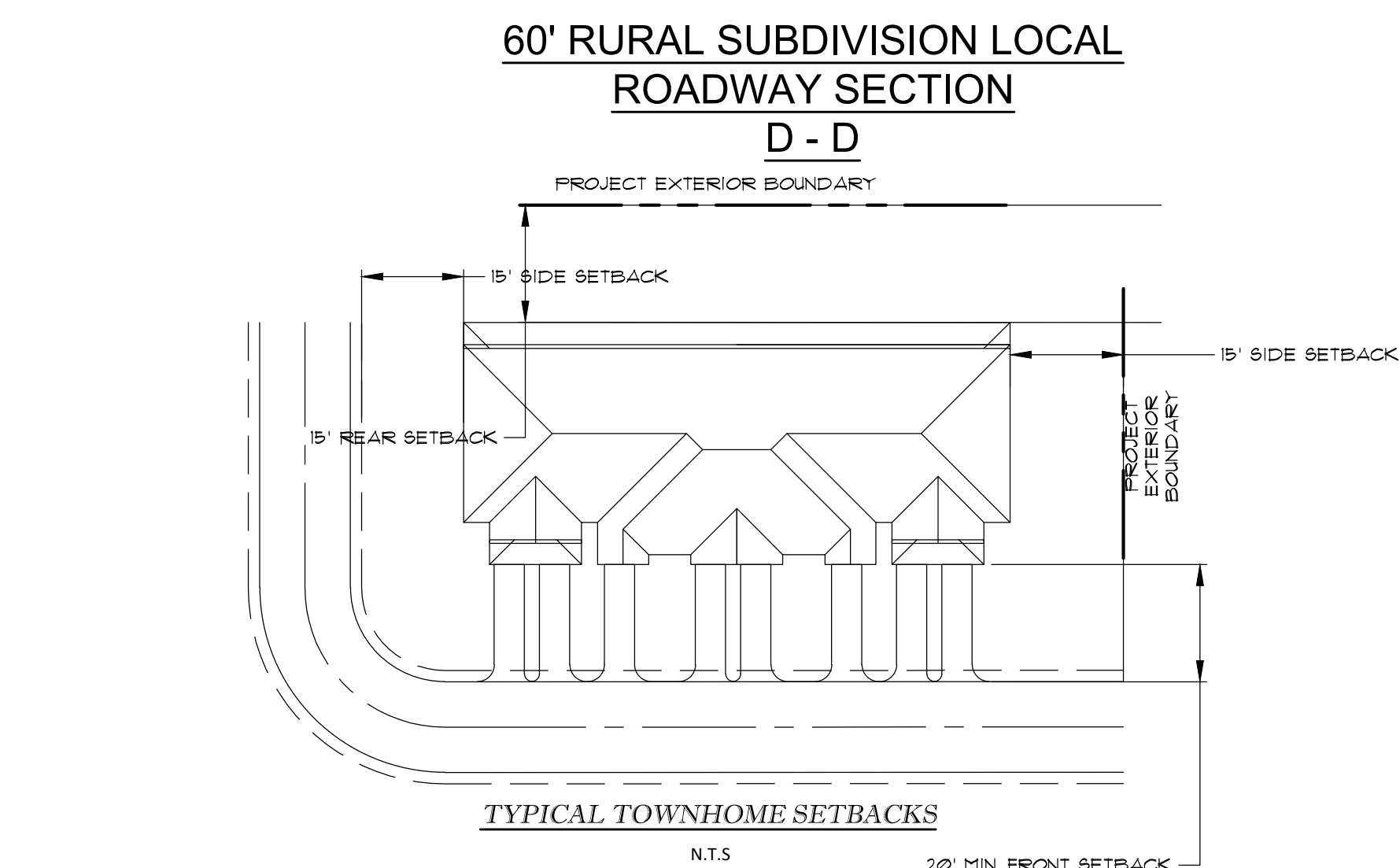
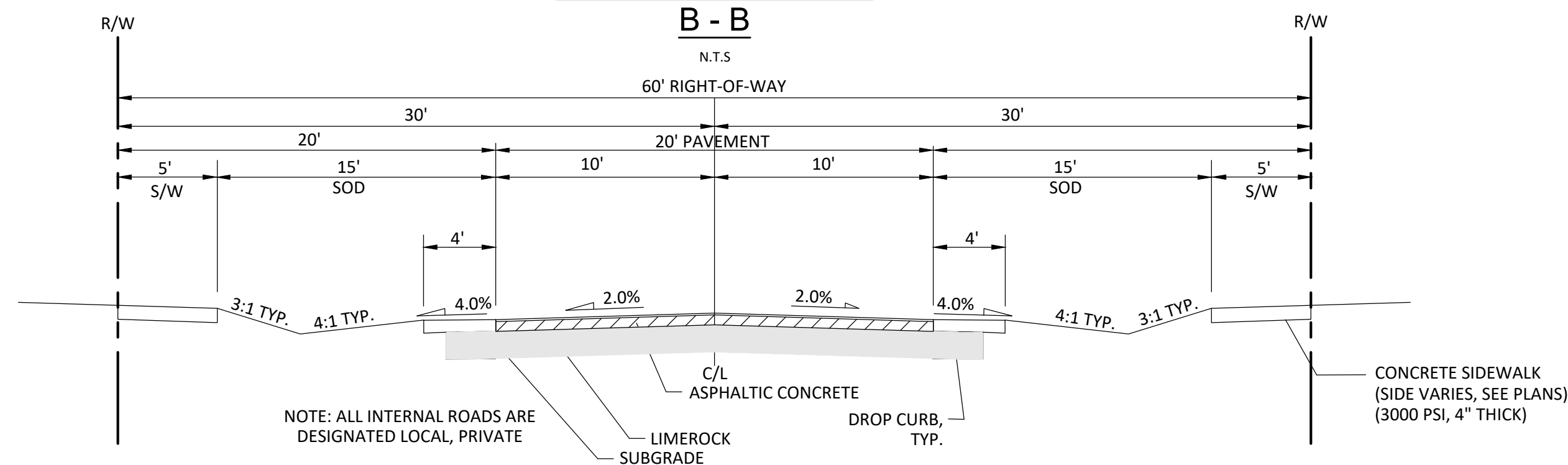
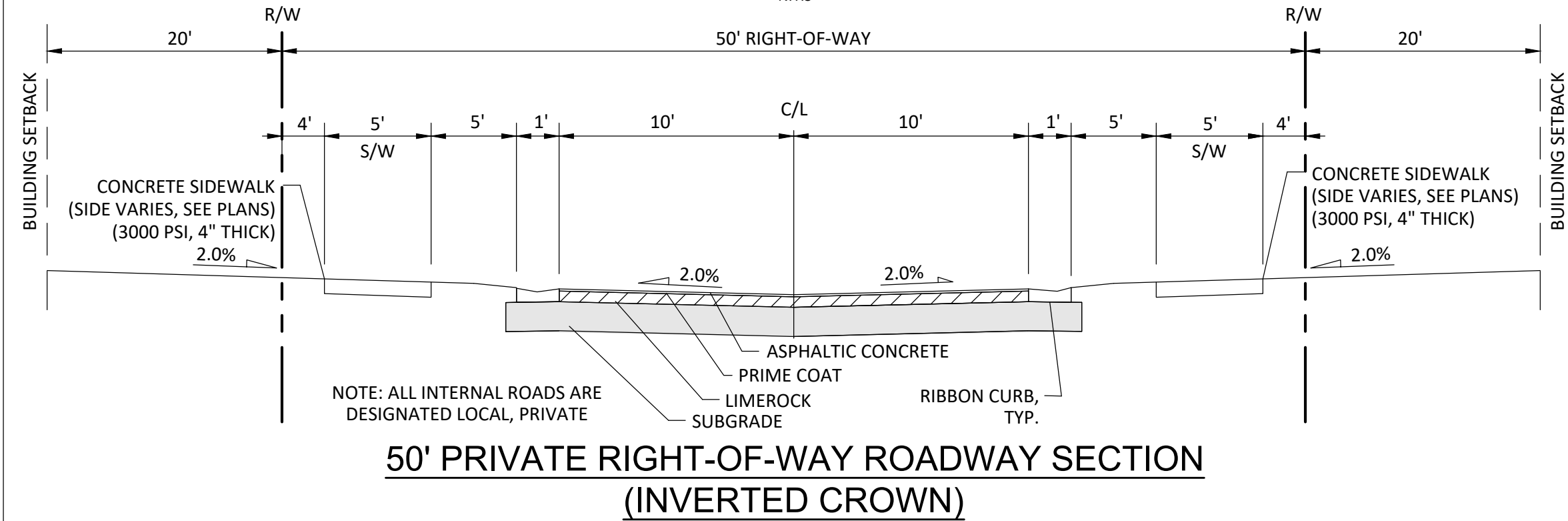
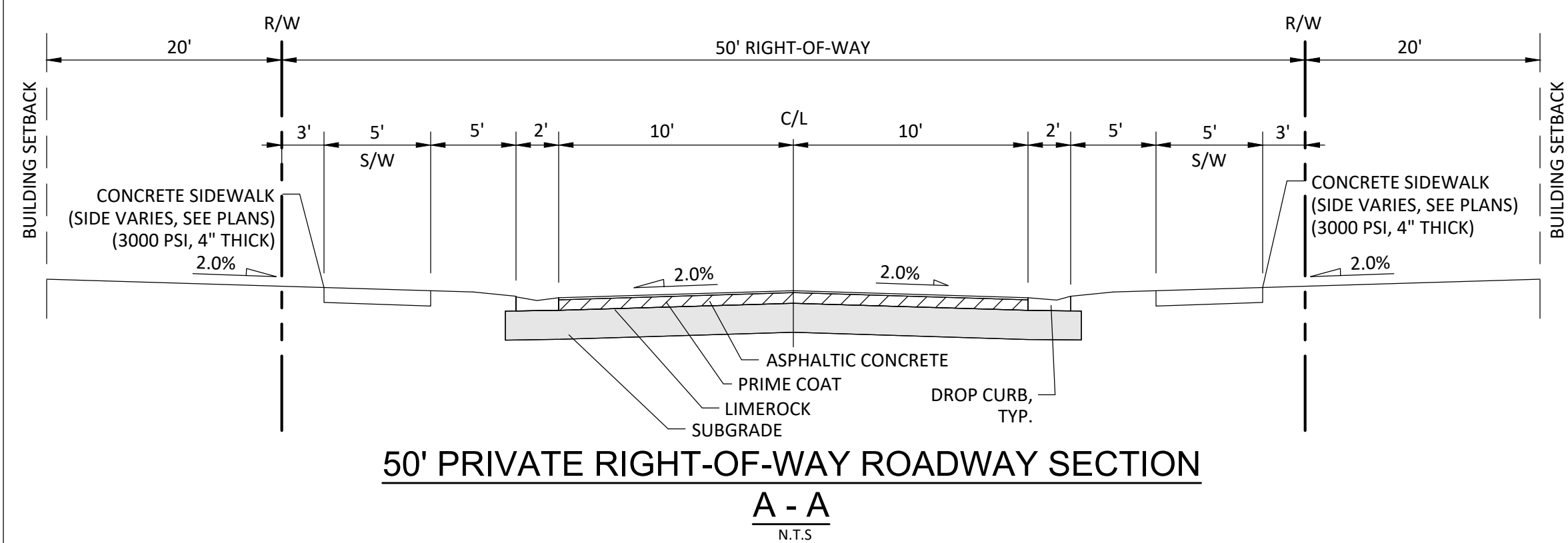
