

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 SOL Range 21 EA 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: \_\_\_\_\_

**CLEAR FORM**

Revised 6/2021



# AURORA OAKS

# PUD MASTER PLAN

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

*LEGAL DESCRIPTION:*

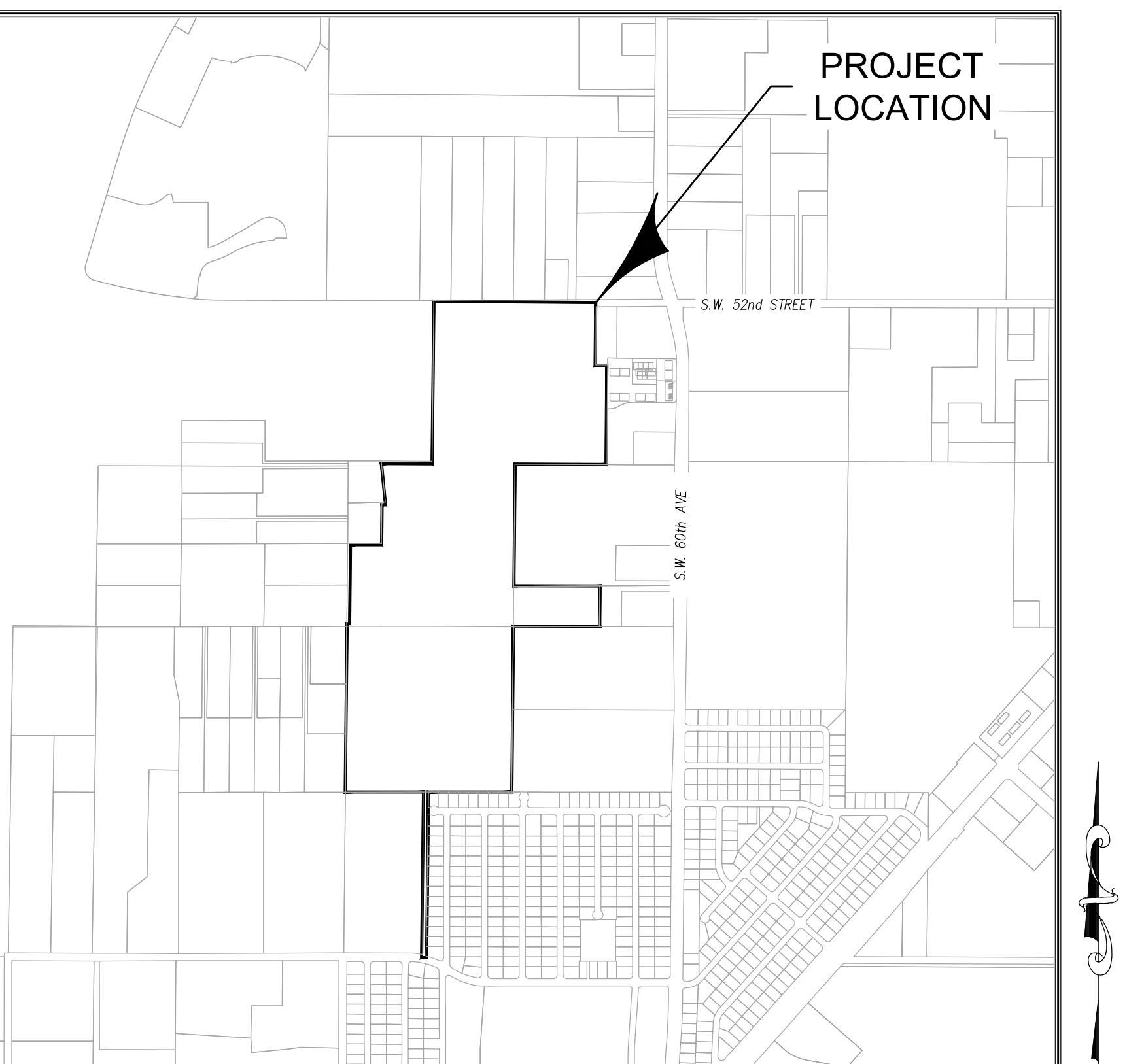
A PARCEL OF LAND SITUATED IN THE EAST HALF OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°31'35" EAST, ALONG THE SOUTH LINE OF SAID "DRAINAGE EASEMENT 1", A DISTANCE OF 93.73 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 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 WEST 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 291 THROUGH 293 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°54'41" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 685.65 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE SOUTH 0°34'03" WEST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 320.67 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE NORTH 89°58'09" 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 1319.04 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 89°59'17" 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 THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1319.99 FEET TO THE SOUTHEAST 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 NORTH 89°59'05" WEST, ALONG THE SOUTH LINE OF THE EAST 40 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 40.00 FEET TO THE SOUTHWEST 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 NORTH 0°39'20" EAST, ALONG THE WEST LINE OF THE EAST 40 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5, A DISTANCE OF 1319.77 FEET TO THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 89°58'43" WEST, ALONG THE SOUTH 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 266.70 FEET; THENCE NORTH 0°34'34" EAST, A DISTANCE OF 318.67 FEET; THENCE SOUTH 89°55'00" EAST, A DISTANCE OF 28.00 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 403.44 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°34'19" 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

1. The PUD is restricted to a total of 1,250 dwellings 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).
2. Buffers shall be provided as shown on the submitted conceptual plan.
3. 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.
4. 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 of 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:
  - a) The right-of-way shall be 100 feet wide and shall be conveyed to County as and when required by the agreement.
  - b) Following construction of SW 52nd Street, and the one-year maintenance period, County shall assume maintenance of SW 52nd Street.
  - c) 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.)
  - d) 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.
  - e) The traffic signal shall be completed at, or prior to, the completion of SW 52nd Street.
  - f) "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.
  - g) 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.
5. 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.
6. 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 MSBU 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.
7. 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.
8. The PUD shall connect to Marion County Utilities' centralized water and centralized sewer services.
9. 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'.
10. 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 4.231.L.
11. 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.
12. Exhibit(s):
  - A PUD Concept Plan Set, as noted in Item 1 above.



## VICINITY MAP

SCALE: 1" = 1000'

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**

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

## 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

*illman & 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

## INDEX OF SHEETS

- 01.01 COVER SHEET
- 02.01 AERIAL PHOTOGRAPH
- 03.01 DEVELOPMENT STANDARDS
- 04.01 EXISTING CONDITIONS PLAN
- 05.01 LAND USE AND ZONING PLAN
- 06.01 MASTER PLAN
- 07.01 CIRCULATION PLAN
- 08.01 MASTER UTILITY PLAN
- 09.01 BUFFER & TREE PRESERVATION PLAN
- 10.01 SIGNAGE PLAN
- 11.01 PHASING PLAN

