

PROPERTY INFORMATION

PROJECT NAME: SAVING MERCY VILLAGE

EXISTING LAND USE: EMPLOYMENT CENTER

TOTAL OWNERSHIP AREA: 10.36 ACRES

TOTAL PROJECT AREA: 9.31 ACRES

EXISTING ZONING: PD (PLANNED DEVELOPMENT) PD20--0003 (12/15/2020) RESOLUTION 2021-07

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

TAX PARCEL NUMBER: 22817-000-00

FLOOD ZONE: ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "A" (A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FIRM MAP PANEL No. 12083C 0484E, DATED APRIL 19, 2017.

PD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS FOR THIS PD ARE DEFINED IN THE PLANNED DEVELOPMENT STANDARDS BOOK FOR SAVING MERCY VILLAGE, REVISED NOVEMBER 2023.

SETBACKS: (FROM PROPERTY BOUNDARY LINES)

FRONT: 10 FEET

BACK: 10 FEET

SIDE: 10 FEET

STREET: 10 FEET

MAXIMUM BUILDING HEIGHT = 45 FEET

ALLOWABLE DENSITY = 24 UNITS/AC.

DEVELOPMENT BUILDINGS AND AMENITIES		
DEVELOPMENT COMPONENT	DESCRIPTION	PLANNED FLOOR AREA / CAPACITY
ADMINISTRATION (AREA)	ADMIN & MEETING ROOM	3,460 SF COVERED FLOOR AREA
APARTMENTS	2 AND 3--STORY MULTIPLE UNITS / BUILDING, LAUNDRY FACILITY	67,300 SF COVERED FIRST FLOOR AREA (INCLUDES ADMIN/MAINTENANCE AREA)
DUPLEX DWELLING	DUPLEX BUILDINGS WITH 2 UNITS / BUILDING, 800 SF MIN. PER BUILDING	8,000 SF COVERED FLOOR AREA
MAINTENANCE SHOP	1--STORY SHOP	650 SF COVERED FLOOR AREA
OPEN SPACE	OPEN AREA INCLUDING BUFFER ZONES	MINIMUM 40% (3.72 ACRES MINIMUM)
RECREATION FACILITIES	INCLUDING PLAY GROUND & DOG PARK	MINIMUM 10% OF OPEN SPACE (0.37 ACRES MINIMUM)

PARKING STANDARDS TABLE			
PARKING ELEMENT	NUMBER / UNITS	STANDARD	TOTAL SPACES
ADMINISTRATION	3460 SF	1 SPACE PER 300 SF OF GROSS FLOOR AREA	12
APARTMENTS	180 UNITS (30 DOUBLE)	1 SPACE PER APARTMENT (1 BED UNIT) 1.5 SPACE FOR 2-BED UNITS	195
DUPLEX	10 X 2 UNITS	1 SPACE PER DWELLING UNIT	20
MAINTENANCE SHOP	650 SF	1 SPACE PER 1,000 SF	1
TOTAL ANTICIPATED REQUIRED PARKING SPACES			228

REQUIRED PARKING COUNT SHALL COMPLY TO THE MINIMUM SPACES SHOWN ABOVE. PARKING SPACE SIZE AND DESIGN SHALL COMPLY WITH THE CITY OF OCALA, LDC.

PLANNED PARKING: PAVED PARKING SPACES = 228 (234 ILLUSTRATED)

GRASS PARKING SPACES = 10 (10 ILLUSTRATED)

PLANNED TOTAL PARKING SPACES = 228 (244 ILLUSTRATED)

HANDICAP ADA COMPLIANT = 10 (17 ILLUSTRATED)

BICYCLE PARKING: 1 BIKE SPACE PER 10 PARKING (MINIMUM)

LOADING SPACES: 3 SPACES

IMPERVIOUS SURFACE RATIO (ISR): 60% DESIGN (75% MAXIMUM)

FLOOR AREA RATIO (FAR): FLOOR AREA RATIO IS NOT APPLICABLE TO THIS PD. REFER TO DEVELOPMENT TABLE ABOVE FOR ALLOWABLE FLOOR AREA.

OPEN SPACE: OPEN SPACE REQUIREMENT 40% MINIMUM

TRAFFIC STATEMENT

BASED ON I.T.E. 11th EDITION CODE 223, THIS DEVELOPMENT WILL GENERATE THE AVERAGE DAILY TRIP ENDS AND PM PEAK HOUR TRIP ENDS AS LISTED IN THE TABLE BELOW. TRIP COUNTS BASED ON AVERAGE RATES FOR CODE 223 (AFFORDABLE HOUSING).