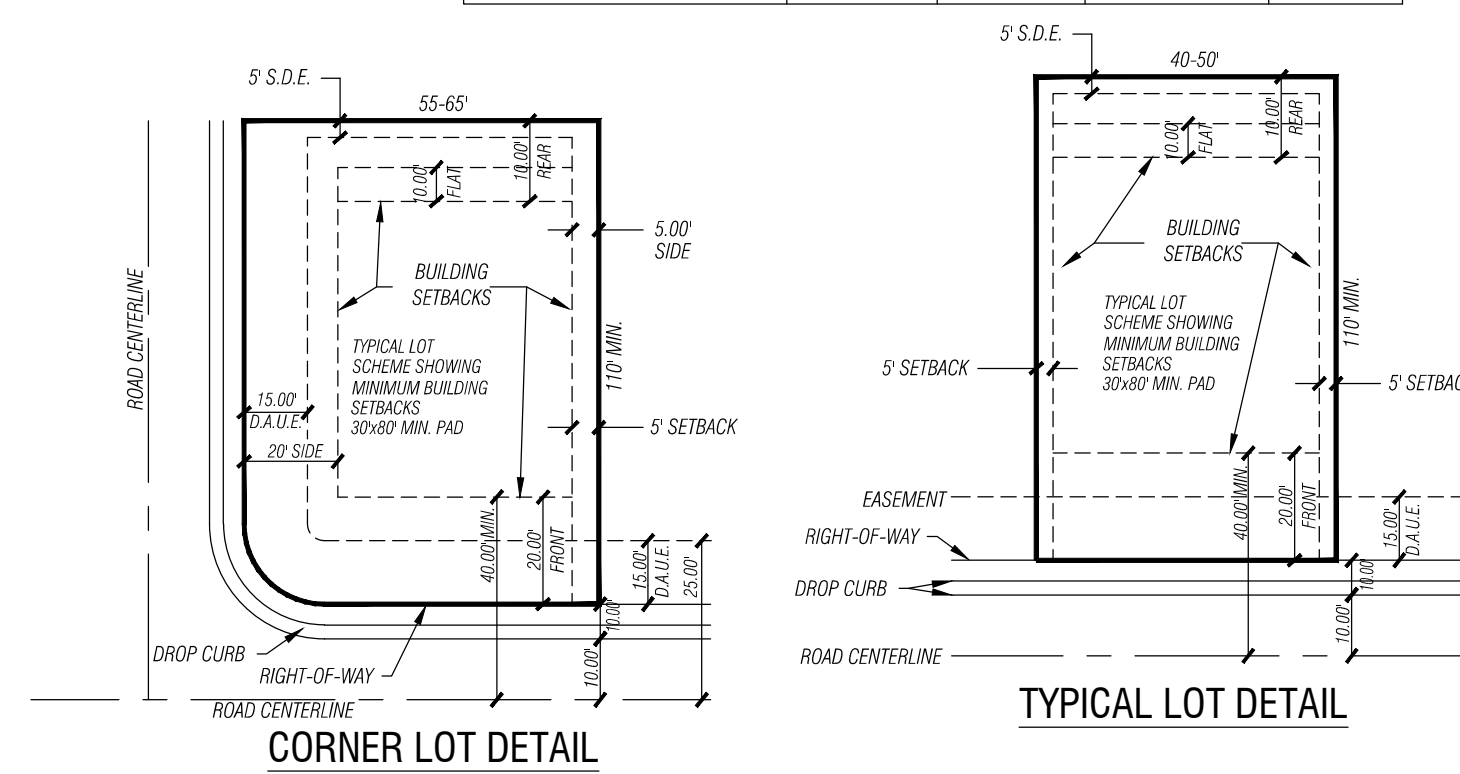
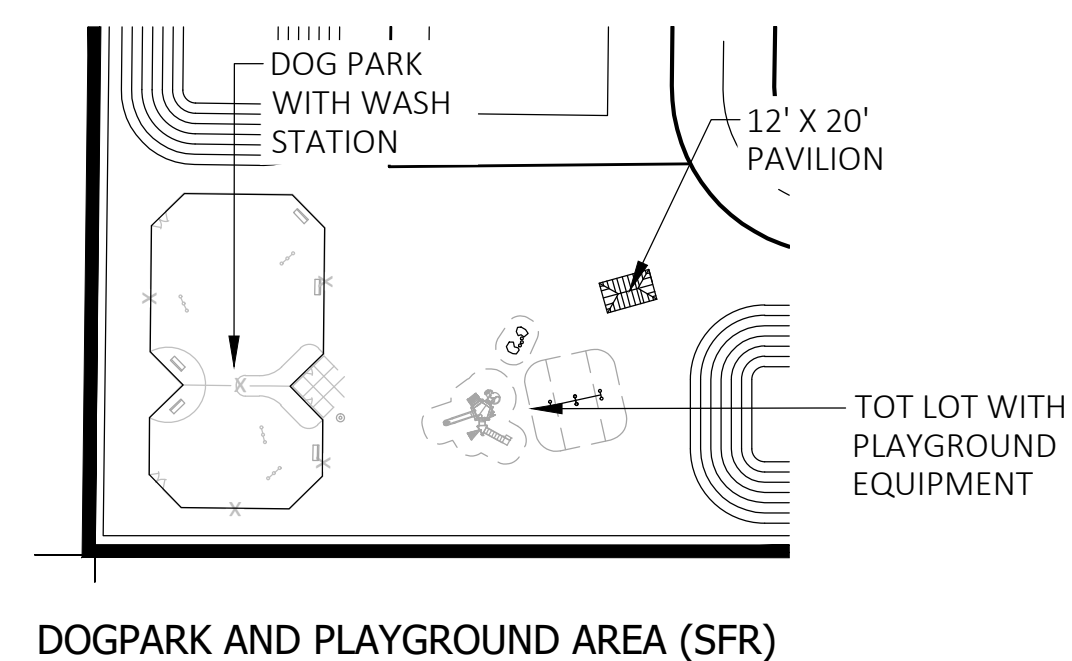
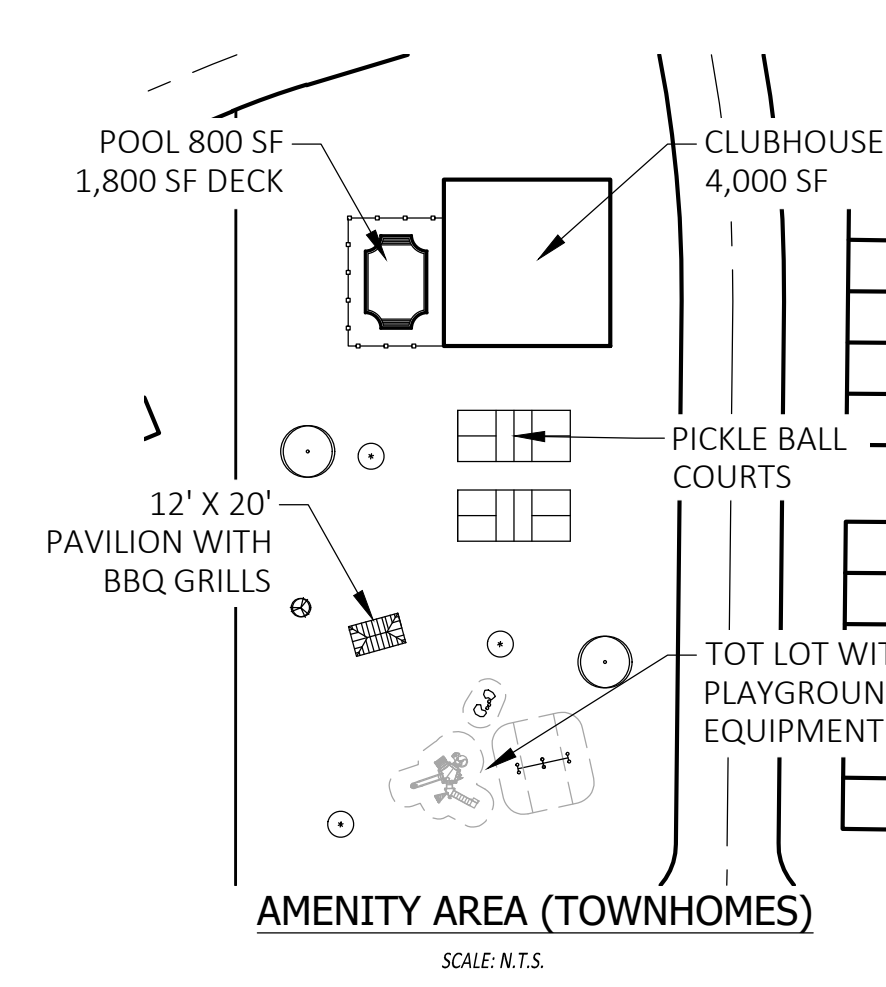
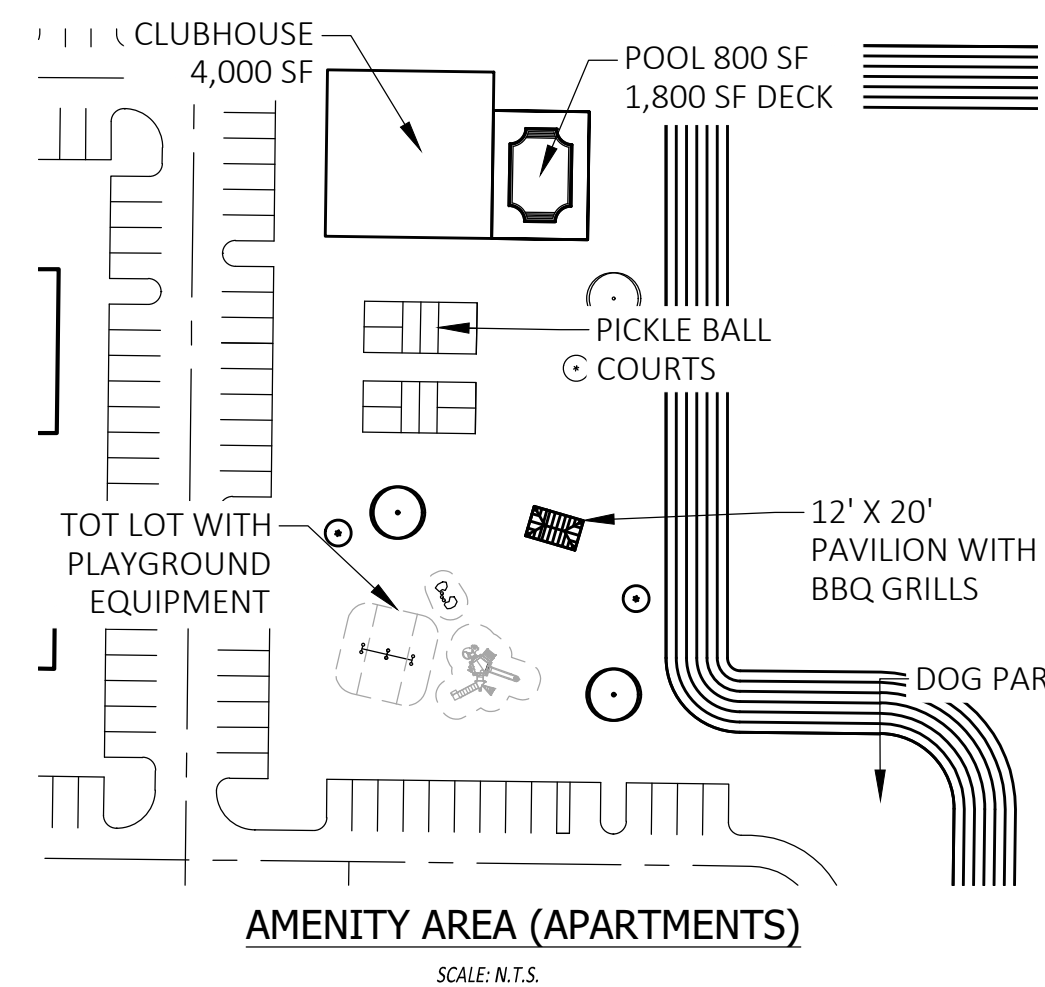