# COVER SHEET

# MARION COUNTY, FLORIDA

ATE 03-05-24  
DRAWN BY JGH  
HKG. BY JMM  
DB NO. 22-8130

HT. 01.01



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

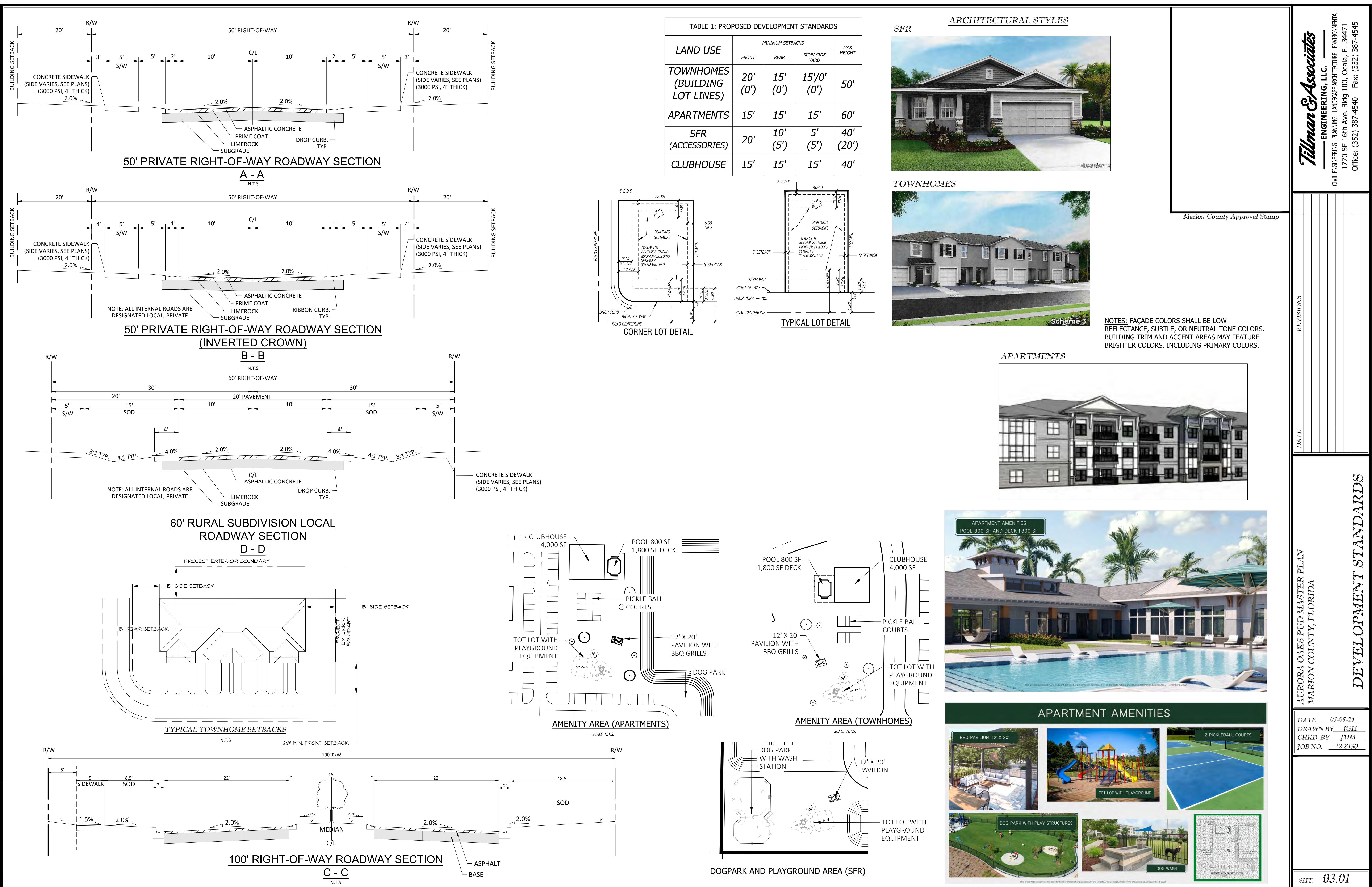
AERIAL PHOTOGRAPH

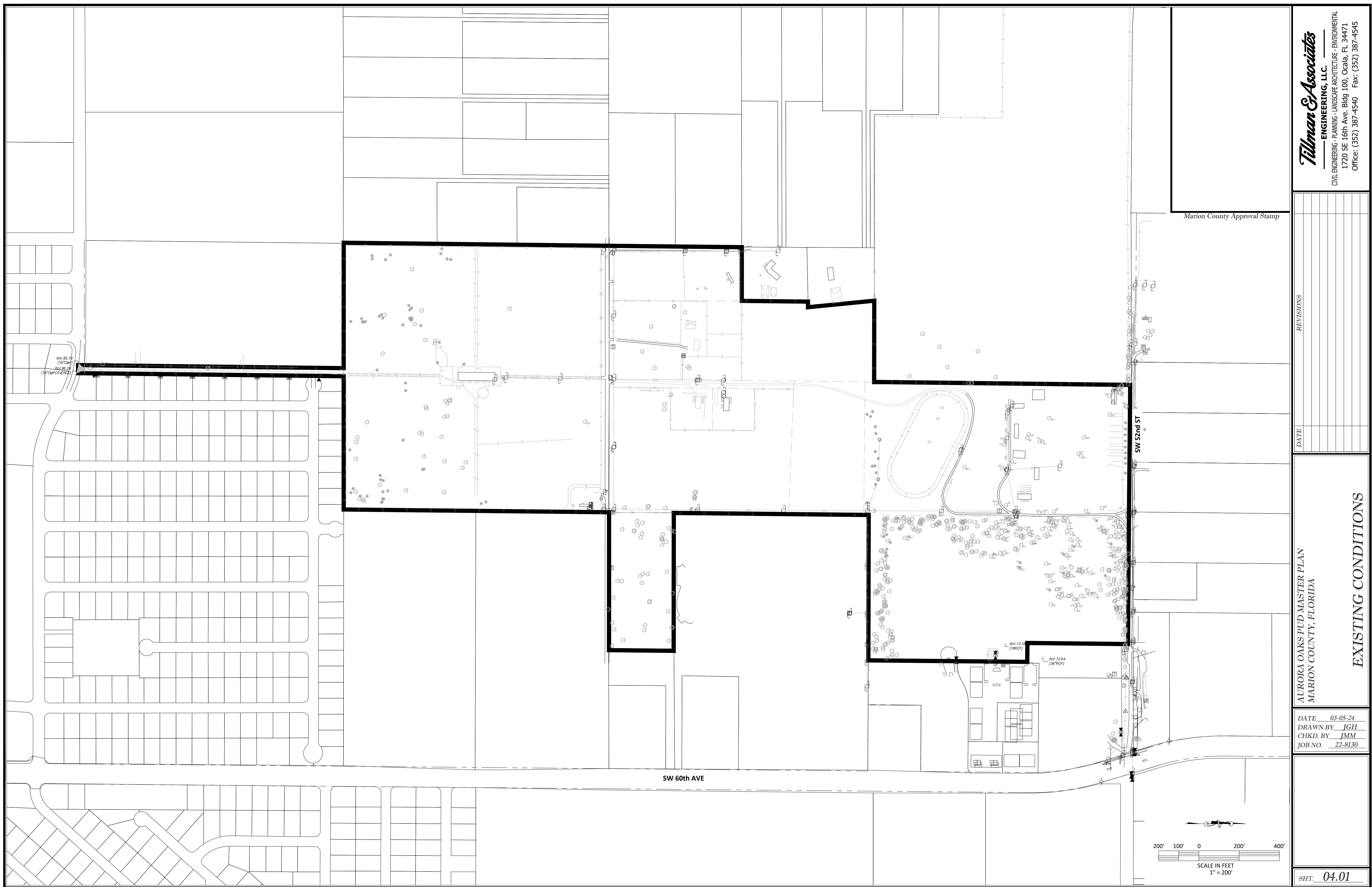
AURORA OAKS PUD MASTER PLAN  
MARION COUNTY, FLORIDA

