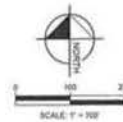


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[illegible]

SHEET 110
 PUD001 - PUD CONCEPTUAL LAYOUT PLAN
 PUD002 - PUD CONCEPTUAL OPEN SPACE PLAN
 S201 - MAP OF SURVEY

THE PURPOSE AND CHARACTER OF THE DEVELOPMENT SHALL BE THAT OF A RESIDENTIAL PLANNED UNIT DEVELOPMENT CONSISTING OF TOWNHOMES BUILT/BAID ON THE SOUTHERN PORTION AND APARTMENT BUILDINGS ON THE NORTHERN PORTION TOGETHER WITH ASSOCIATED IMPROVEMENTS.

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- - RELATIONSHIP
- - DYNAMIC FACTOR ANALYSIS
- - INTERDEPENDENT CONCEPTS

PROPERTY LIES IN FLOOD-ZONE "B" - AN AREA OF SPINAL FLOODING. FOR THE FLOODING-INDICES RATE AND WPA NO. FURNISHING CONSULTANT PANEL AND CONSIDERATION EFFECTIVE APRIL 18, 2017.

NOTES

1. REFER TO SITE PLAN FOR INTERSECTIONS/DEVELOPS.
2. ARCHITECTURAL REVIEW SHALL BE REQUIRED IN CONJUNCTION WITH THE DEVELOPMENT.
3. ALL UTILITIES SHALL BE IDENTIFIED: ALL WATER AND SEWER CONSTRUCTION SHALL BE TO EXISTING STANDARDS.
4. SITE PLAN SHALL INCLUDE ALL TRAFFIC CONTROL, MARKINGS AND SIGNAGE.
5. DEVELOPMENT OF ADRIVE PROJECT FROM SITE PLAN SHALL ADOPT TO FURNISH SITE PLAN FOR REVIEW. DETAILING OF DRIVEWAY, IF ANY, SHALL BE REQUIRED BY COUNTY EAPF PRIOR TO FULFILL PROJECT.
6. TRASH COMPACTORS TO BE PROVIDED FOR COUNTY CODE.
7. EXISTING A DIRECTIONAL SIGNAGE IN ADDRESSING PERIODS, TRAFFIC SHOULD BE PART OF THE SITE PLAN DRAWING.
8. LANDSCAPING, MAINTENANCE AND LIGHTING DESIGN PLANS FOR THE EXISTING PLOT ARE REQUIRED TO BE COMPLETED BY A LANDSCAPE ARCHITECT.
9. SPECIAL AREAS INCLUDE LANDSCAPING AND PRESERVE AREAS.

[illegible]PUD CONCEPTUAL
LAYOUT PLAN

PALM CAY TOWNHOMES &
 APARTMENTS
 PREPARED FOR
 INB HOMES
 MARION COUNTY
 FLORIDA
 SHEET NUMBER
 PUD001

LAND USE LEGEND

STORMWATER MANAGEMENT BASIN

OPEN SPACE

APARTMENTS

TOTAL PROJECT AREA = 760,376 SF

REQUIRED OPEN SPACE = 20% OF 760,376 SF = 152,075 SF

PROVIDED OPEN SPACE = 313,949 SF

TOWNHOMES

TOTAL PROJECT AREA = 688,406 SF

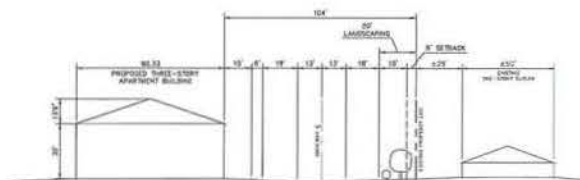
REQUIRED OPEN SPACE = 20% OF 688,406 SF = 137,681 SF

PROVIDED OPEN SPACE = 295,692 SF

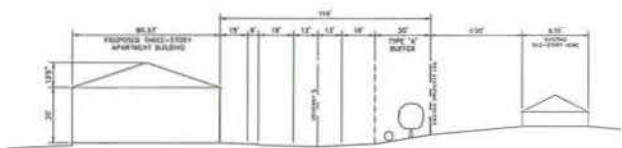
BUFFERS

A-TYPE BUFFER SHALL CONSIST OF A 20'-WIDE LANDSCAPE STRIP ADJACENT TO A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE (3) SHrub SPECIES AND ONE (1) ACCENT PLANT SPECIES. THE BUFFER SHALL BE MAINTAINED FOR A MINIMUM OF 10 YEARS. THE BUFFER SHALL BE MAINTAINED FOR A MINIMUM OF 10 YEARS. THE BUFFER SHALL BE MAINTAINED FOR A MINIMUM OF 10 YEARS.