TABLE 1: PROPOSED DEVELOPMENT STANDARDS				
LAND USE	MINIMUM SETBACKS			MAX HEIGHT
	FRONT	REAR	SIDE/ SIDE YARD	
TOWNHOMES (BUILDING LOT LINES)	20' (0')	15' (0')	15'0' (0')	50'
APARTMENTS	15'	15'	15'	60'
SFR (ACCESSORIES)	20'	10' (5')	5' (5')	40' (20')
CLUBHOUSE	15'	15'	15'	40'



NOTES: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.



Marion County Approval Stamp

REVISIONS

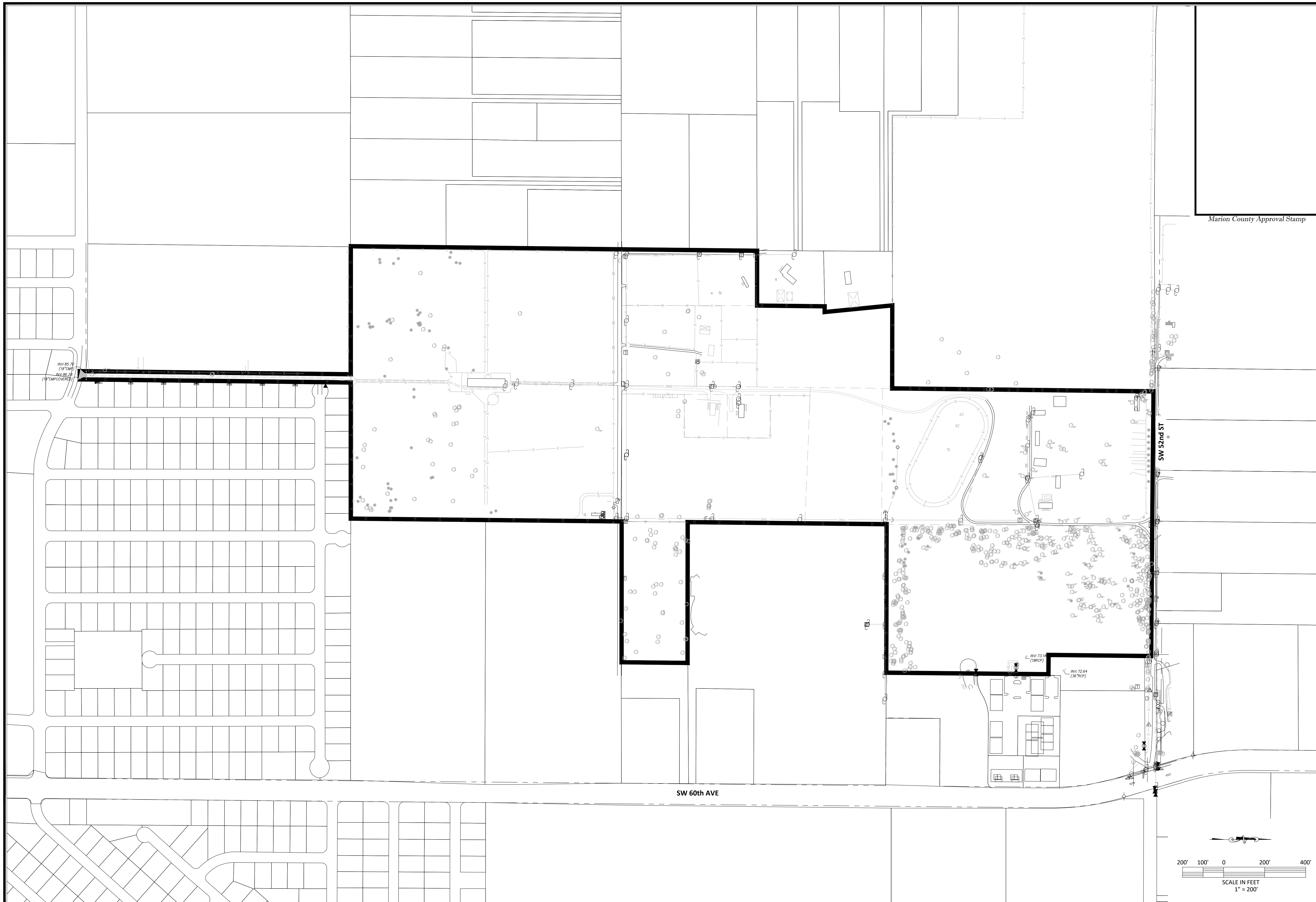
DATE _____

**AURORA OAKS PUD MASTER PLAN
MARION COUNTY, FLORIDA**

DEVELOPMENT STANDARDS

DATE 03-05-24
DRAWN BY JGH
CHKD. BY JMM
JOB NO. 22-8130

SHT. 03.01



Tillman & Associates
— ENGINEERING, LLC. —

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

Marion County Approval Stamp

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DATE _____

**AURORA OAKS PUD MASTER PLAN
MARION COUNTY, FLORIDA**

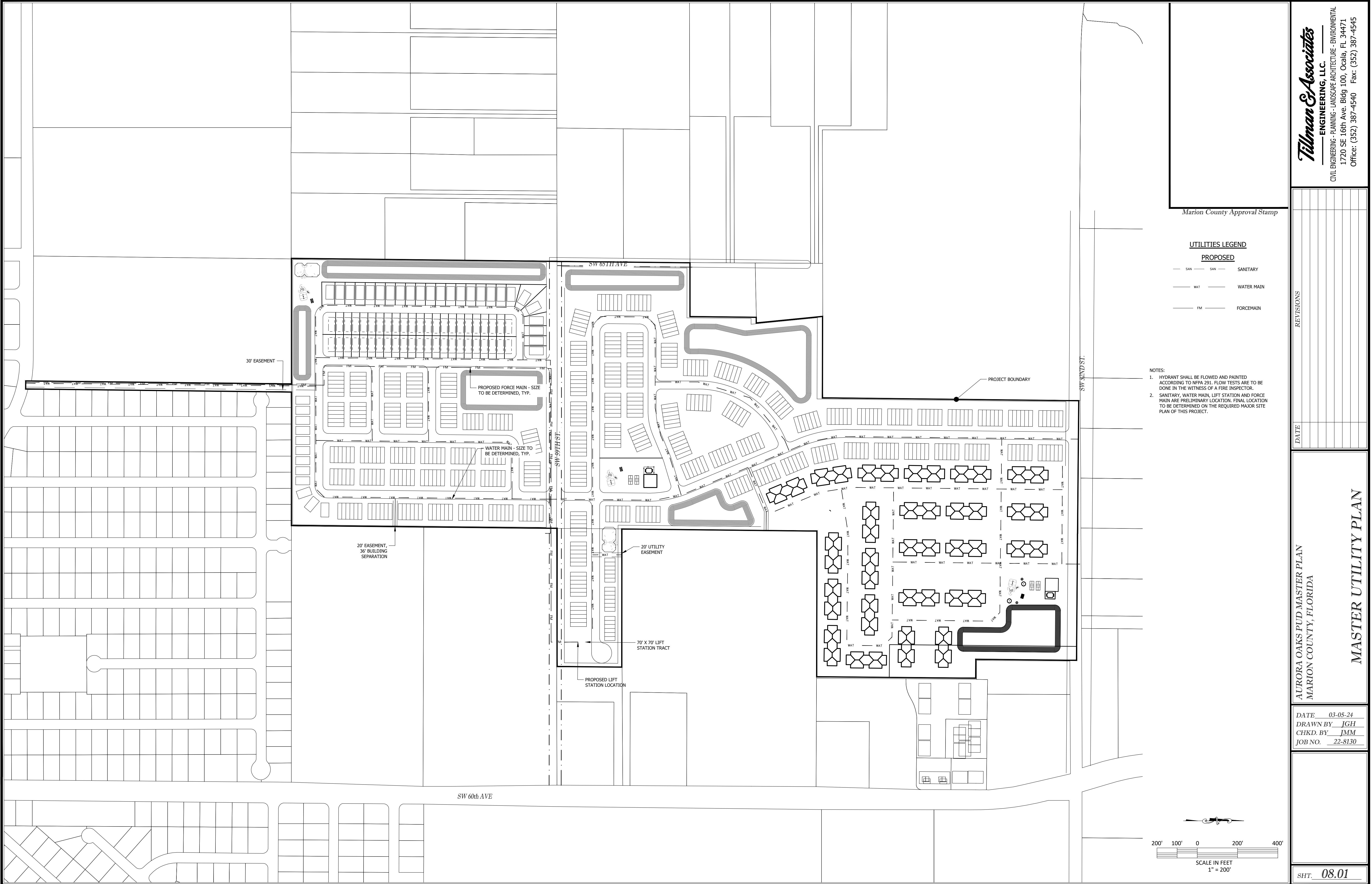
EXISTING CONDITIONS

DATE 03-05-24
DRAWN BY JGH