I.T.E. CODE	LAND USE	NO. UNITS	AVERAGE DAILY TRIPS		PM PEAK HOUR		AM PEAK HOUR	
			RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
223	AFFORDABLE HOUSING	200	4.81	962	0.46	92	0.36	72

CONCEPTUAL SITE DEVELOPMENT PLAN FOR SAVING MERCY VILLAGE OCALA, FLORIDA SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST

PROPERTY LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT [LESS & EXCEPT NO. 1]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 2]:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING [AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14. TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 3]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°41'48" EAST, 136.15 FEET, TO ITS INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 236 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 136.10 FEET; THENCE NORTH 0°31'12" EAST 236 FEET, TO THE POINT OF BEGINNING,

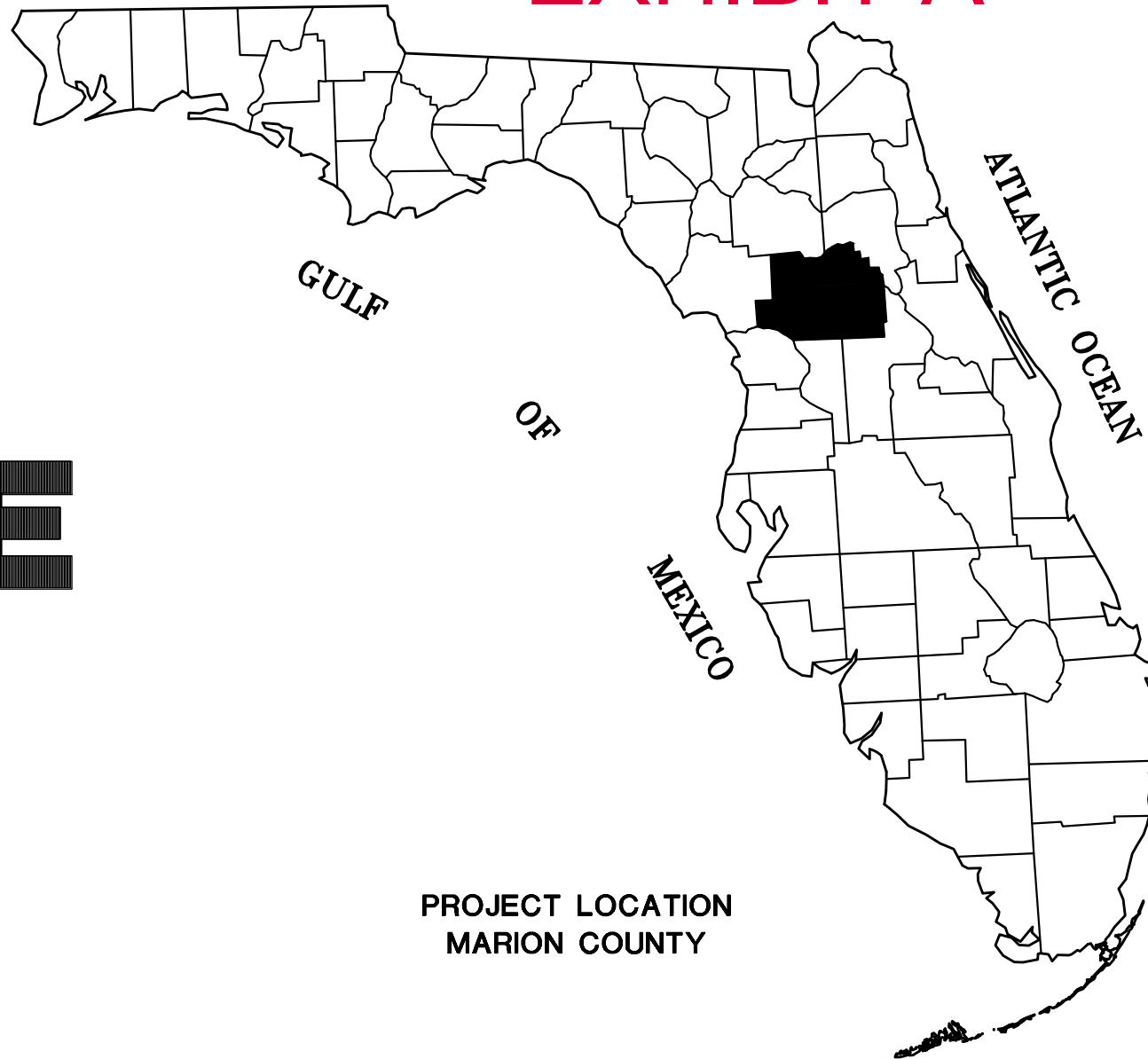
AND LESS AND EXCEPT [LESS & EXCEPT NO. 4]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

