

WESTWOOD TRAILS (fka VILLA VERDE) P.U.D. MASTER PLAN

RECREATION/OPEN SPACE/MFLA DATA:

PER MARION COUNTY LDC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA. 18.13 ACRES X 20% = 3.63 ACRES OF OPEN SPACE REQUIRED
15% OR 2.72 ACRES MUST BE M.F.L.A.
5.0% OR 0.907 ACRES MUST BE IMPROVED OPEN SPACE

ALL OPEN SPACES DESIGNATED AS RECREATION/OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS A MAJOR PORTION OF THE ADDITIONAL AREA IS TO BE UTILIZED.

THIS PROJECT WILL PROVIDE A MINIMUM OF THE FOLLOWING:

3.63 ACRES OF REQUIRED OPEN SPACE
2.72 ACRES OF THE 3.63 ACRES WILL BE MFLA
0.907 ACRES OF WILL BE IMPROVED OPEN SPACE

TRAFFIC STUDY NOTE:

A TRAFFIC HAS BEEN SUBMITTED AND APPROVED FOR THIS DEVELOPMENT. PLEASE REFER TO PROVIDED & APPROVED TRAFFIC STUDY. NO OFFSITE TRAFFIC IMPROVEMENTS ARE REQUIRED AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY.

SIDEWALK NOTE:

INTERNAL SIDEWALKS WILL BE PROVIDED AT TIME OF IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE ABUTTING ROADWAYS ROAD FOR PROPER PEDESTRIAN CIRCULATION AND MOBILITY. SIDEWALKS WILL BE PROVIDED ALONG SW BOTH STREET AND ON ONE SIDE OF THE INTERNAL ROADWAYS.

LANDSCAPE BUFFER NOTE:

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND THE B.O.C.C. REQUIREMENTS. BUFFER LAYOUT AND PLACEMENT WILL BE FINALIZED AT THE DEVELOPMENT STAGE. BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS. IN ALL CASES INVOLVING BUFFERS WITH TREES OR WALLS, THE PROPOSED LANDSCAPING WILL FACE THE ADJACENT LAND OWNERS' AND THE WALL WILL BE PLACED BEHIND THE LANDSCAPING.

CONCURRENCY NOTE:

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, BUILDING PERMIT REVIEW.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

EXISTING LAND USE	DENSITY/INTENSITY	ACREAGE	GROSS MAX. DEVELOPMENT
MEDIUM RESIDENTIAL	4 D.U. PER ACRE	18.13 ACRES	72 UNITS

THEFORE:

THIS PUD PLAN PROPOSES A MAXIMUM OF 69 RESIDENTIAL UNITS WHICH EQUALS 4 UNITS PER ACRE.

PLAN NOTES:

1. PROJECT SITE BOUNDARY WITHIN SECTION 10, TOWNSHIP 16, RANGE 21.
2. THE TOTAL LAND AREA IS 18.13 ACRES.
3. EXISTING SITE CHARACTERISTICS:
THE EXISTING SITE IS CURRENTLY DEVELOPED AND UNDEVELOPED, MOSTLY CLEARED PASTURE LAND, WITH APPROXIMATELY 2% OF THE SITE HAVING SLOPES GREATER THAN 2%. THE TERRAIN IS MOSTLY GENTLY ROLLING WITH APPROXIMATELY 90% OF THE SITE HAVING SLOPES OF 5% OR LESS. THE REMAINING PROPERTY HAS SLOPES BETWEEN 5% - 10%. THE SITE IS SURVEYED AND BASED UPON THE U.S. NATIONAL SURVEY. THE SOILS ON THIS SITE ARE SANDY, WELL DRAINED SOILS WITH A DEPTH TO A COMPACT LAYER AND WATER TABLE OF GREATER THAN 6.5 FEET. THE NATURAL LOT AREAS ARE SHOWN ON THIS PLAN.
4. THE EXISTING LAND USE IS MEDIUM DENSITY RESIDENTIAL, HAVING A MAXIMUM OF 72 RESIDENTIAL UNITS.
5. THE EXISTING ZONING IS P.U.D.
6. THE PROPOSED PROJECT IS A RESIDENTIAL DEVELOPMENT WITH SINGLE FAMILY DWELLINGS. ADDITIONAL IMPROVEMENTS PROPOSED INCLUDE OPEN SPACE (PARK) WITHIN THE PROPOSED DEVELOPMENT.
7. SEE PLAN FOR ADJACENT ZONING AND LAND USE CLASSIFICATIONS.
8. THE MAJOR ROADS SHOWN ON THIS PLAN INCLUDE SW 75TH AVENUE AND SW 78TH STREET. 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.
9. EXISTING UTILITY AND DRAINAGE EASEMENTS ARE SHOWN ON THIS PLAN.
10. PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN ONE PHASE.
11. UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.
12. AN H.O.A. SHALL BE FORMED TO OWN, MAINTAIN AND MANAGE 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.

