

DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	ALLOWABLE USE	DENSITY
MOCKINGBIRD RIDGE PD (F.K.A. PUD 2 PHASE II AND III)	282.35	SINGLE-FAMILY RESIDENTIAL	592 UNITS MAXIMUM

- MULTIPLE PHASES ARE ANTICIPATED WITH THIS DEVELOPMENT.
- EXISTING APPROVAL FOR PD MASTER PLAN AREA (PREVIOUSLY PUD 2 PHASE II AND III) IS 592 MAXIMUM SINGLE FAMILY LOTS

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23875-000-01 35364-000-00
TOTAL SITE BOUNDARY	± 282.35 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%

FLOOD ZONE	ZONE X & AE
FEMA PANEL	12083C0514E 12083C0518E 12083C0702E 12083C0706E

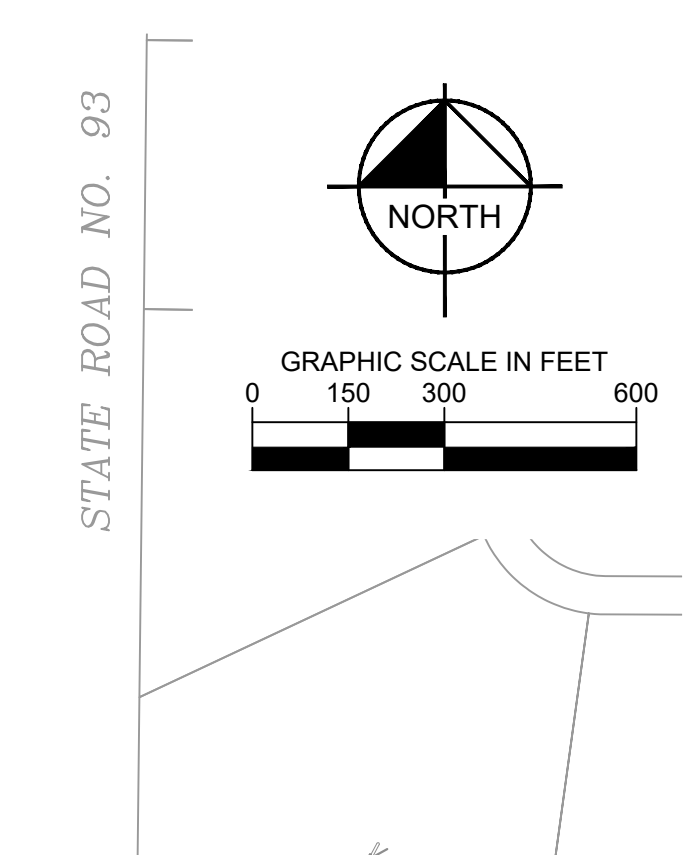
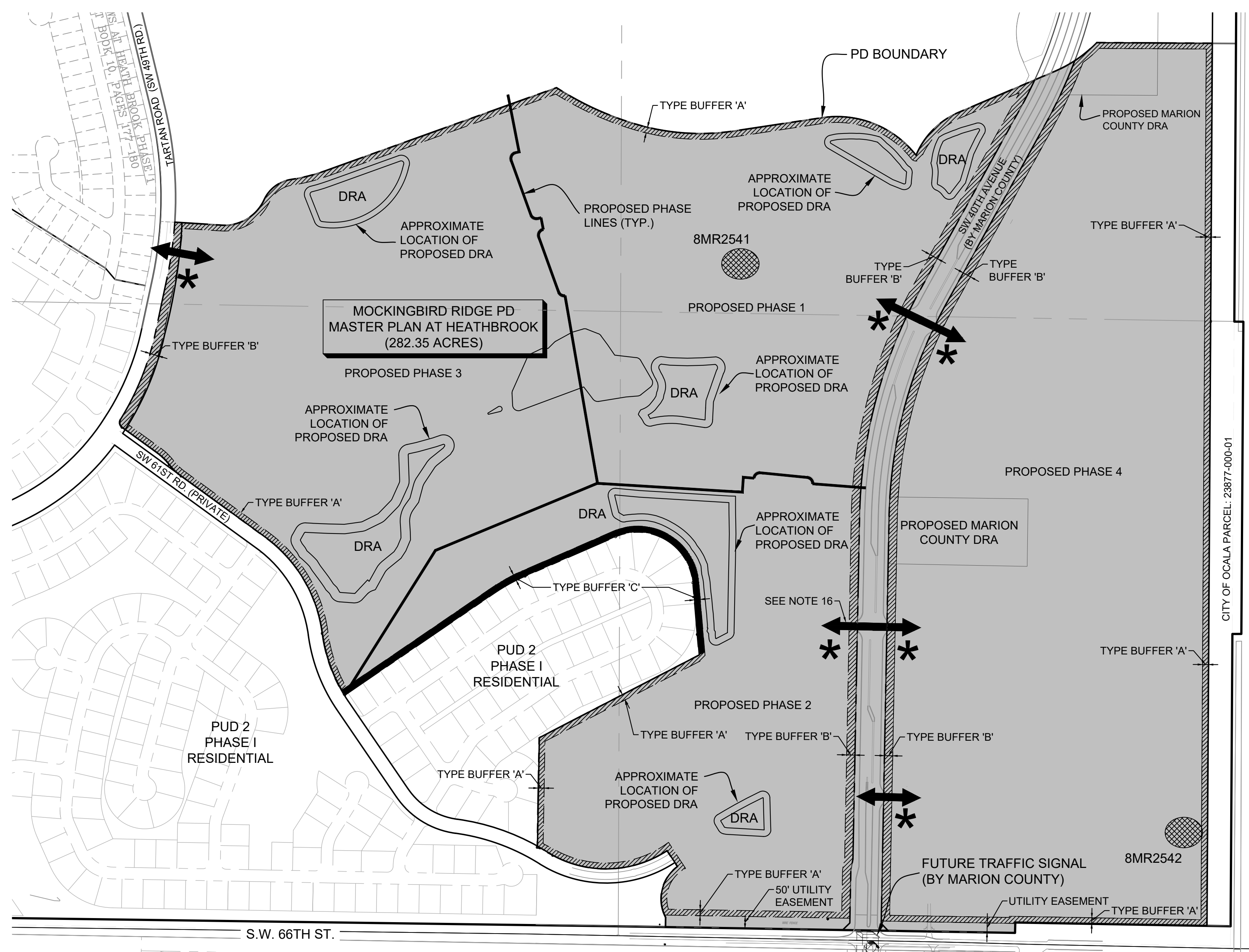
LAND USE	LOW INTENSITY
ZONING	PD PLANNED DEVELOPMENT