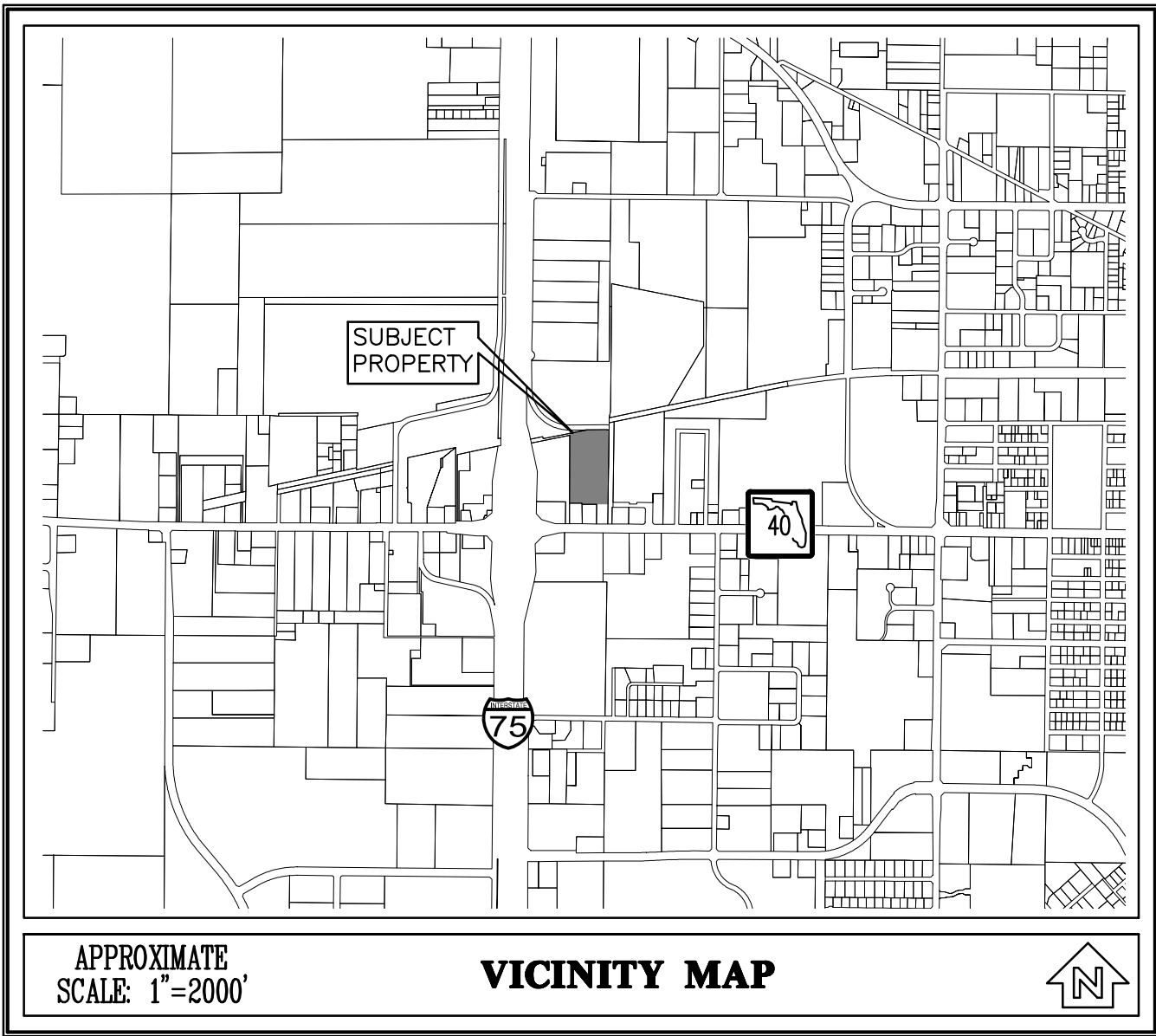
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, THENCE CONTINUE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD FOR THE POINT OF BEGINNING, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 332.71 FEET, THENCE SOUTH 0°31'12" WEST, 20.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.31 ACRES, MORE OR LESS.