CHKD. BY JMM
JOB NO. 22-8130

SHT. 04.01

SHT. 05.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



Marion County Approval Stamp

UTILITIES LEGEND

PROPOSED

SAN SAN SANITARY
WAT WATER MAIN
FM FORCEMAIN

NOTES:

1. HYDRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NFPA 291. FLOW TESTS ARE TO BE DONE IN THE WITNESS OF A FIRE INSPECTOR.
2. SANITARY, WATER MAIN, LIFT STATION AND FORCE MAIN ARE PRELIMINARY LOCATION, FINAL LOCATION TO BE DETERMINED ON THE REQUIRED MAJOR SITE PLAN OF THIS PROJECT.

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

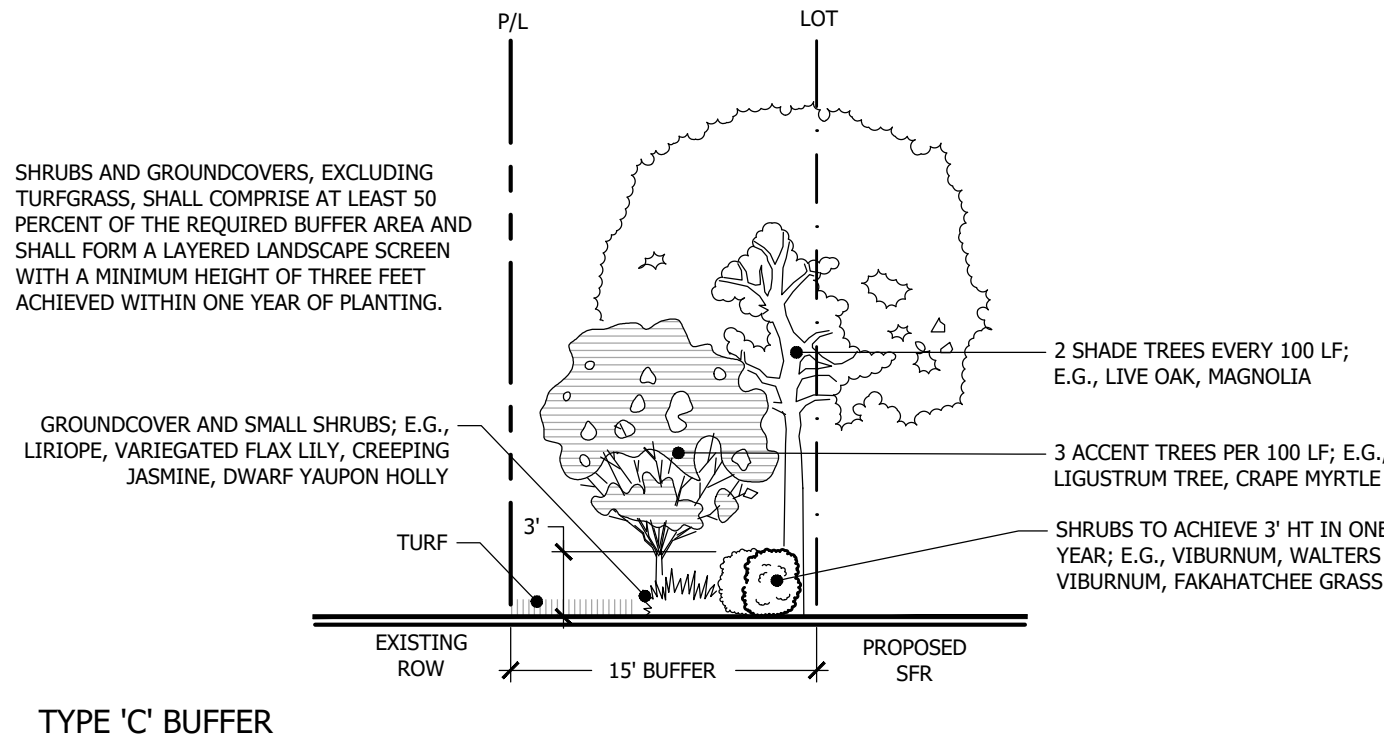
DATE

AURORA OAKS PUD MASTER PLAN
MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE 03-05-24
DRAWN BY JGH
CHKD. BY JMM
JOB NO. 22-8130

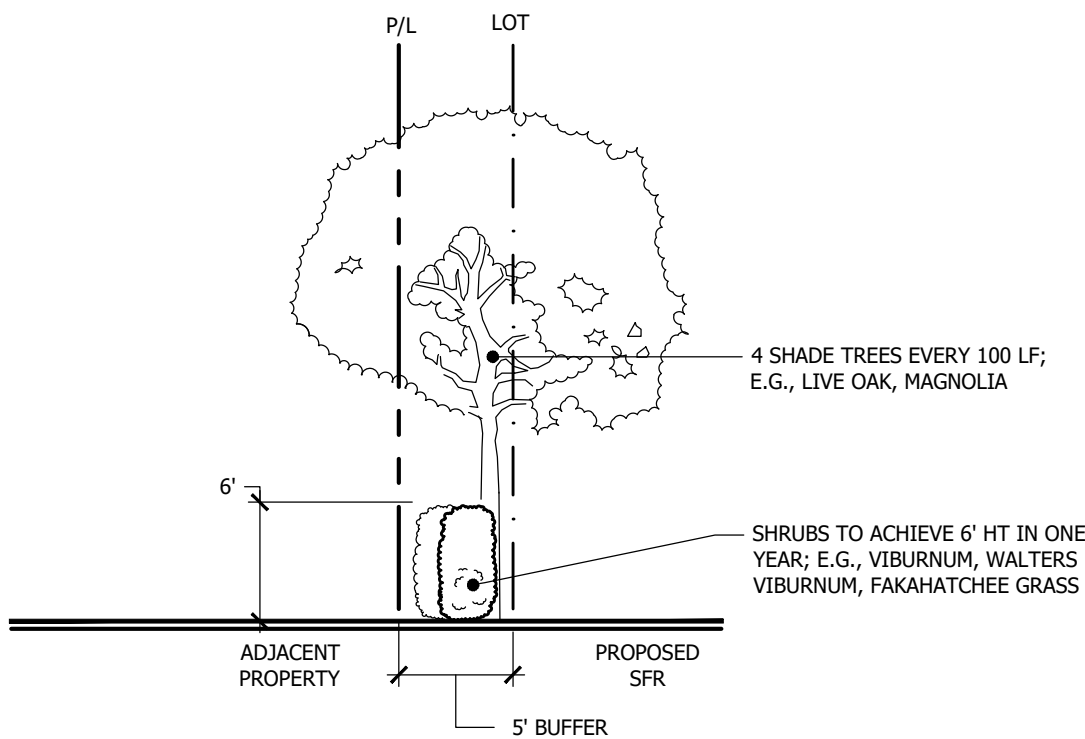
SHT. 08.01



TYPE 'C' BUFFER

NOT TO SCALE

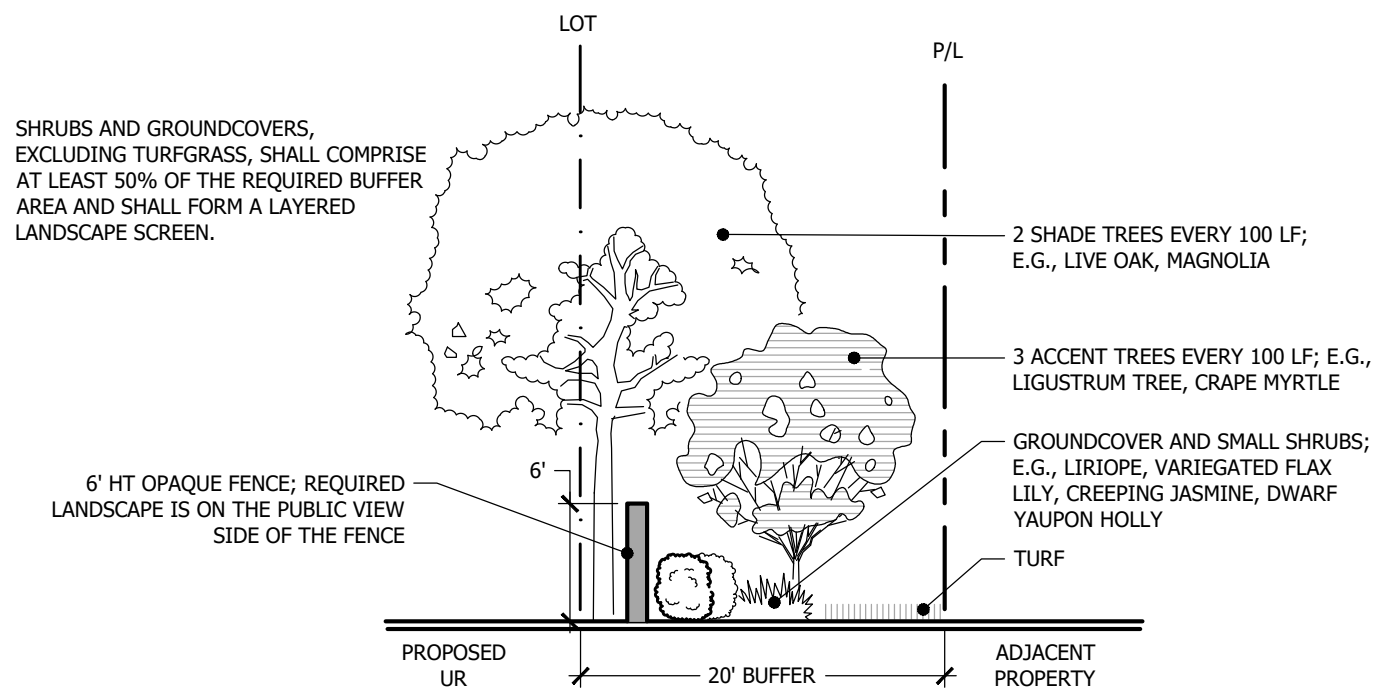
C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