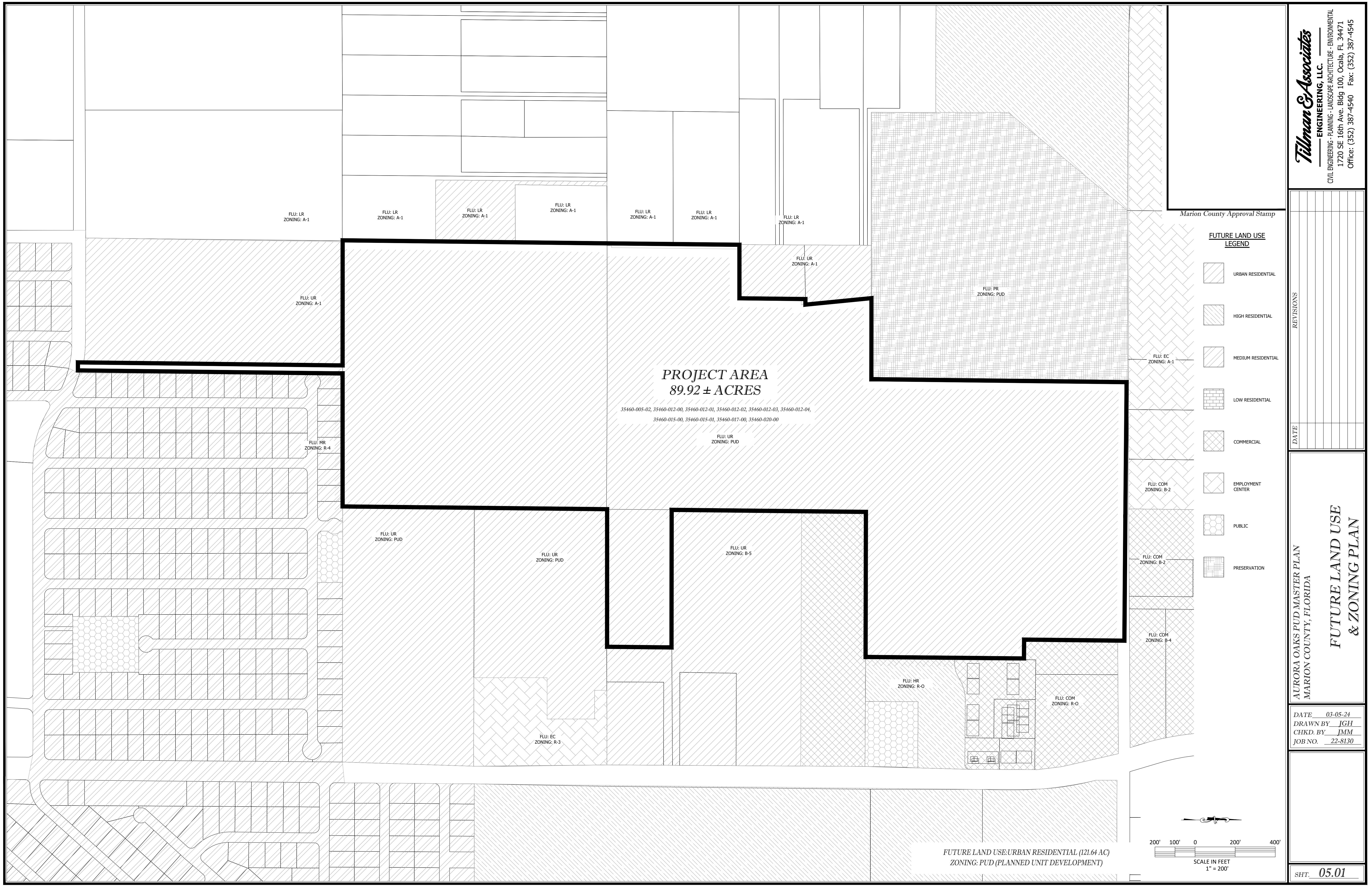
DATE 03-05-24  
DRAWN BY JGH  
CHKD. BY JMM  
JOB NO. 22-8130

SHT. 02.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER







Marion County Approval Stamp

SITE DATA

OWNER:  
DEVELOPER: CALIBREX OCALA ONTARIO LP  
ADDRESS: 1100 GORHAM ST UNIT 18  
NEWMARKET ONTARIO L3Y 8Y8  
CANADA

PARCELS:  
35460-005-02, 35460-012-00, 35460-012-01, 35460-012-02,  
35460-012-03, 35460-012-04, 35460-015-00, 35460-015-01,  
35460-017-00, 35460-020-00

PROJECT AREA:  
TOTAL = 121.94 ± AC.

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

LAND USE & ZONING:  
EXISTING FUTURE LAND USE: UR  
PROPOSED FUTURE LAND USE: UR (8 - 16 UNITS PER AC.)  
EXISTING ZONING: R-1, R-2, R-E  
PROPOSED ZONING: PUD

DRA:  
PROVIDED: 12.34 ± AC.

DENSITY:  
TOTAL ALLOWABLE = 1946 UNITS (121.64 X 16 UNITS PER AC.)  
TOWNHOMES = 544 UNITS  
APARTMENTS (3 STORY) = 552 UNITS  
MIN. 40' X 110' LOTS = 46 LOTS  
MIN. 50' X 110' LOTS = 37 LOTS  
TOTAL PROPOSED = 1179 UNITS (+10 UNITS PER AC.)

\*FINAL DEVELOPMENT PLAN NOT TO EXCEED 1250 UNITS

PARKING DATA:  
APARTMENT REQUIRED PARKING: 1104 SPACES (552 UNITS X 2)  
APARTMENT PROVIDED PARKING: 1114 SPACES  
AMENITY AREA PROVIDED PARKING: TBD SPACES

\*PARKING FOR SFR AND TOWNHOMES TO BE PROVIDED AT  
IMPROVEMENT PLAN STAGE

PROPOSED BUFFERS:  
SEE TREE PRESERVATION & BUFFER PLAN

OPEN SPACE:  
REQUIRED: 24.33 ± AC. (121.64 X 0.20)  
OPEN SPACE: 39.17 ± AC.  
DRA: 3.09 ± AC. (12.34 X 0.25)  
BUFFERS: 5.50 ± AC.  
TOTAL PROVIDED: 47.76 ± AC.  
MINIMUM OF 24.33 ± AC. OPEN SPACE TO BE PROVIDED AT TIME  
OF DEVELOPMENT  
MINIMUM IMPROVED OPEN SPACE TO BE PROVIDED: 1.22 ± AC.  
(24.33 \* 5%)  
PROVIDED IMPROVED OPEN SPACE: 3.45 ± AC.