EXHIBIT A



MARION COUNTY, OCALA, FLORIDA



INDEX OF SHEETS

SHEET NO.	CONTENTS
01	COVER SHEET
02	PD SITE CONCEPTUAL PLAN
03	PHASING AND CONNECTIVITY PLAN

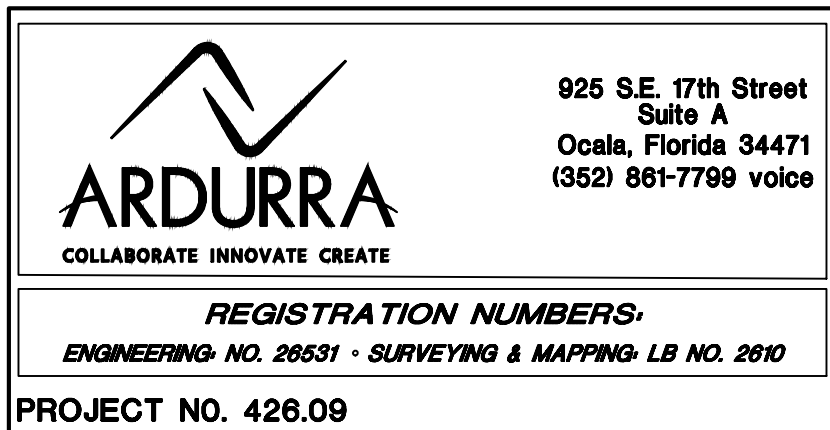
OWNER:

SAVING MERCY CORPORATION
3601 West Silver Springs Blvd.
Ocala, Florida 34475
Ph: (352) 629-6902

SITE ADDRESS:

3610 NW 1st LOOP
Ocala, Florida 34475

PREPARED BY:



REVISION DATE: FEBRUARY 25, 2026

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
CONCEPTUAL SITE DEVELOPMENT PLAN

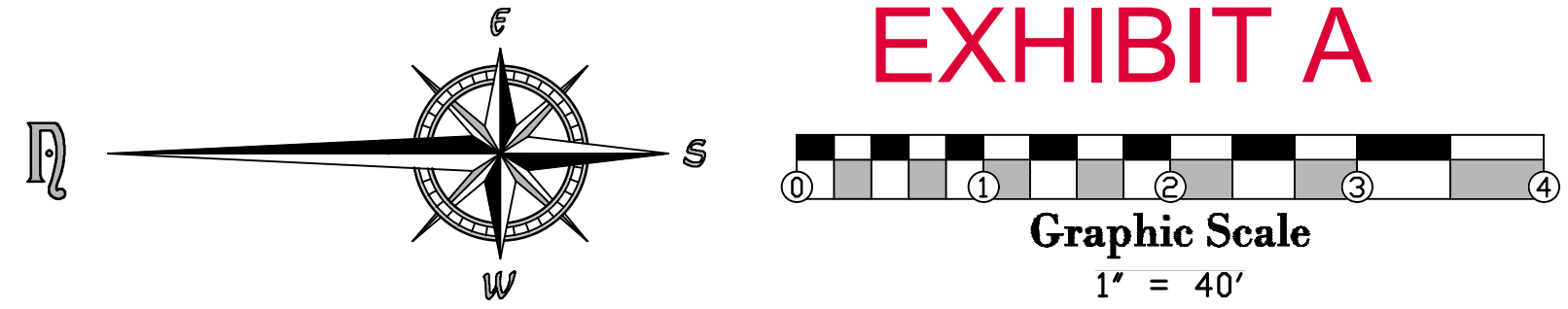
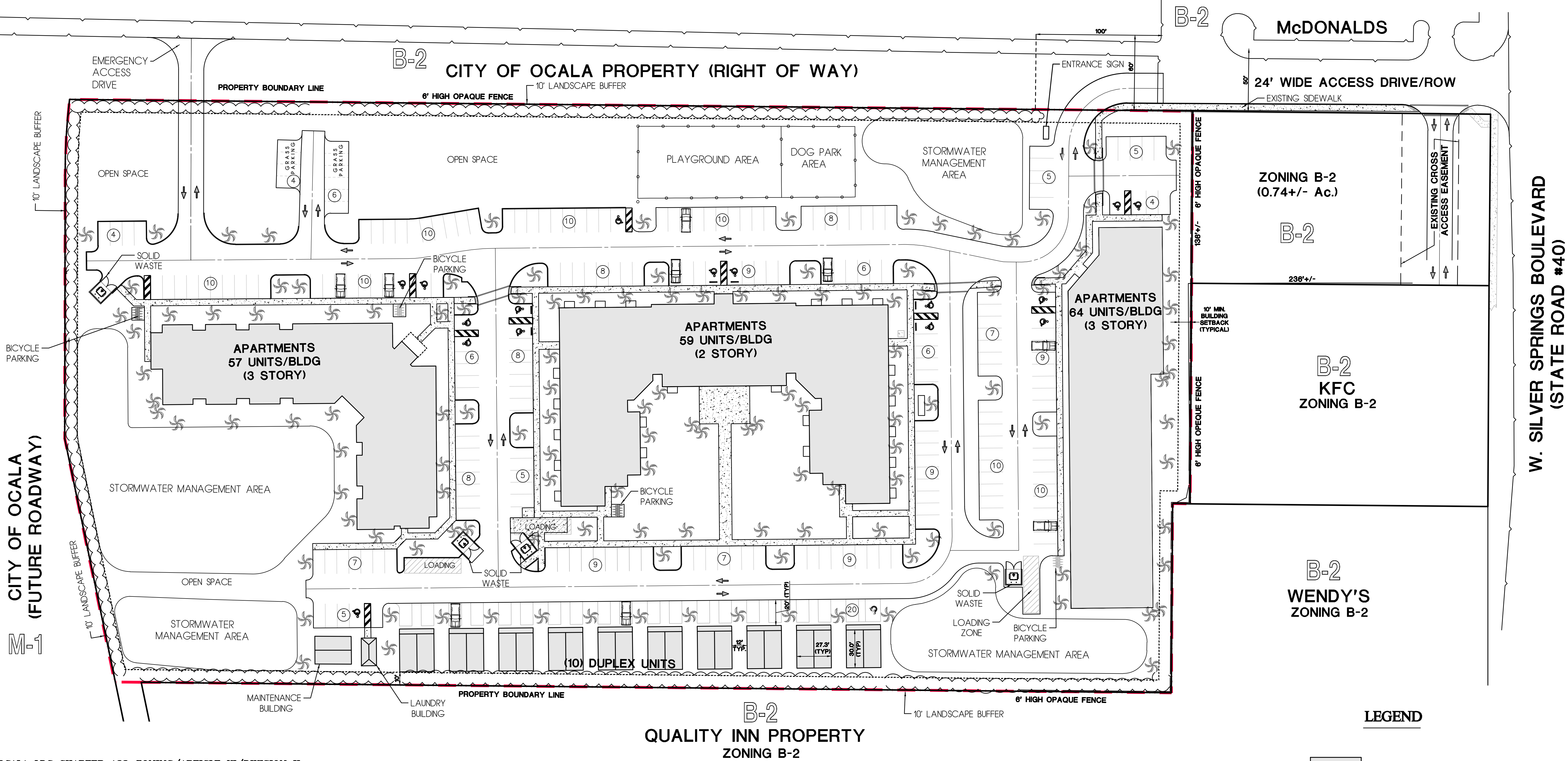