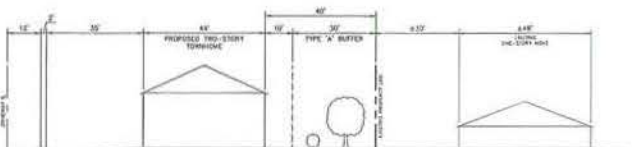
E-TYPE BUFFER SHALL CONSIST OF A 15'-WIDE LANDSCAPE STRIP ADJACENT TO A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO (2) SHrub SPECIES AND ONE (1) ACCENT PLANT SPECIES. THE BUFFER SHALL BE MAINTAINED FOR A MINIMUM OF 10 YEARS. THE BUFFER SHALL BE MAINTAINED FOR A MINIMUM OF 10 YEARS. THE BUFFER SHALL BE MAINTAINED FOR A MINIMUM OF 10 YEARS.



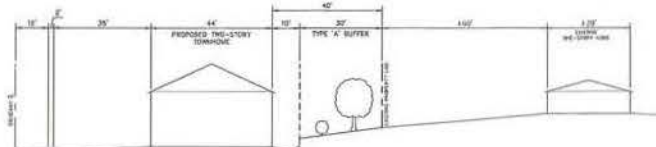
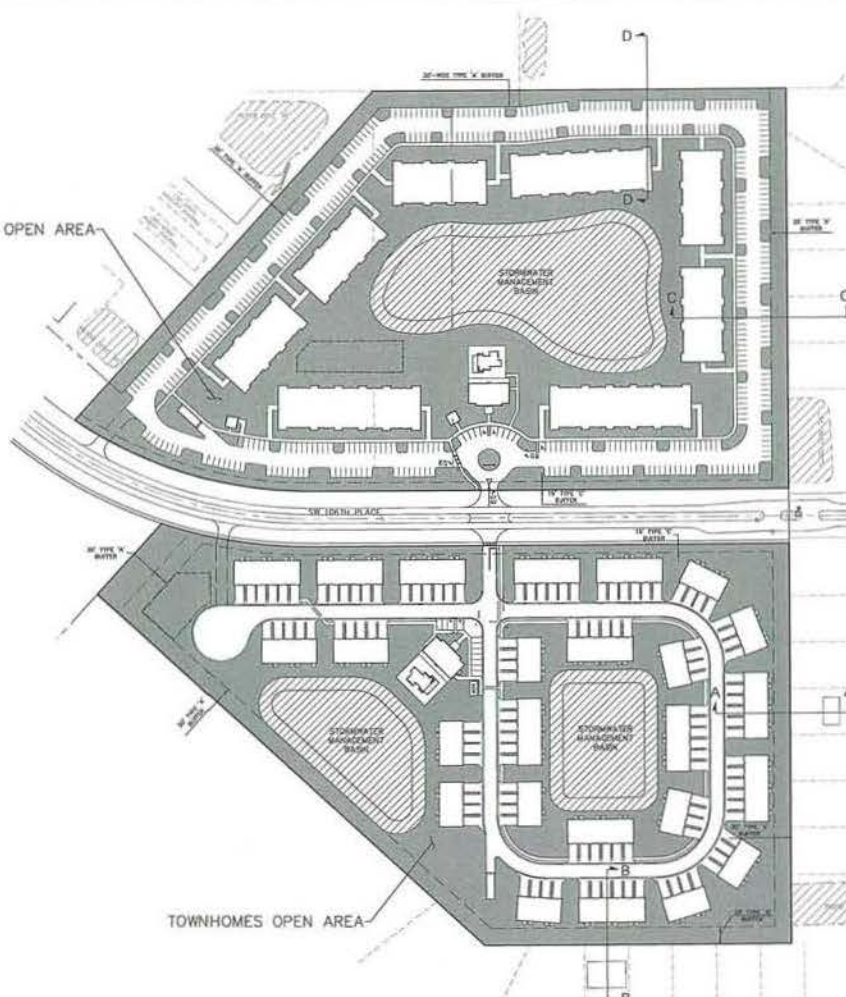
NORTH APARTMENTS CROSS-SECTION 'D'-D'



EAST APARTMENTS CROSS-SECTION 'C'-C'



SOUTH TOWNHOME CROSS-SECTION 'B'-B'



EAST TOWNHOME CROSS-SECTION 'A'-A'

Kimley»Horn

PROJECT MANAGER
JENNIFER C. LUDLOW, P.E.

DATE: JANUARY 2024
SCALE: AS SHOWN
DRAWN BY: JCL
CHECKED BY: JCL

PUD CONCEPTUAL
OPEN SPACE PLAN

PALM CAY TOWNHOMES &
APARTMENTS
PREPARED FOR
INB HOMES

FLORIDA
MARION COUNTY

SHEET NUMBER
PUD002

DATE