BUFFER REQUIREMENTS (BUFFERS ARE PER THE OVERALL HEATHBROOK DRI DEVELOPMENT STANDARDS)	
TYPE A	25 FT BUFFER
TYPE B	35 FT BUFFER
TYPE C*	15 FT BUFFER

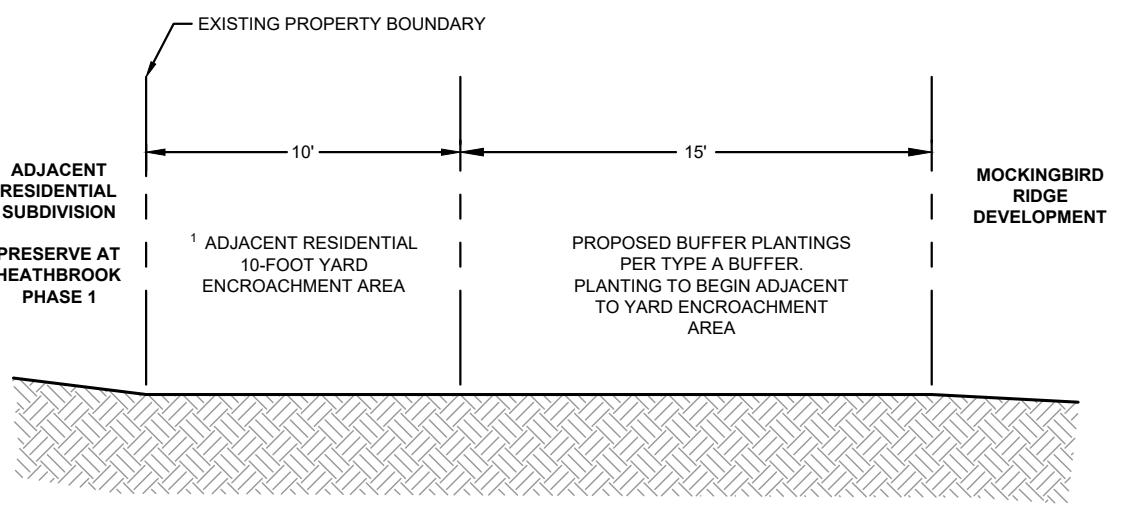
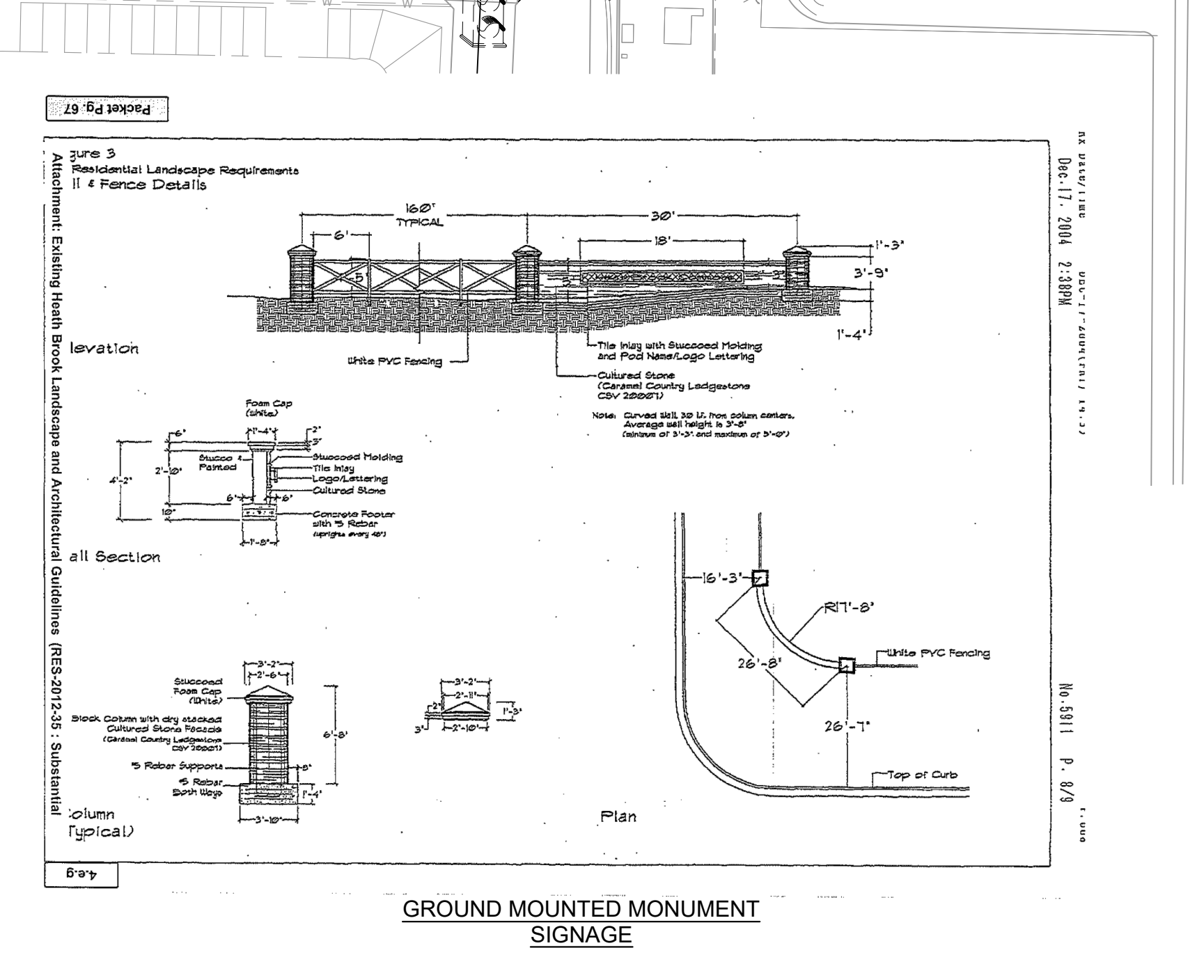
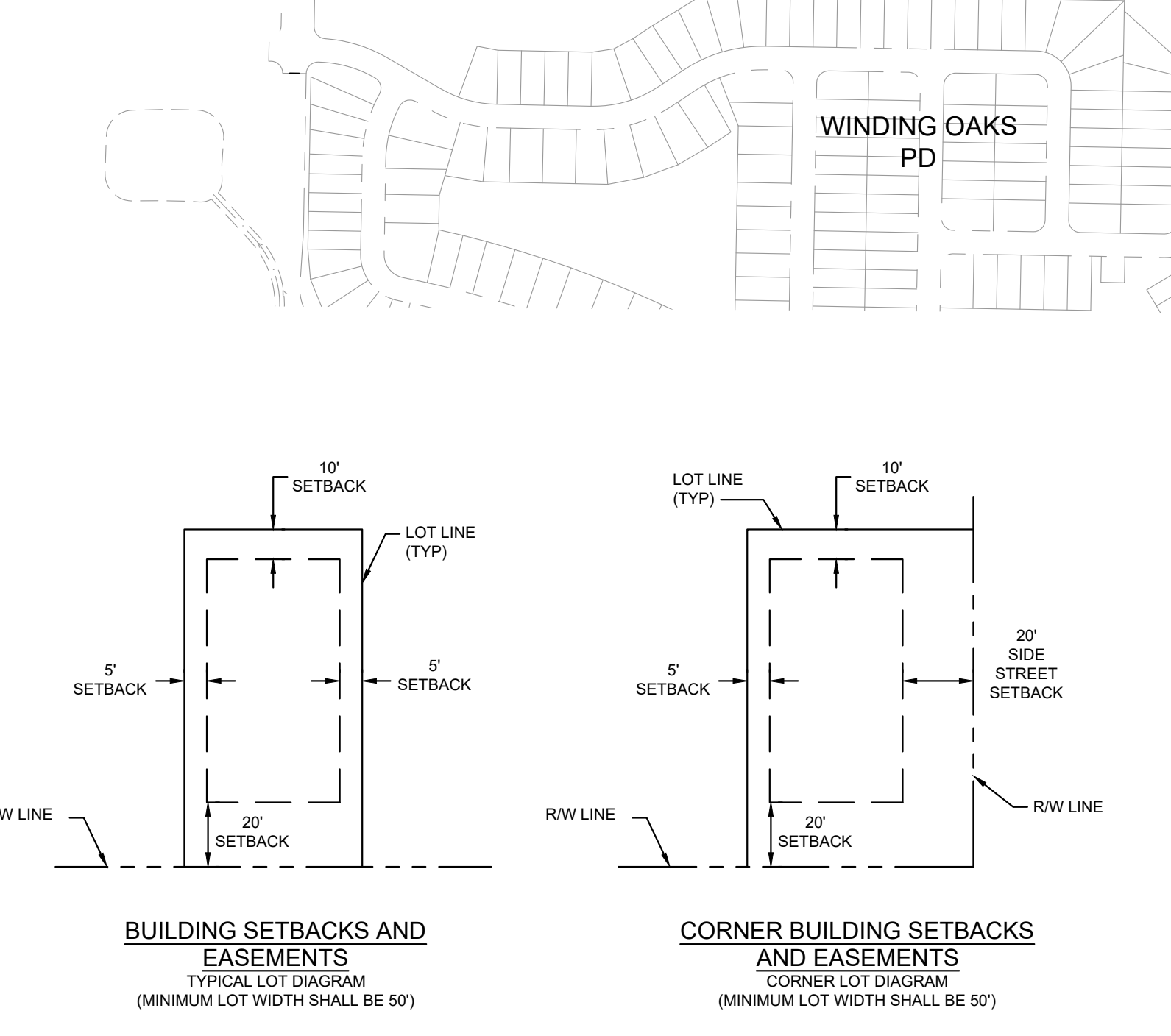
\*SEE TYPICAL SECTION THIS SHEET FOR TYPE C BUFFER DETAILS