EXHIBIT A

Graphic Scale

1" = 40'



OCALA LDC CHAPTER 122-ZONING/ARTICLE VI/DIVISION II
OFF STREET PARKING FACILITIES

AMENDMENT TO PARKING FACILITY REQUIREMENTS:
BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICES: ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA.
APARTMENT DWELLINGS: ONE SPACE PER ONE BEDROOM UNIT AND ONE AND A HALF PARKING SPACES FOR TWO BEDROOM UNIT.
MULTI-FAMILY DUPLEX DWELLING: ONE PARKING SPACE FOR EACH DWELLING UNIT.
DETACHED SINGLE FAMILY DWELLING (TINY HOUSES/PARK MODELS): ONE PARKING SPACE FOR EACH DWELLING UNIT.
MAINTENANCE SHOP AND STORAGE UNITS: ONE PARKING SPACE FOR EACH 1000 SQUARE FEET OF FLOOR AREA.
25% OF ALL PARKING SPACES MAY BE GRASSED PARKING.

SPECIFIC STUDY AND QUANTITATIVE DATA FOR VEHICLE PARKING NEEDS OF THE HOMELESS POPULATION WAS NOT AVAILABLE, THEREFORE A REASONABLE AND ESTIMATION OF PARKING FOR BOTH VEHICLE AND PEDESTRIAN BICYCLE USES WERE CONSIDERED AND INCORPORATED INTO THIS PLAN. A MINIMUM OF 1 PARKING SPACE PER DWELLING UNIT WILL PROVIDE SAFE AND ACCESSIBLE PARKING AND INCREASED BICYCLE PARKING TO 1 BICYCLE SPACE FOR EACH 10 VEHICLE IS INCLUDED. THIS DEVELOPMENT SITE IS ALSO PLANNED AND OPERATING WITH PUBLIC TRANSIT SERVICES BY THE CITY OF OCALA.