TYPE 'E' BUFFER

NOT TO SCALE

E-TYPE BUFFER SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.



MODIFIED TYPE 'B' BUFFER

NOT TO SCALE

MOD. B-TYPE BUFFER SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HIGH OPAQUE FENCE. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER.

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BUFFERS

MODIFIED B-TYPE BUFFER

SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HIGH OPAQUE FENCE. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER.

TYPE 'C' BUFFER

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NOTE: IRRIGATION TO BE PROVIDED AT IMPROVEMENT PLAN

MARION FRIENDLY LANDSCAPE AREA (MFLA)

PER SEC. 2.12.25 - MARION-FRIENDLY LANDSCAPE AREAS (MFLA), LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

SEC 6.8.5

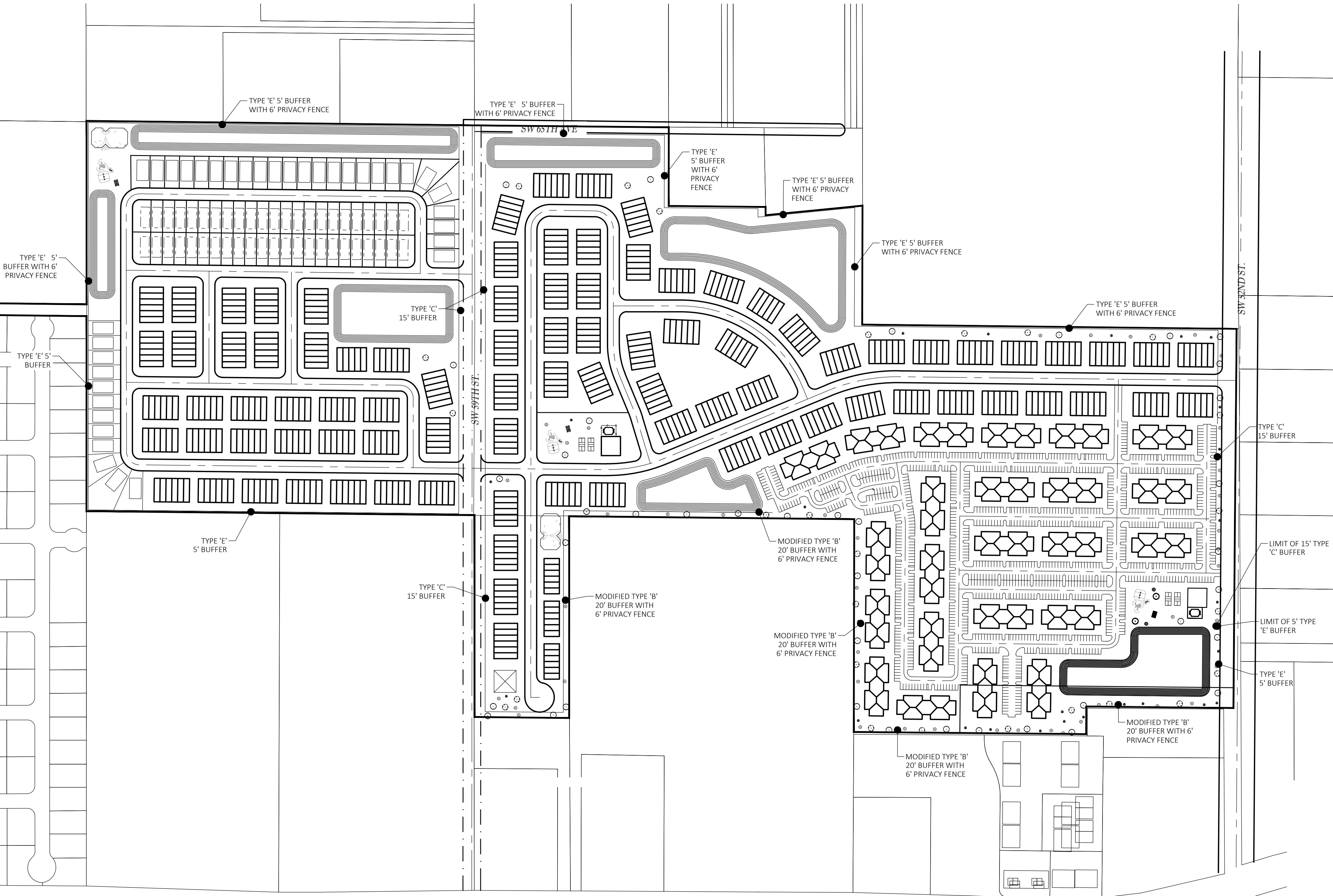
MARION-FRIENDLY LANDSCAPING AREA (MFLA): THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

OUTSIDE PRIMARY SPRINGS PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.

TREE PRESERVATION

A TREE PRESERVATION PLAN, A SURVEY OF SPECIMEN TREES, AND A TREE SURVEY OF A ONE-ACRE SAMPLE AREA SHALL BE PROVIDED ALONG WITH THE MASS GRADING OR IMPROVEMENT PLANS. TREE ESTIMATES SHALL BE PROVIDED, AND TREES DESIGNATED TO BE PROTECTED SHALL BE DETERMINED BASED ON THE FINAL SITE LAYOUT AND GRADING DESIGN.

TREES SHALL BE PROTECTED AND REPLACED IN ACCORDANCE WITH MCLDC DIVISION 7.



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REVISIONS

DATE

AURORA OAKS PUD MASTER PLAN
MARION COUNTY, FLORIDA

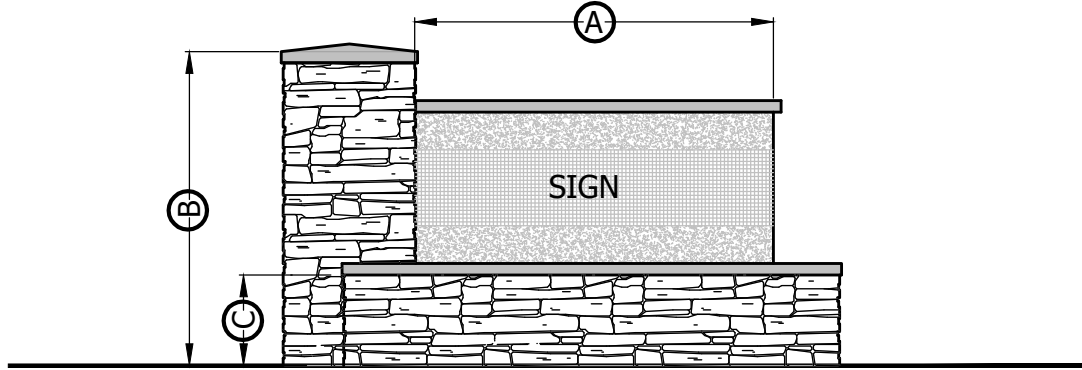
**BUFFER & TREE
PRESERVATION PLAN**

DATE 03-05-24
DRAWN BY JGH
CHKD. BY JMM
JOB NO. 22-8130

SHT. 09.01

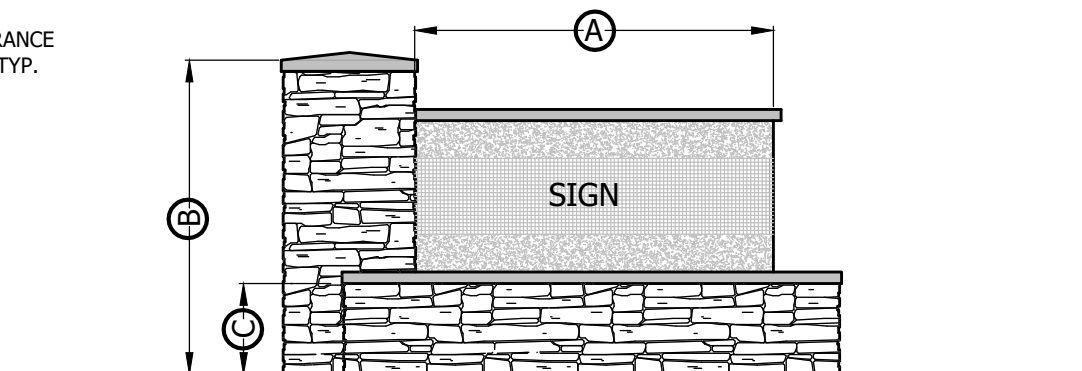
Monument Sign (MC LDC; Sec. 4.4.4. - On-site signs)		
Description	Dimensions	
	Sign area maximum; 64 sf single face; 128 sf total	(A)
	Height (Max): 10'	(B)
Standard	Pedestal Height (min/max) 2'/5'	(C)
The sign may be a single sign with two faces of equal size or may be a single face sign located on each side of the entrance.	Setback; 5' from front and side property line	
	Number of Signs	
Monument signs shall match the style of their associated building	Two subdivision identification signs per neighborhood, subdivision, or development, not to exceed 64 square feet in sign area per sign face.	
Monument signs may only be illuminated by a steady light source		