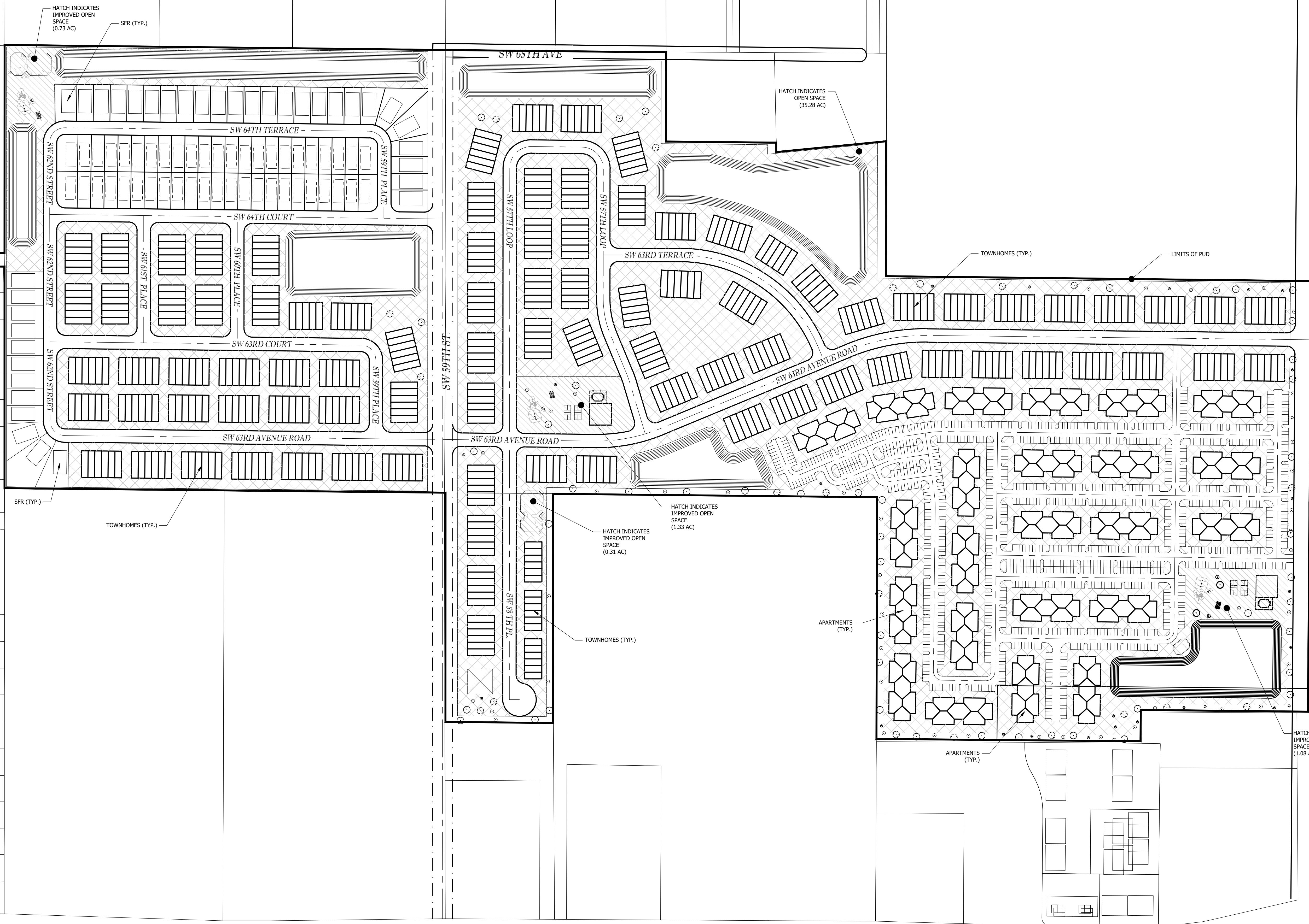
UTILITIES:  
ELECTRIC BY: SECO ELECTRIC  
POTABLE WATER BY: MARION COUNTY UTILITIES  
SANITARY SEWER BY: MARION COUNTY UTILITIES  
TELEPHONE BY: PRIVATE ENTITY, TBD  
SOLID WASTE: PRIVATE ENTITY, TBD

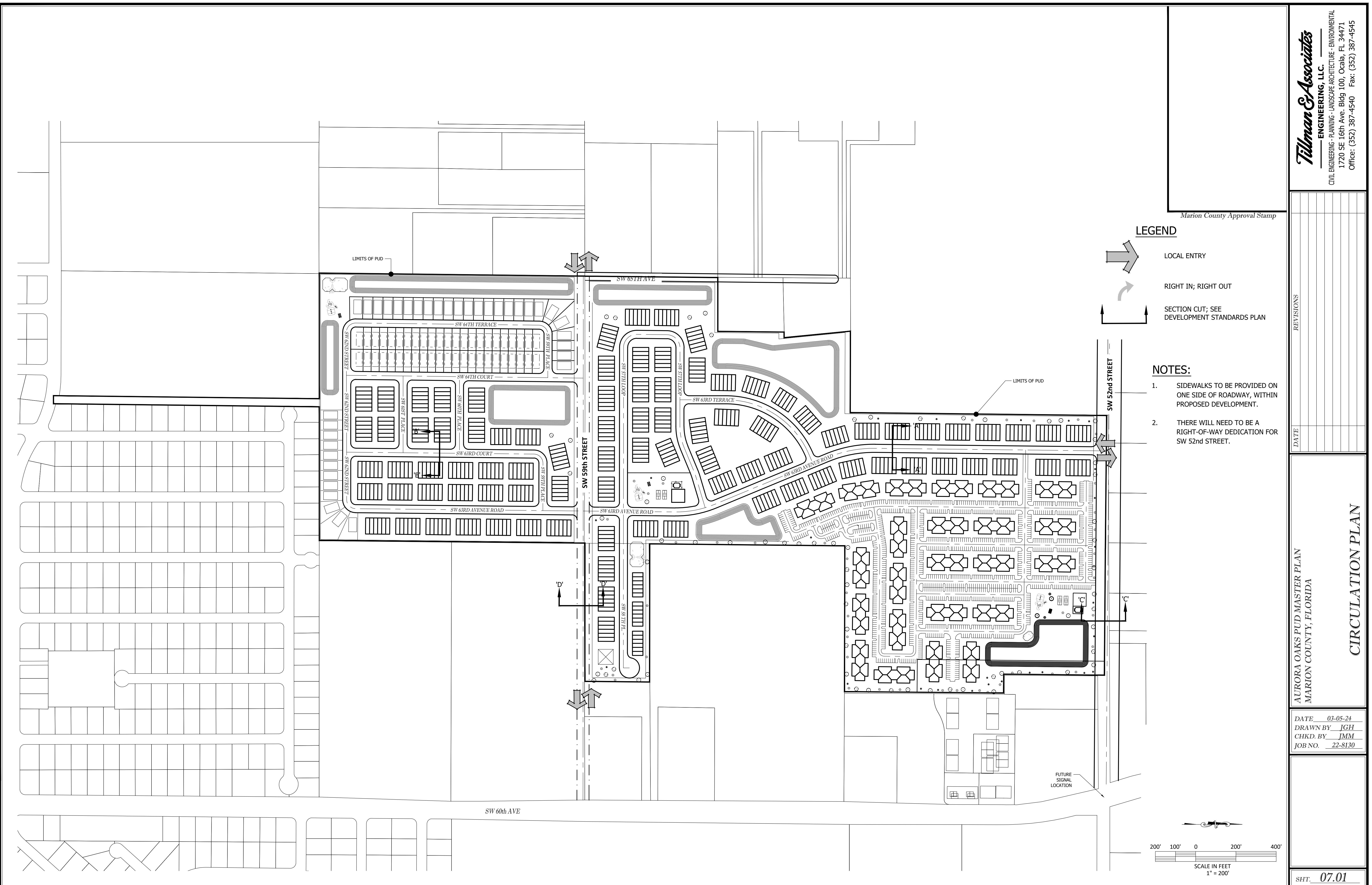
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DRAWN BY JGH  
CHKD. BY JMM  
JOB NO. 22-8130