PARKING ANALYSIS:

USE	TOTAL NUMBER OF UNITS	TOTAL REGULAR SPACES REQUIRED	HANDICAP SPACES
APARTMENTS (INCLUDES 30 TWO-BED UNITS)	180	195	8
ADMINISTRATION (FLOOR AREA)	3,460 SF.	12	1
DUPLEXES (10 BUILDINGS)	20	20	1
MAINTENANCE SHOP	650 SF	1	0

TOTAL PARKING SPACES REQUIRED (BASED ON LAYOUT)	228	TOTAL HANDICAP SPACES REQUIRED = 10
TOTAL SPACES PLANNED	256 (238 PAVED AND 18 GRASS)	
TOTAL GRASSED SPACES PLANNED	18 = 7.56% (25% MAXIMUM)	
BICYCLE PARKING PLANNED	30 (1 SPACE PER 10 PARKING MIN)	

BUFFERS:

- MIN. 4 FT. OPEN SPACE SHALL BE PROVIDED AROUND THE PERIMETER OF THE SITE.
- MIN. 5 FT. LANDSCAPE HEDGE SHALL BE PROVIDED BETWEEN PARKING LOTS AND ADJACENT PROPERTY UNLESS VIEW IS OBSTRUCTED WITH BUILDINGS, FENCES OR LANDSCAPE BUFFER.
- MIN. 5 FT. LANDSCAPE BUFFER SHALL EXTEND AROUND PERIMETER OF THE SITE WITH ENTIRE BUFFER AREA HAVING A CALCULATED AVERAGE WIDTH OF 10 FEET.
- OPAQUE FENCE 6 FT. HIGH MAY BE SUBSTITUTED FOR 5 FT. LANDSCAPE BUFFER INCLUDING THE USE OF CHAINLINK FENCE OPAQUE SLATS OR WITH JASMINE PLANTINGS MEETING A 75% OPAQUE CONDITION AFTER ONE YEAR.
- REFER TO PD STANDARDS BOOK FOR BUFFER AND LANDSCAPE STANDARDS.

NOTES:

- REFER TO PAGE 1 OF 3 FOR PD STANDARDS AND NOTES.
- SEE BOUNDARY AND TOPOGRAPHIC SURVEY EXHIBIT "B" AS PREPARED BY ARDURRA GROUP, INC. FORMERLY PIGEON-ROBERTS & ASSOCIATES, LLC FOR LOCATION OF EXISTING SITE FEATURES, EASEMENTS, RIGHT-OF-WAYS AND BOUNDARY DIMENSIONS.

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
CONCEPTUAL SITE DEVELOPMENT PLAN

PREPARED
FOR
SAVING MERCY CORPORATION

SCALE:	1" = 40'
DATE:	08/08/20
CHECKED:	CAP
DRAWN:	STAFF
FIELD BLDG:	
PAGE:	
DATUM:	SPFLY
FILE NO:	426.03
JOB NO:	426
SHEET:	02 OF 03