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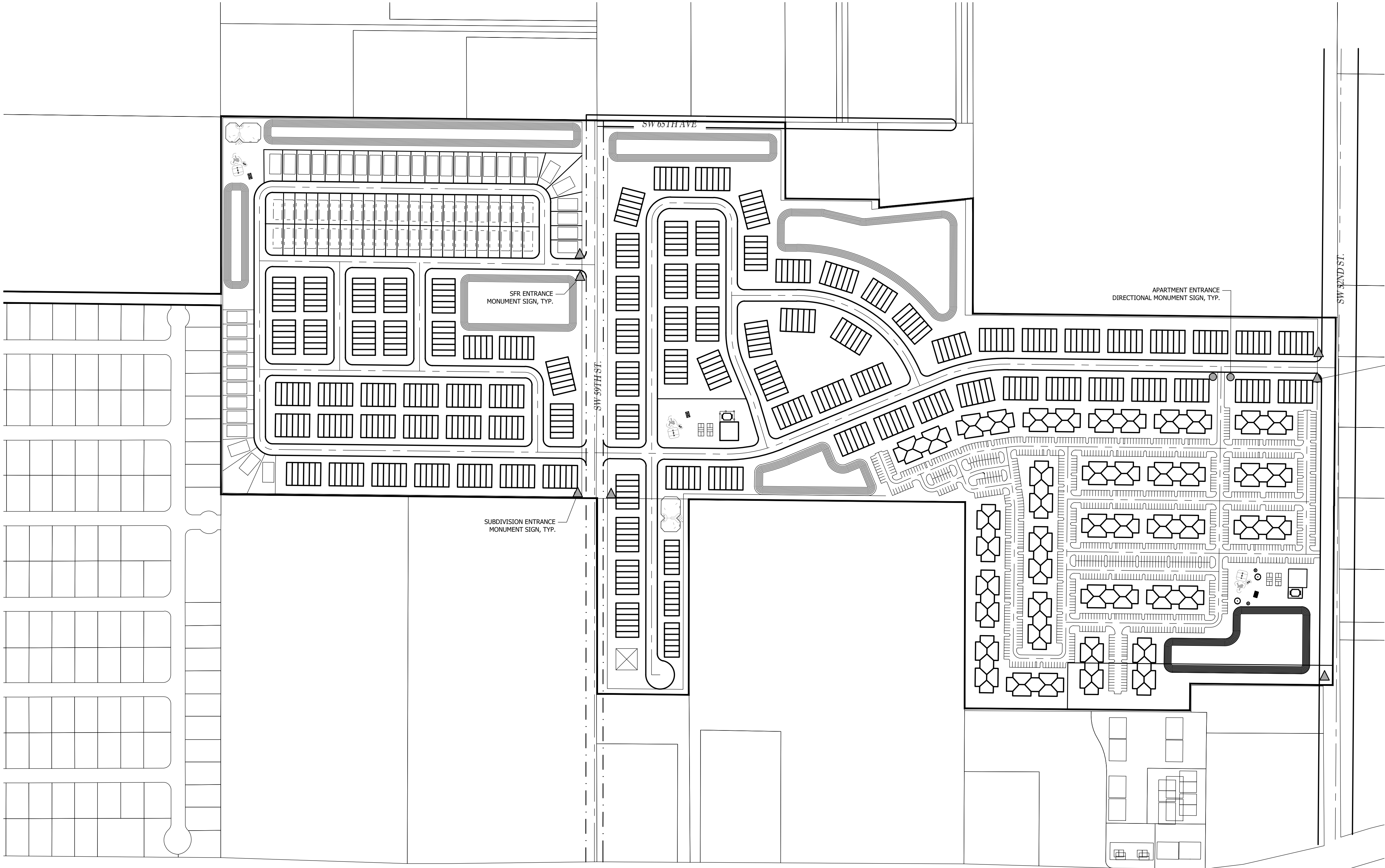
MONUMENT SIGN - SUBDIVISION ENTRANCE
NOT TO SCALE

- NOTES:
- SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
 - SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W
 - INTERNAL DIRECTIONAL SIGNS AS ALLOWED PER LDC.



MONUMENT SIGN - APARTMENT ENTRANCE
NOT TO SCALE

- NOTES:
- SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
 - SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W
 - INTERNAL DIRECTIONAL SIGNS AS ALLOWED PER LDC.



REVISIONS

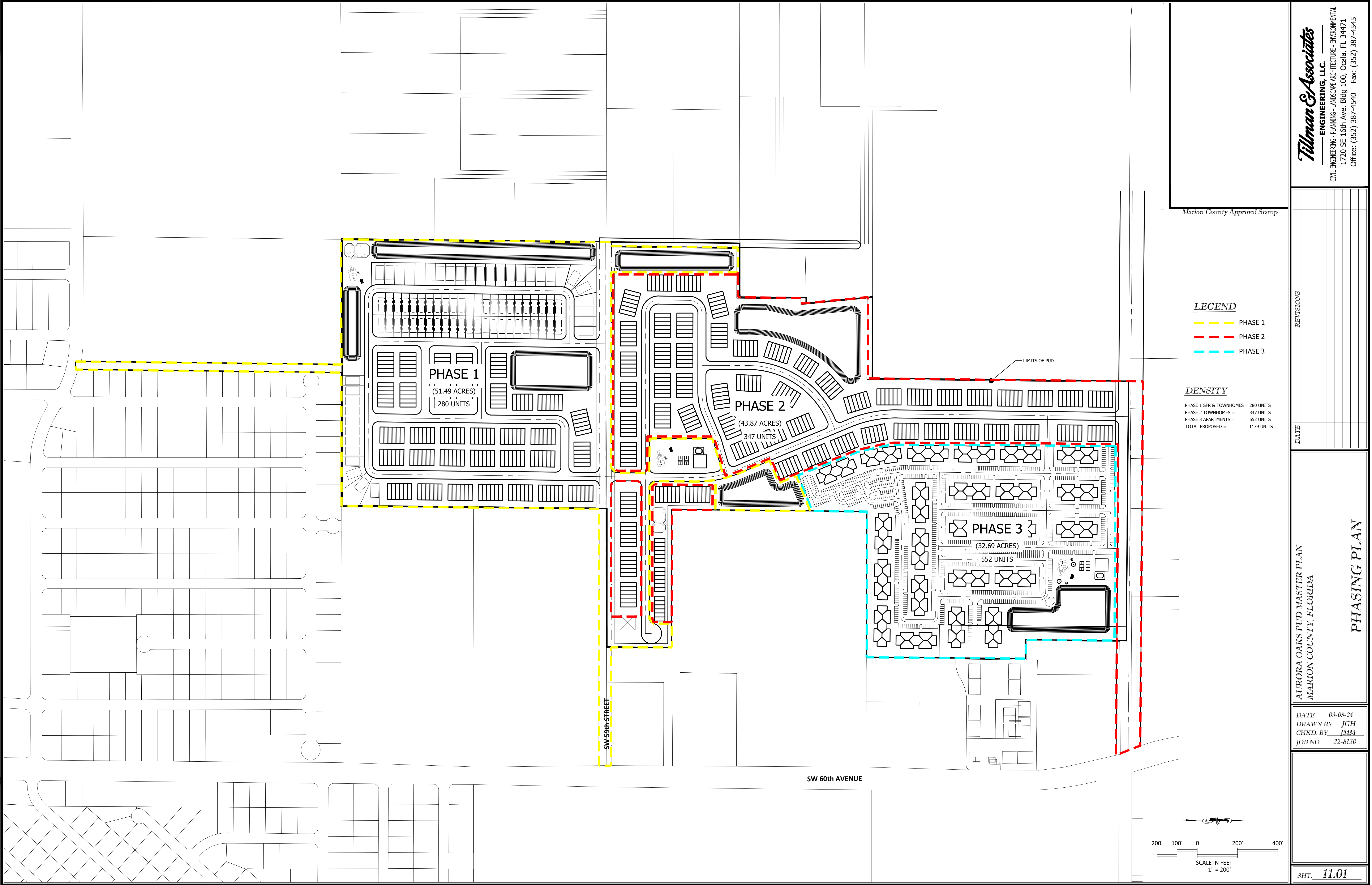
DATE

AURORA OAKS PUD MASTER PLAN
MARION COUNTY, FLORIDA

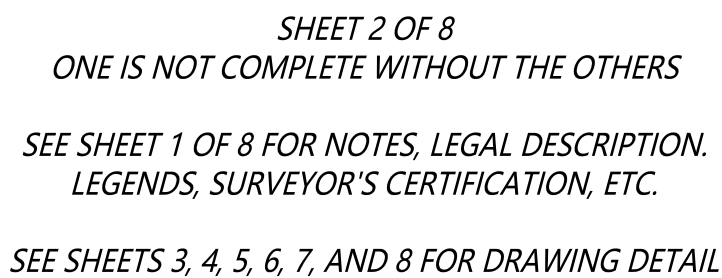
SIGNAGE PLAN

DATE 03-05-24
DRAWN BY JGH
CHKD. BY JMM
JOB NO. 22-8130

SHT. 10.01



No.	Name of the person	Age	Sex	Religion	Caste	Occupation
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91</				



LINE TABLE (F)			LINE TABLE (D)		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N89°33'24"W	93.82	L1	N89°30'29"E	93.76'
L2	N0°36'02"E	499.91	L2	N00°36'45"W	500.00'
L3	S89°27'38"E	166.24	L3	S89°30'29"E	166.00'



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CHRISTOPHER J. HARRISON, P.E., C.E.M., C.E.R., D.S.B.S.
10000 W. 10th Avenue, Suite 100 • Fort Collins, CO 80501
PHONE: (970) 485-1462 FAX: (970) 272-5235
www.jchgroup.com

PLAT OF TOPOGRAPHIC SURVEY -FOR- CALIBREX OCALA ONTARIO LP

FIELD BOOK/PAGE:
22-8/3-20
22-9/56-57

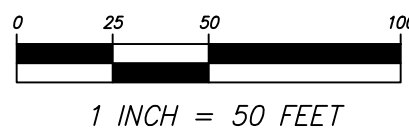
J.O.#221966
DWG.# 221966

SHT 2 OF 8

DRAWN:	M.A.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1"=300'	