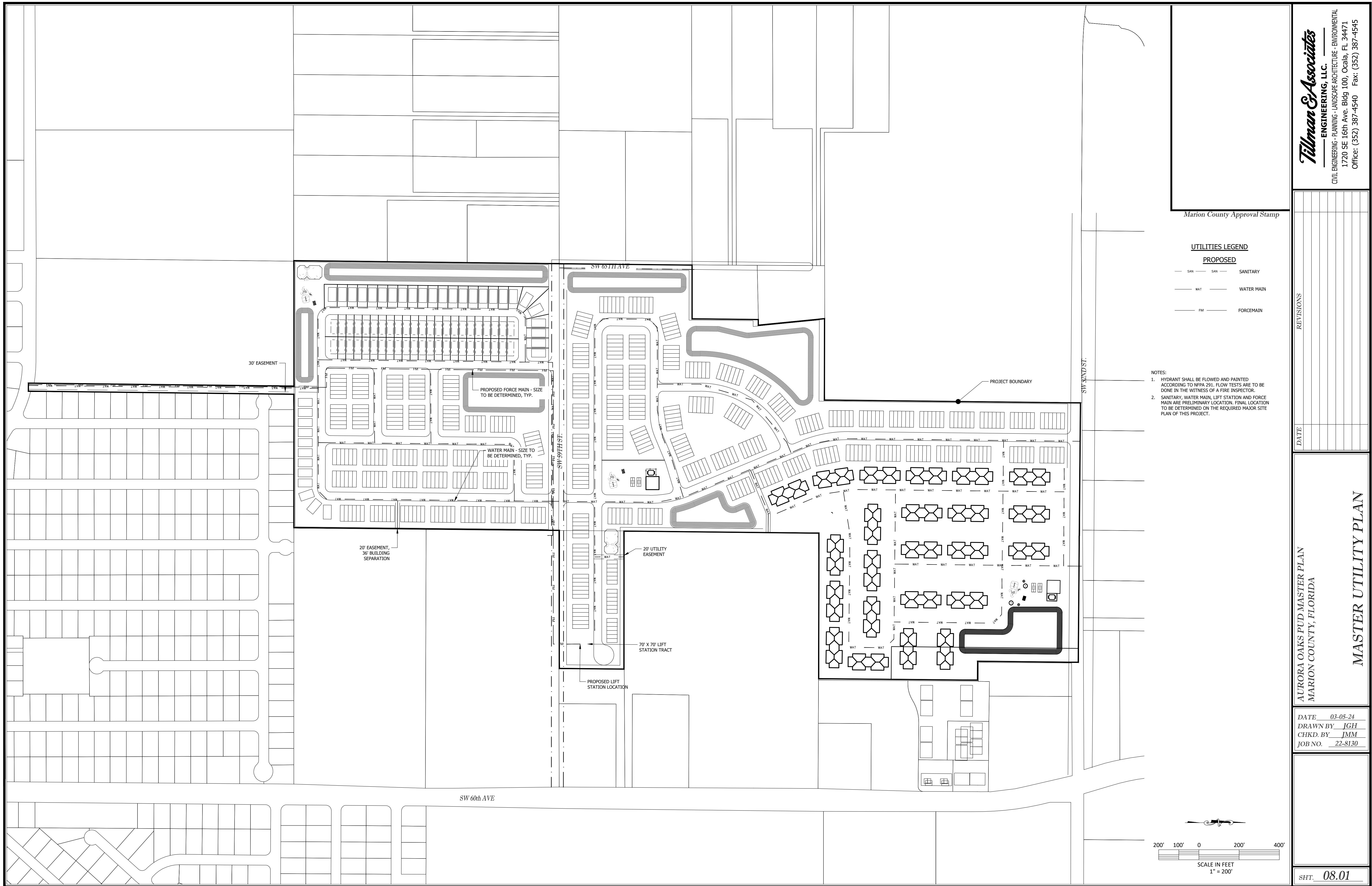
**AURORA OAKS PUD MASTER PLAN  
MARION COUNTY, FLORIDA**

06.01

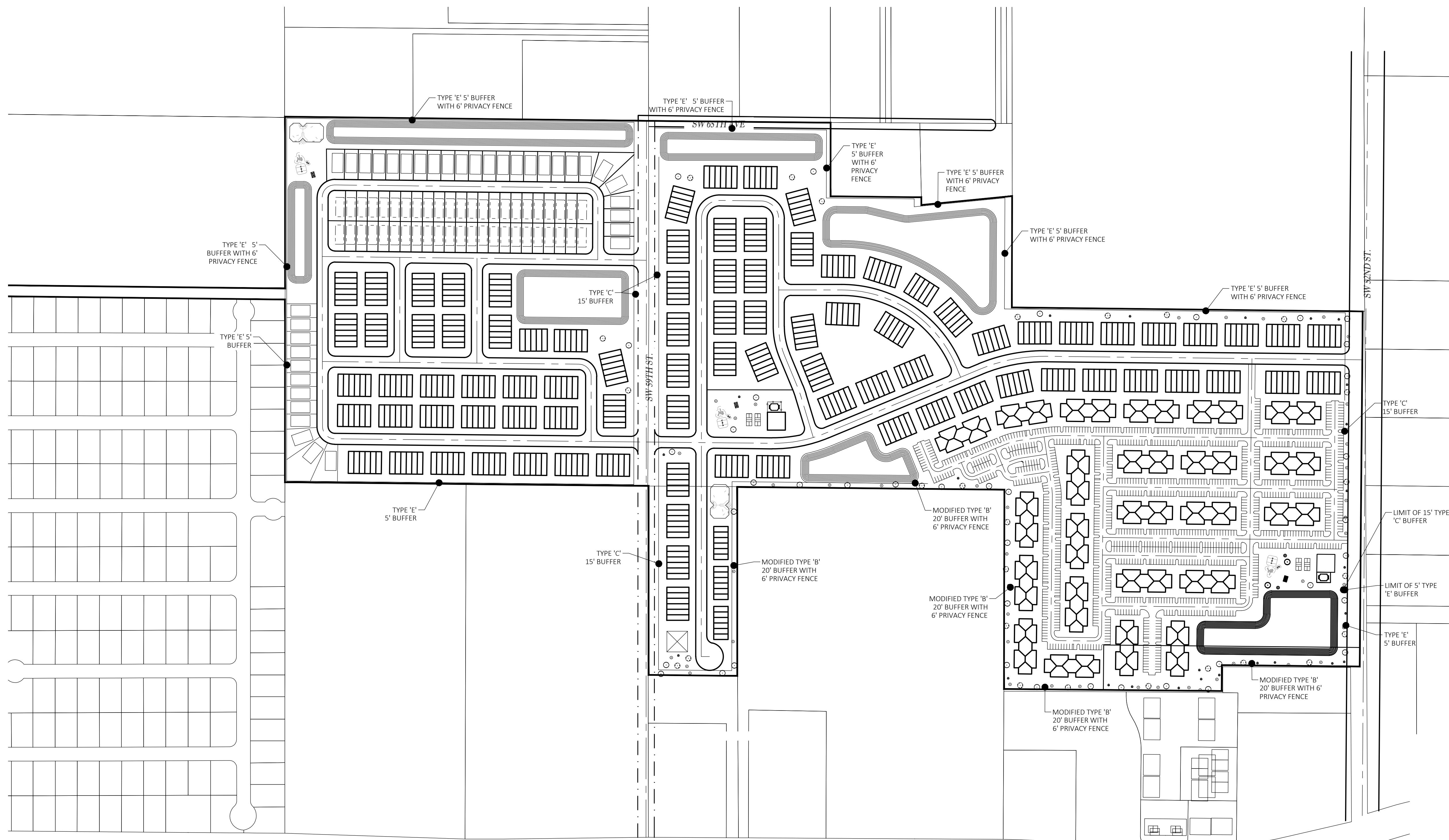
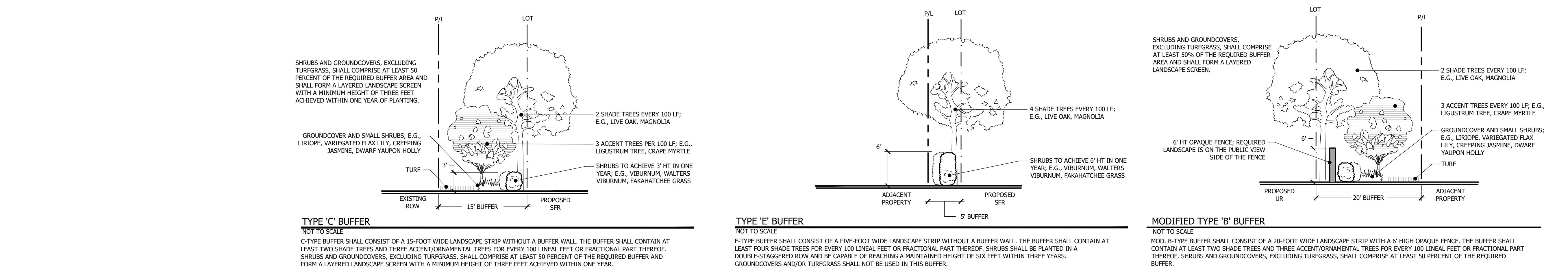
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Marion County Approval Stamp