925 SE 17th Street
Ocala, Florida 34471
(352) 861-7798 voice

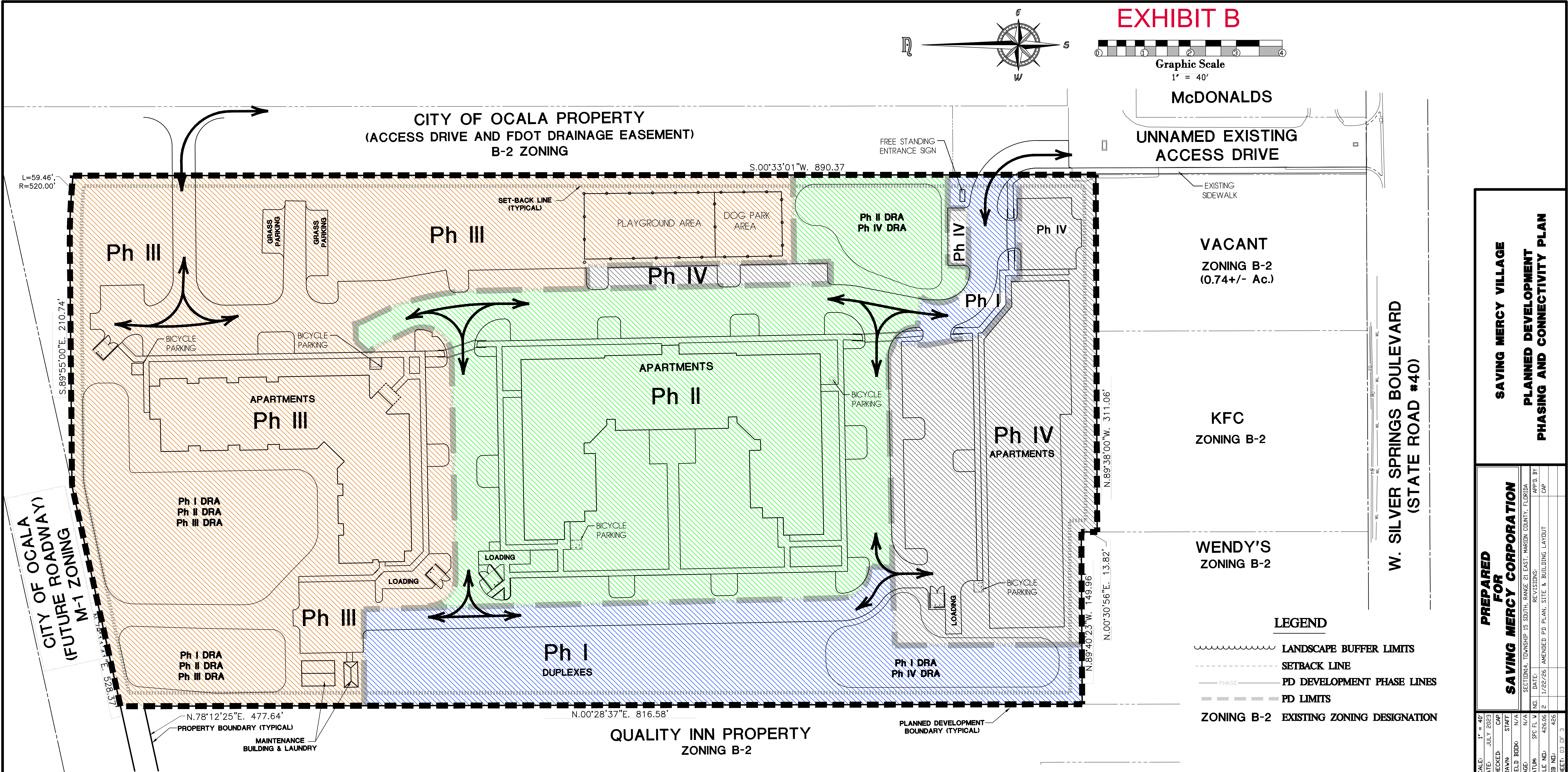
ARDURRA
COLLABORATE INNOVATE CREATE

File No.
426.03

Job No.
426

02 of 3

Plotted: 2/25/2026 12:51:02 PM - Chuck Pigeon



PHASE I			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG.	0	0	0
DUPLEXES (20 UNITS)	1	19	20
APARTMENTS	0	0	0
MAINTENANCE SHOP	0	0	0
TOTAL REQUIREMENT BY PHASE			
HC	REGULAR		TOTAL
1	19		20
TOTAL CUMULATIVE DEVELOPMENT PARKING REQUIRED			
HC	REGULAR		TOTAL
1	19		20
TOTAL CUMULATIVE PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
1	19	0	20
OPEN SPACE CALCULATIONS PHASE I			
TOTAL PROJECT AREA:	1.33	ACRES	
PROJECT AREAS (W/O DRA'S):	1.20	ACRES	
PROPOSED IMPERVIOUS AREA:	0.63	ACRES	
OPEN AREA:	42.5	%	

PHASE II			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG. (1460 SF)	0	5	5
DUPLEXES	0	0	0
APARTMENTS (59)	3	56	59
MAINTENANCE SHOP	0	0	0
TOTAL REQUIREMENT BY PHASE			
HC	REGULAR		TOTAL
3	61		64
TOTAL CUMULATIVE DEVELOPMENT PARKING REQUIRED			
HC	REGULAR		TOTAL
4	80		84
TOTAL CUMULATIVE PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
7	89	0	96
OPEN SPACE CALCULATIONS PHASE II			
TOTAL PROJECT AREA:	2.45	ACRES	
PROJECT AREAS (W/O DRA'S):	2.45	ACRES	
PROPOSED IMPERVIOUS AREA:	1.74	ACRES	
OPEN AREA:	33.9	%	