SCALE: 1"=300'

[illegible]



SHEET 3 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS

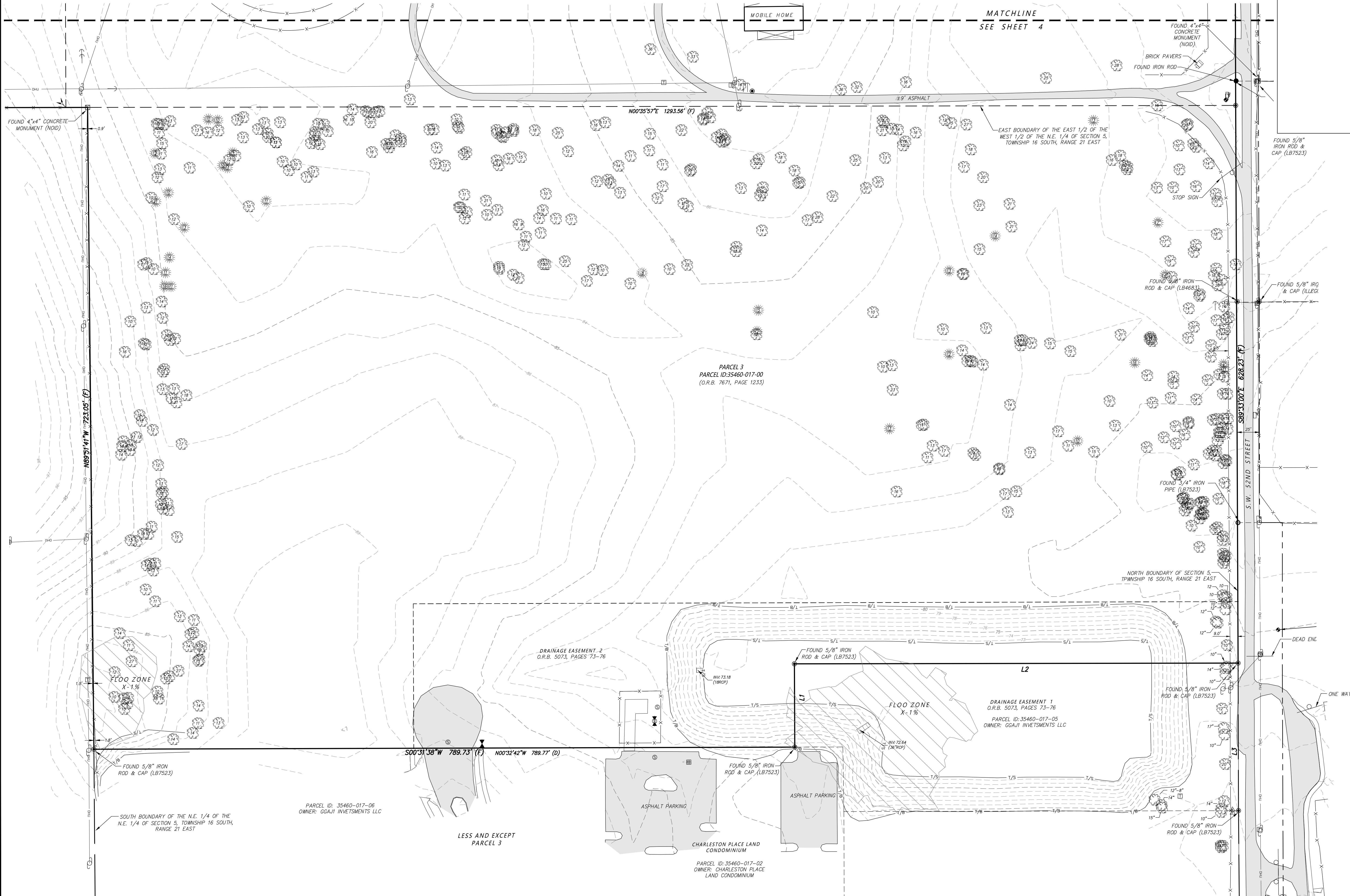
SEE SHEET 2 OF 8 BOUNDARY DETAIL
SEE SHEET 1 OF 8 FOR NOTES, LEGAL DESCRIPTION,
LEGENDS, SURVEYOR'S CERTIFICATION, ETC.

SEE SHEET 3, 4, 5, 6, 7, AND 8 FOR DRAWING DETAIL

TOPOGRAPHIC SURVEY FOR:

CALIBREX

A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



NO.	REVISIONS	BY	DATE

DRAWN:	M.A.
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE:	1"= 50'

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LAND DEVELOPMENT, SURVEYING & MAPPING
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CHARLOTTEVILLE, OHIO 43015-1500
PHONE: (614) 462-1400 FAX: (614) 462-2243 WWW.JCH.COM

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
CALIBREX OCAIA ONTARIO LP

FIELD BOOK/PAGE:
22-8/3-20
22-9/56-57

FILE: CALIBREX

U.O.#221966
DWG.# 221966
SHT 3 OF 8

TOPOGRAPHIC SURVEY FOR:

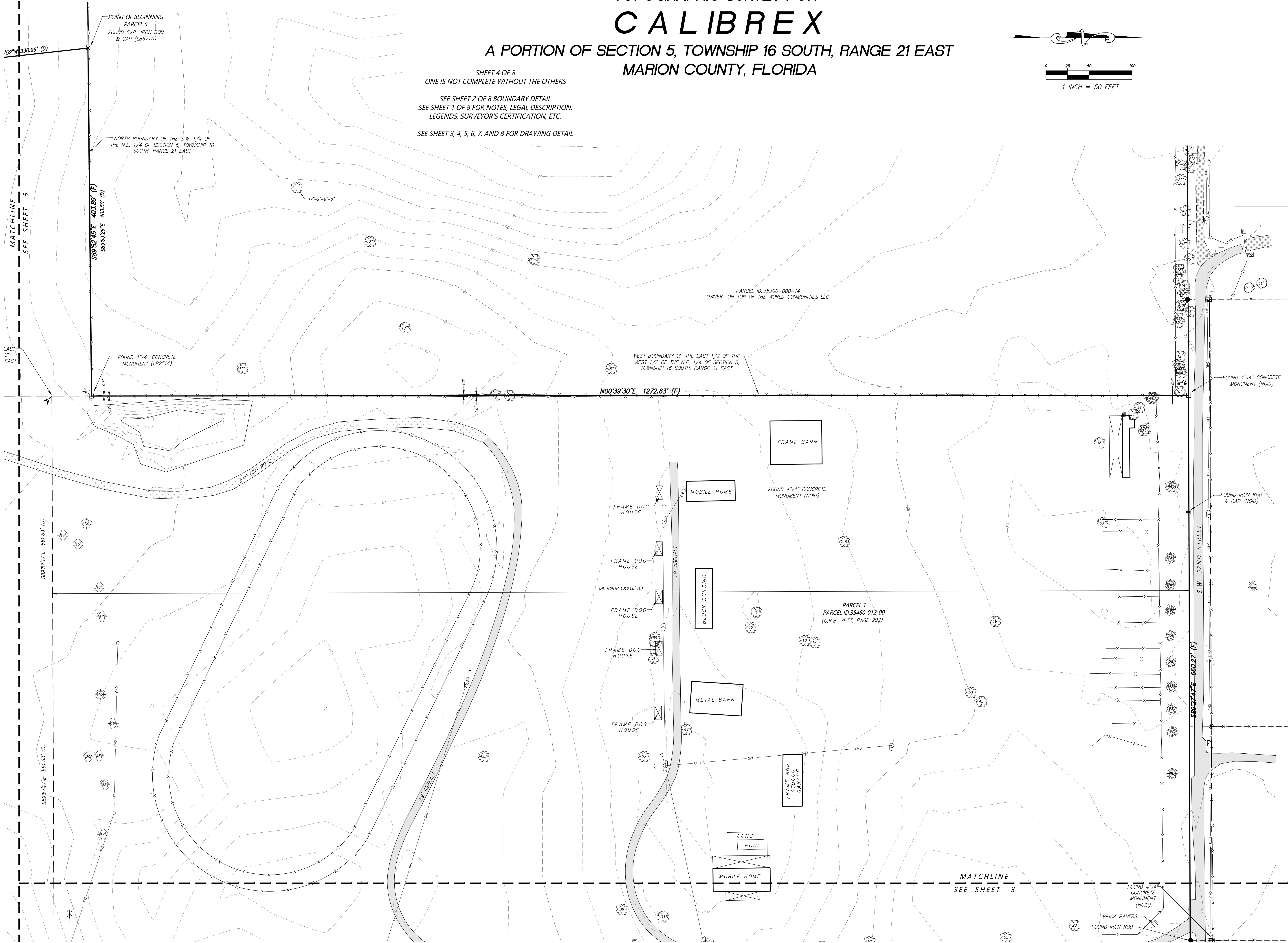
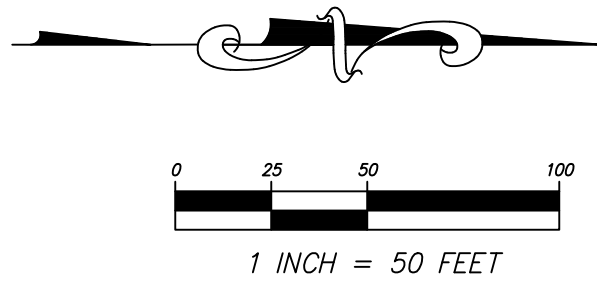
CALIBREX

A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

SHEET 4 OF 8
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SEE SHEET 2 OF 8 BOUNDARY DETAIL
SEE SHEET 1 OF 8 FOR NOTES, LEGAL DESCRIPTION,
LEGENDS, SURVEYOR'S CERTIFICATION, ETC.