TYPICAL LOT STANDARDS

PRINCIPAL STRUCTURES	
LOT AREA	5,175 SF (MINIMUM)
LOT DEPTH	115 FEET (MINIMUM)
LOT WIDTH (INTERIOR)	45 FEET (MINIMUM)
LOT WIDTH (CORNER LOT)	60 FEET (MINIMUM)
FRONT SETBACK	30 FEET (MINIMUM)
SIDE SETBACK (INTERIOR)	5 FEET (MINIMUM)
SIDE SETBACK (CORNER LOT)	15 FEET (MINIMUM)
REAR SETBACK	15 FEET (MINIMUM)
MAXIMUM SINGLE FAMILY HOME HEIGHT	20 FEET

ACCESSORY STRUCTURES:

POOLS, SHEDS, & OTHER ACCESSORY STRUCTURES
REAR SETBACK: 5 FEET (MINIMUM)

SPRINGS PROTECTION:

THE PROPERTY LIES IN THE SECONDARY SPRINGS PROTECTION ZONE

FLOOD ZONE:

THE PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 100100101E, EFFECTIVE DATE APRIL 18, 2017

BREAKDOWN OF ACREAGE (EXISTING)

18.13 ACRES, MORE OR LESS (TOTAL)

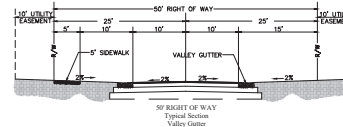
18.13 ACRES WITH P.U.D. ZONING & MEDIUM RESIDENTIAL LAND USE

DEVELOPMENT AGREEMENTS:

NONE AT THIS TIME

IMPORTANT PUD PLAN NOTE:

THIS PLAN AND DESIGN IS SUBJECT TO CHANGE BASED ON DRAINAGE AND UTILITY INFRASTRUCTURE DESIGN AT THE TIME OF IMPROVEMENT PLAN SUBMITTAL. NO ADDITIONAL DENSITY IS ALLOWED. THE PROJECT MUST ADHERE TO THE REQUIRED OPEN SPACE CRITERIA AS SPECIFIED IN THE LAND DEVELOPMENT CODE.



ENGINEER'S CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED. THE DRIVEWAY ACCESS MEETS FOOT CURE DISTANCE REQUIREMENTS.

PAOLO MASTROSERIO, P.E. 5881

MASTROSERIO ENGINEERING, INC. CA 458159

170 SE 32ND PLACE

OCALA, FL 34471

OWNER'S CERTIFICATION:

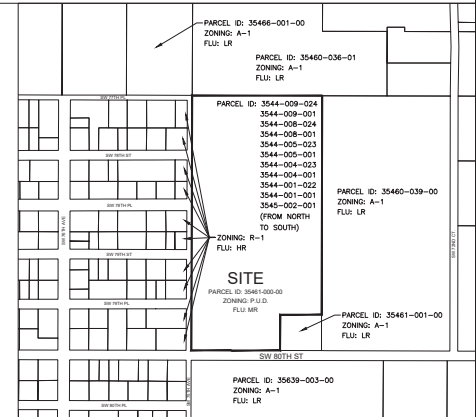
I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

JOHN GILES, OWNER

FOUR H GAMES, LLC

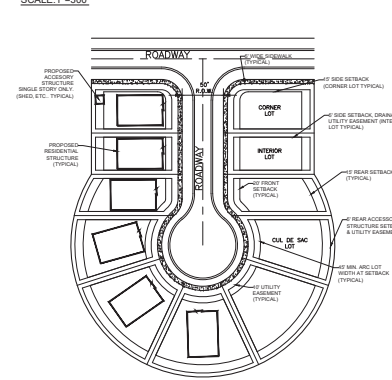
200 NE 20TH AVE, SUITE 311

OCALA, FL 34471



LOCATION MAP

SCALE: 1"=300'



LOT LAYOUT & SETBACKS

MINIMUM LOT WIDTH AT SETBACK = 45 FT.
MINIMUM LOT DEPTH = 115 FT.
MINIMUM LOT SIZE = 5,175 S.F.
N.T.S.

SHEET INDEX:

C001 P.U.D. MASTER PLAN

REQUESTED WAIVERS:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE

TITLE: WESTWOOD TRAILS
(fka VILLA VERDE)
P.U.D. MASTER PLAN
LOCATION: MARION COUNTY, FL
SEC. 7, TWP. 16, RGE. 21

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

DATE	REVISION	JOB#
08-04-2025	30' R/W DEDICATION S.W. 80TH STREET	23-12
05-08-2025	PUD PLAN UPDATED FOR IMPROVEMENT PLAN	
11-07-2024	REVISED PER COUNTY COMMENTS	
09-05-2024	REVISED PER COUNTY COMMENTS	

SHEET
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