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

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

SHT. 09.01

BUFFERS	
MODIFIED B-TYPE BUFFER	SHALL CONSIST OF A 20-FOOT WIDE LANDSCAPE STRIP WITH A 6' HIGH OPAQUE FENCE. THE BUFFER SHALL CONTAIN LEAST TWO SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL COMprise AT LEAST 50 PERCENT OF THE REQUIRED BUFFER.
TYPE 'E' 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.
TYPE 'E' BUFFER WITH 6' PRIVACY FENCE	SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN LEAST TWO 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.
NOTE: IRRIGATION TO BE PROVIDED AT IMPROVEMENT PLAN	

REVISIONS

DATE

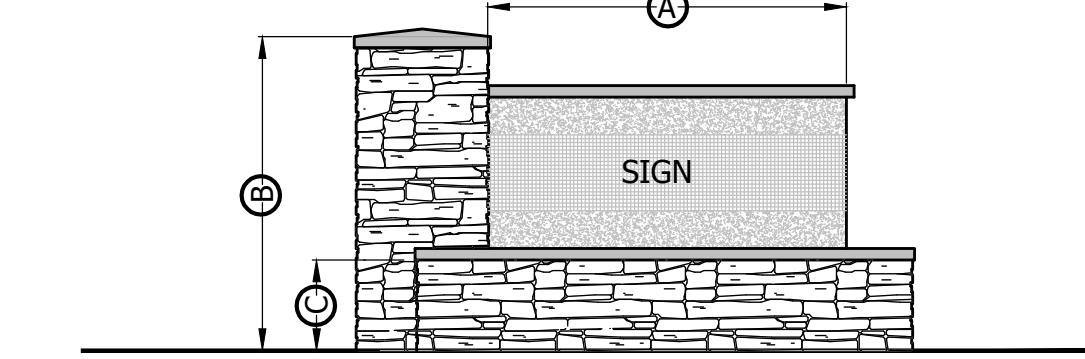
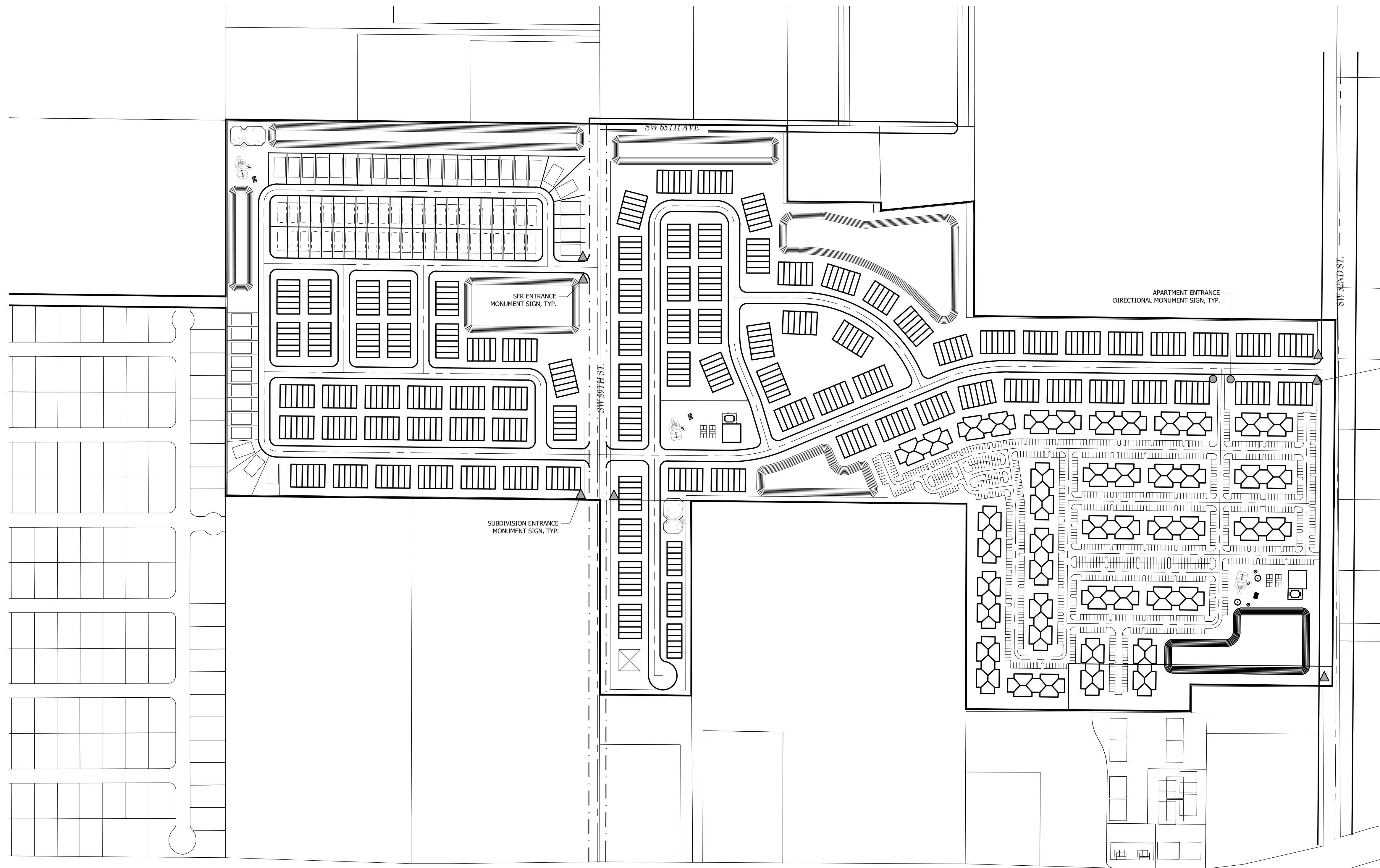
SEC 6.8.5
MARION-FRIENDLY LANDSCAPING AREA (MFLA): THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT IS NOT APPLICABLE TO THE DEVELOPMENT PLANS, DOCUMENTS, AND DESIGN RESTRICTIONS IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT 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 LIST OF ONE-ACRE CARVE 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 MCDC DIVISION 7.