SEE SHEET 3, 4, 5, 6, 7, AND 8 FOR DRAWING DETAIL



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JCH

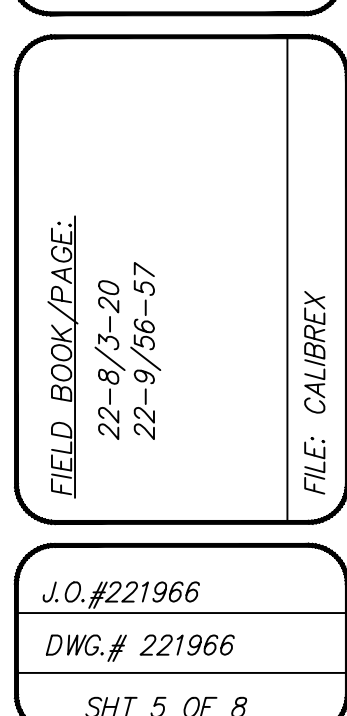
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CHRISTOPHER J. HORTON, P.S., C.I.S., C.E.M., L.S. 15383
P.L.L.C., 9801 22nd Avenue S.W., Suite 224, Grand Rapids, MI 49508
(616) 942-1400 FAX: (616) 942-2243 www.jchgrp.com

PLAT OF TOPOGRAPHIC SURVEY
-FOR-
CALIBREX OCAIA ONTARIO LP

FIELD BOOK/PAGE: 22-8/3-20 22-9/56-57	FILE: CALIBREX
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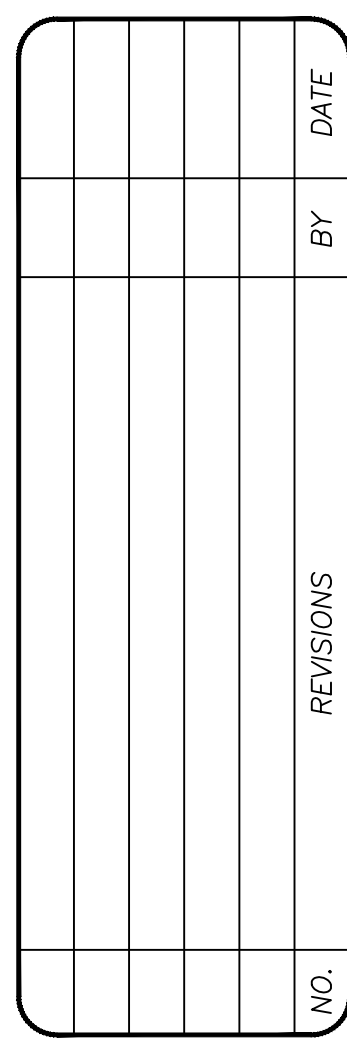
J.O.#221966
DWG.# 221966
SHT 4 OF 8

SEE SHEET 3, 4, 5, 6, 7, AND 8 FOR DRAWING DETAILS



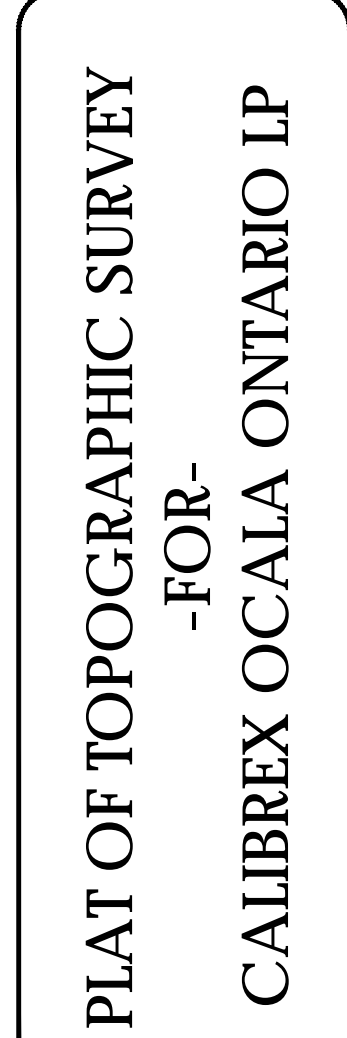
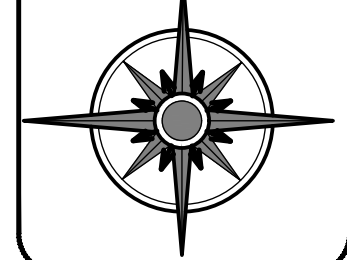
SHT 5 OF 8

SEE SHEET 3, 4, 5, 6, 7, AND 8 FOR DRAWING DETAILS



DRAWN:	M.A.
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REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1"= 50'	

CH
CONSULTING GROUP, INC.
AND DEVELOPMENT, SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - G.I.S.
CHURCHILL & GILBERTSON, INC. 140671
CHRISTOPHER J. HOBSON P.E., C.E.M., L.S. 5533
426 SW 15TH STREET, SUITE 100
PHOENIX, AZ 85018 FAX (602) 272-8315
WWW.CHG.COM

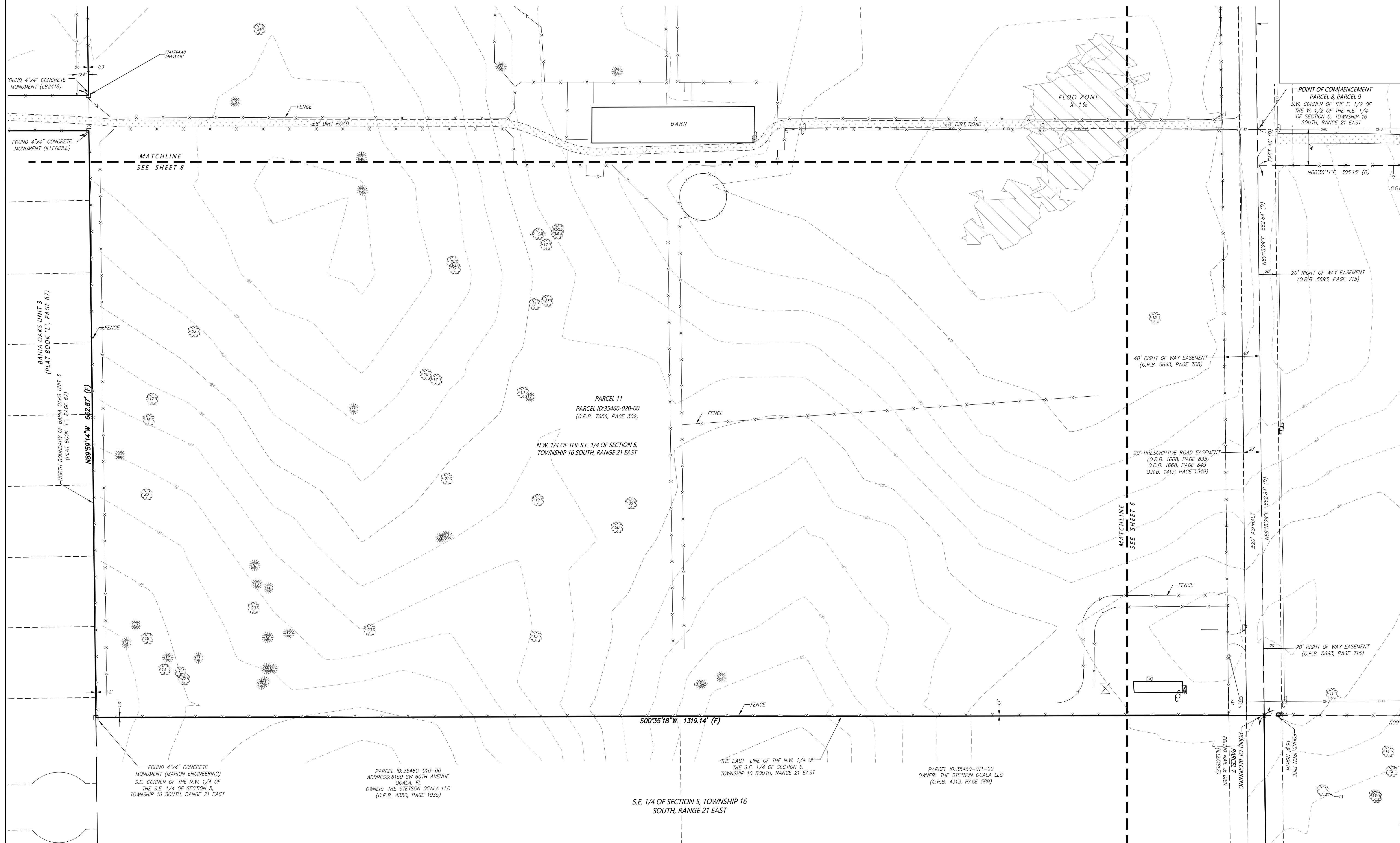
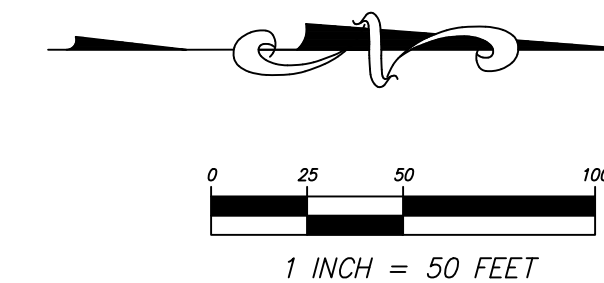


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22-8/3-20
22-9/56-57

J.O.#221966
DWG.# 221966
SHT 6 OF 8

A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

SEE SHEET 3, 4, 5, 6, 7, AND 8 FOR DRAWING DETAIL

[illegible]

DRAWN:	M.A.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1"= 50'	



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250 NEW STREET, SUITE 1000, FARMINGTON, CT 06031
PHONE: 860.633.1100

PLAT OF TOPOGRAPHIC SURVEY -FOR- CALIBREX OCALA ONTARIO LP

FIELD BOOK/PAGE:
22-8/3-20
22-9/56-57

FILE: CALIBREX

J.O.#221966
DWG.# 221966
SHT 7 OF 8

[illegible]

SEE SHEET 3, 4, 5, 6, 7, AND 8 FOR DRAWING DETAILS

[illegible]

DRAWN:	M.A.
REVISED:	
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APPROVED:	C.J.H.
SCALE: 1" = 50'	



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10000 W. 11TH AVE., SUITE 100, DENVER, CO 80231
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PLAT OF TOPOGRAPHIC SURVEY -FOR- CALIBREX OCALA ONTARIO LP

FIELD BOOK /PAGE:
22-8/3-20
22-8/56-57

J.O.#221966
DWG.# 221966
SHT 8 OF 8

FILE: CALIBREX