PHASE III			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG. (800 SF)	0	3	3
DUPLEXES	0	0	0
APARTMENTS (57)	3	69	72
MAINTENANCE SHOP (650 SF)	0	1	1
TOTAL REQUIREMENT BY PHASE			
HC	REGULAR		TOTAL
3	73		76
TOTAL CUMULATIVE DEVELOPMENT PARKING REQUIRED			
HC	REGULAR		TOTAL
7	153		160
TOTAL CUMULATIVE PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
13	153	10	176
OPEN SPACE CALCULATIONS PHASE III			
TOTAL PROJECT AREA:	4.11	ACRES	
PROJECT AREAS (W/O DRA'S):	3.50	ACRES	
PROPOSED IMPERVIOUS AREA:	1.26	ACRES	
OPEN AREA:	44.6	%	

PHASE IV			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG. (1200 SF)	0	4	4
DUPLEXES	0	0	0
APARTMENTS (64)	3	61	64
MAINTENANCE SHOP	0	0	0
TOTAL REQUIREMENT BY PHASE			
HC	REGULAR		TOTAL
3	65		68
TOTAL CUMULATIVE DEVELOPMENT PARKING REQUIRED			
HC	REGULAR		TOTAL
10	218		228
TOTAL CUMULATIVE PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
17	217	10	244
OPEN SPACE CALCULATIONS PHASE IV			
TOTAL PROJECT AREA:	1.41	ACRES	
PROJECT AREAS (W/O DRA'S):	1.37	ACRES	
PROPOSED IMPERVIOUS AREA:	0.96	ACRES	
OPEN AREA:	42.2	%	

PROJECT BUILDOUT TOTALS				
PARKING SPACE CALCULATIONS				
STRUCTURE	HC	REGULAR	TOTAL	
ADMIN. BLDG. (3460 SF)	0	12	12	
DUPLEXES (20 UNITS)	1	19	20	
APARTMENTS (180)	9	186	195	
MAINTENANCE SHOP (650 SF)	0	1	1	
TOTAL PARKING REQUIRED				
HC	REGULAR		TOTAL	
10	218		228	
TOTAL CUMULATIVE DEVELOPMENT PARKING PLANNED				
HC	REGULAR		TOTAL	
	PAVED	GRASS		
17	217	10	244	
OPEN SPACE CALCULATIONS				
TOTAL PROJECT AREA:		9.31	ACRES	
PROJECT AREAS (W/O DRA'S):		8.58	ACRES	
PROPOSED IMPERVIOUS AREA:		4.65	ACRES	
OPEN AREA:		42.2	%	

Notes

- PHASE III GRASSED PARKING = 7.56%
- PROPOSED DRAINAGE RETENTION AREAS NOT CONSIDERED AS OPEN SPACE.
- PROJECT AREA DOES NOT INCLUDE CITY OF OCALA PROPERTY ON NORTH AND EAST SIDES OF SUBJECT SITE AND DOES NOT INCLUDE 'FLAG' THAT CONNECTS TO N.W. CORNER OF THE PARCEL.
- PROPOSED GRASSED PARKING AREAS CONSIDERED AS IMPERVIOUS.
- OFFSITE VEHICULAR AND PEDESTRIAN IMPROVEMENTS NOT INCLUDED.
- EXISTING RV'S AND VEHICLES PARKED ON GRASS CONSIDERED TRANSITORY AND THEREFORE NOT INCLUDED.
- EXISTING DRIVE ISLES AND ROADWAY ACCESS SHALL BE MAINTAINED FOR CODE COMPLIANT ACCESS TO EACH PHASE OF DEVELOPMENT UNTIL SUCH TIME THAT EACH PHASE IS REDEVELOPED WITH NEW DRIVEWAY AND INTERNAL ROADWAY FACILITIES.
- ALL DRA'S WILL BE RESHAPED AND / OR EXPANDED WITH NEW PHASES OF DEVELOPMENT.

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
PHASING AND CONNECTIVITY PLAN

PREPARED
FOR
SAVING MERCY CORPORATION

SCALE:	1" = 40'
DATE:	JULY 2023
CHECKED:	CAP
DRAWN:	STAFF
FIELD BOOKS:	N/A
PAGE:	N/A
TITLE:	SPC PL 2
DATE:	1/22/26
FILE NO.:	426.06
JOB NO.:	426
SHEET:	03 OF 3

825 S.E. 7th Street
Ocala, Florida 34471
(352) 861-7798 voice

ARDURRA
COLLABORATE INNOVATE CREATE

REGISTRATION NUMBERS:
ENGINEERING NO. 26531 - SURVEYING & MAPPING LB NO. 2610

File No.
426.06

Job No.
426

03 of 3