DATE 03-05-24 DRAWN BY JGH CHKD. BY JMM JOB NO. 22-8130
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Monument Sign (MC LDC; Sec. 4.4.4. - On-site signs)		
Description	Dimensions	
A permanently affixed sign which is wholly independent of a building for support attached to two posts or along its entire width to a continuous pedestal.	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	
Monument signs shall match the style of their associated building	Number of Signs	
Monument signs may only be illuminated by a steady light source	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	

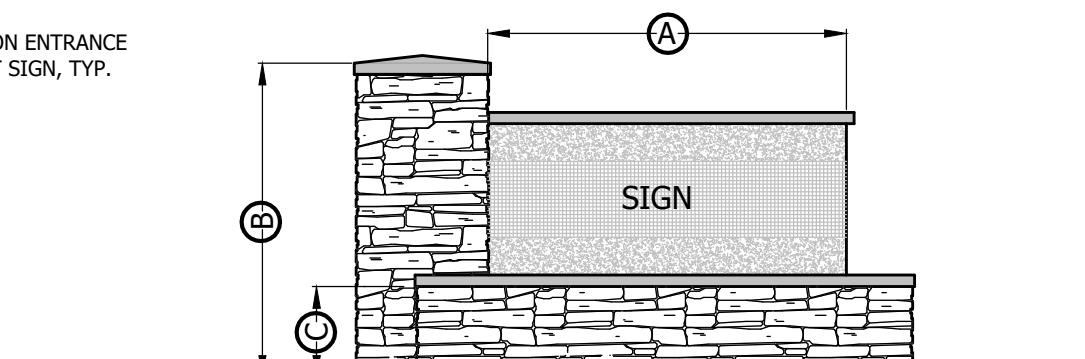
Marion County Approval Stamp



MONUMENT SIGN - SUBDIVISION ENTRANCE  
NOT TO SCALE

NOTES:

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



MONUMENT SIGN - APARTMENT ENTRANCE  
NOT TO SCALE

NOTES:

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

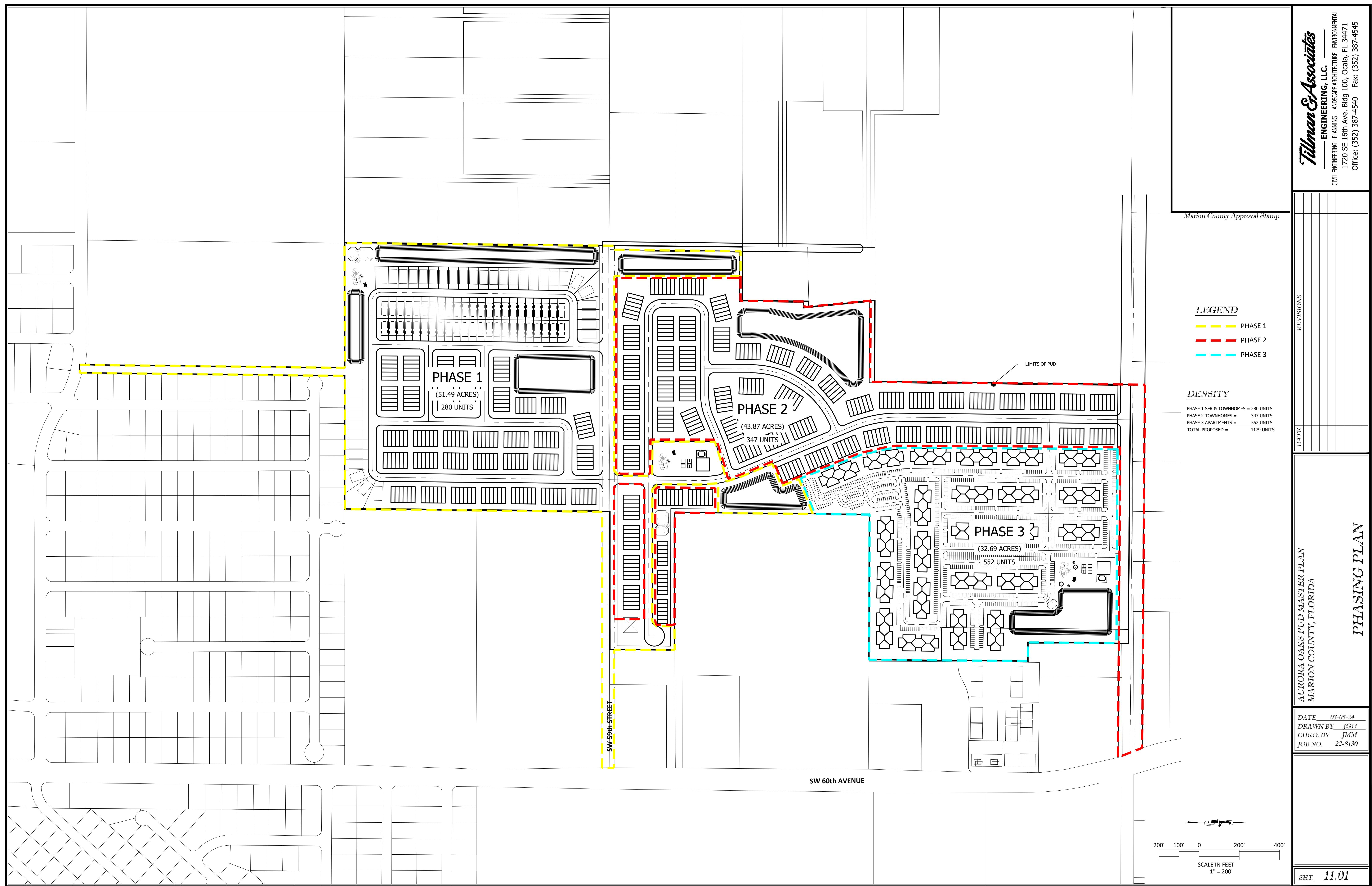
AURORA OAKS PUD MASTER PLAN  
MARION COUNTY, FLORIDA

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

SHT. 10.01

200' 100' 0 200' 400'  
SCALE IN FEET  
1" = 200'

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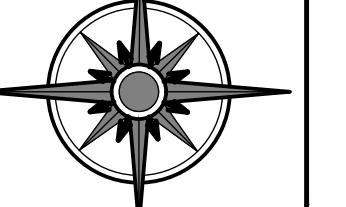
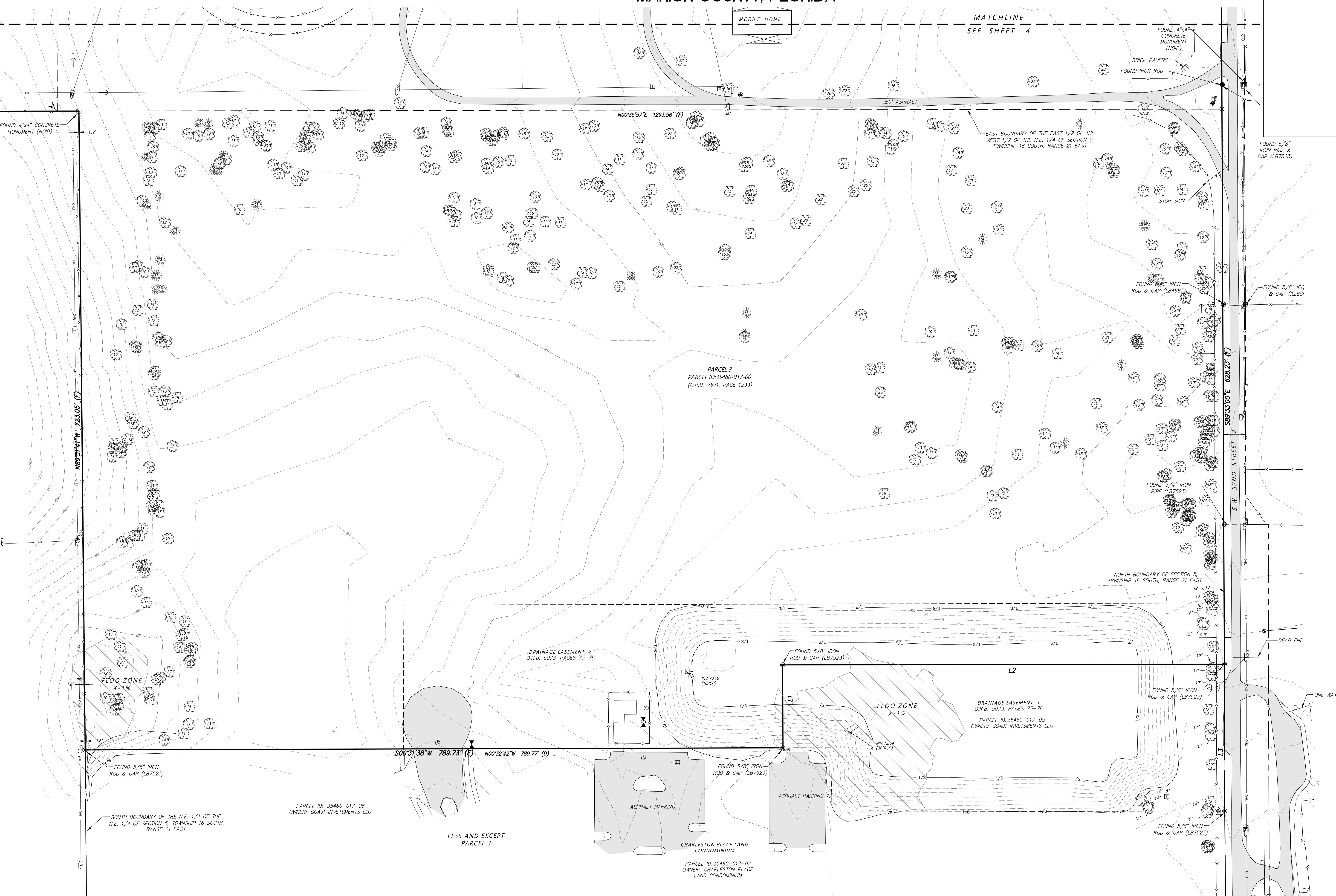


*SHEET 3 OF 8*  
*ONE IS NOT COMPLETE WITHOUT THE OTHERS*

*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:  
**C A L I B R E X**  
A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



**CH**  
**CONSULTING GROUP, INC.**  
**LAND DEVELOPMENT, SURVEYING & MAPPING**  
**PLANNING + ENVIRONMENTAL + G.I.S.**  
**CERTIFICATE OF AUTHORIZATION NO. LB8071**  
**CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6553**  
**426 SW 15TH STREET, OCALA, FLORIDA 34471**  
**PHONE (352) 405-1482 FAX (868) 272-8335 [www.JCHcg.com](http://www.JCHcg.com)**

A compass rose with a needle pointing North.

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 3 OF 8

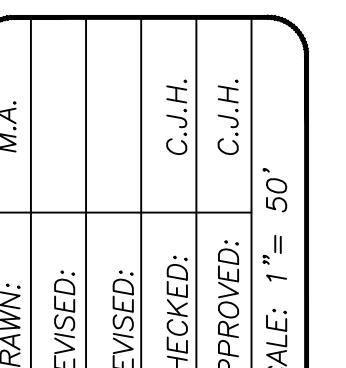
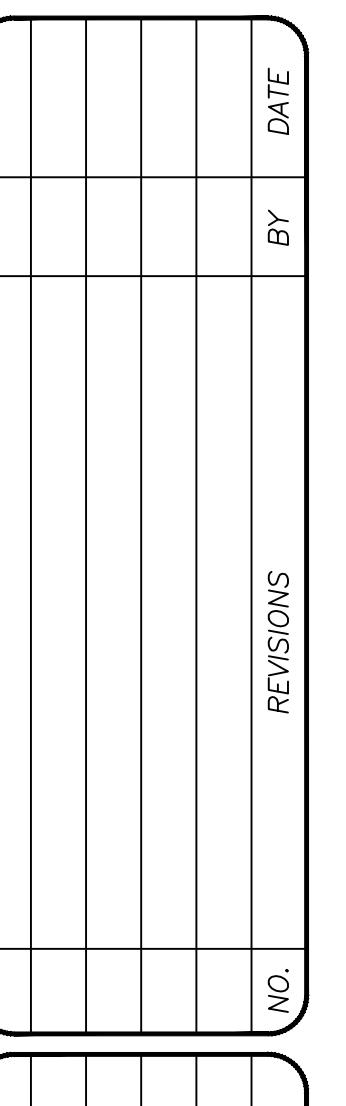
SHT 3 OF 8

TOPOGRAPHIC SURVEY FOR:  
**C A L I B R E X**  
A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

*SHEET 4 OF 8*  
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CALIBREX OCALA ONTARIO LP

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

FILE: CALIBREX

J.O. #221966  
DWG. # 221966  
SHT 4 OF 8



*SHEET 6 OF 8*  
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TOPOGRAPHIC SURVEY FOR:  
**C A L I B R E X**  
A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

A horizontal ruler scale from 0 to 100 inches. The 50-inch mark is labeled "50 FEET" below it.

The logo for JCH Consulting Group, Inc. is positioned on the left side of the page. It features a large, bold, serif font for the letters 'J', 'C', and 'H'. Below these letters is a stylized compass rose with eight points, rendered in a dark grey or black color. The compass rose is centered on a thin horizontal line that extends across the width of the logo. To the right of the compass rose, the company name 'JCH' is written in a smaller, bold, serif font. To the right of 'JCH' is a vertical line that separates the logo from the company's services and contact information. The services listed are 'CONSULTING GROUP, INC.', 'LAND DEVELOPMENT + SURVEYING & MAPPING', 'PLANNING + ENVIRONMENTAL + G.I.S.', 'CERTIFICATE OF AUTHORIZATION NO. LB 8071', 'CHRISTOPHER J. HOWSON, P.S.M., C.F.M.-LS 6553', '426 SW 15TH STREET, OCALA, FLORIDA 34471', 'PHONE (352) 405-1482 FAX (888) 272-8335', and 'www.JCHg.com'.

PLAT OF TOPOGRAPHIC SURVEY  
-FOR-  
CALIBREX OCALA ONTARIO LP

<u>FIELD BOOK/PAGE:</u>	22-8/3-20	FILE: CALIBREX
	22-9/56-57	
<i>J.O. #221966</i>		
<i>DWG. # 221966</i>		
<i>SHT 6 OF 8</i>		

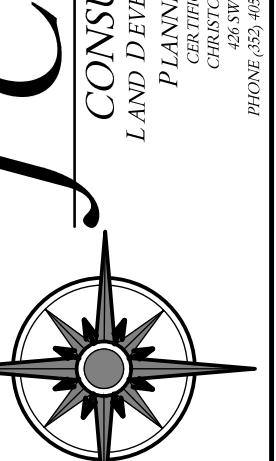


TOPOGRAPHIC SURVEY FOR:  
**C A L I B R E X**  
A PORTION OF SECTION 5, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

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

SHT 8 OF 8