NOTE:

- EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT, THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S MITIGATION FUND.
- POST-DEVELOPMENT TREE COVERAGE WITHIN THE PD SHALL COMPLY WITH ALL REQUIREMENTS IN SEC. 118 OF THE CITY OF OCALA CODE OF ORDINANCES.
- EACH DEVELOPMENT WITHIN THE PD SHALL MEET THE REQUIREMENTS IN SECTIONS 122-1001 THROUGH 122-1016 OF THE CITY OF OCALA CODE OF ORDINANCES.
- BUILDINGS SHALL FACE PUBLIC STREETS OR INTERNAL ROADWAYS.
- THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
  - RESIDENTIAL IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PERIMETER LOCATIONS SHOWN ON THE PD PLAN. ARCHITECTURAL STANDARDS SHALL BE PER THE HEATHBROOK LANDSCAPE AND ARCHITECTURAL DESIGN GUIDELINES.
  - INTERNAL RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED LOCATED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
  - PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPAL ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.
  - MAXIMUM SIGN HEIGHT SHALL BE PER THE GROUND MOUNTED MONUMENT SIGNAGE DETAIL (THIS SHEET) AND THE HEATHBROOK ARCHITECTURAL GUIDELINES.
  - GROUND MOUNTED MONUMENT SIGNAGE STREET SETBACKS SHALL BE PER THE DETAIL (THIS SHEET) AND THE HEATHBROOK ARCHITECTURAL GUIDELINES.
- PER LDC SECTION 122-842(A)(4) THERE SHALL BE A MINIMUM OF 25 PERCENT OPEN SPACE FOR THE TOTAL GROSS ACREAGE WITHIN THE ENTIRETY OF THE PD. THIS FIGURE MAY BE CALCULATED AT THE TIME OF INDIVIDUAL SITE PLAN APPROVAL BASED ON THE TOTAL OPEN SPACE INCLUDED IN PREVIOUSLY DEVELOPED AREAS OF THE PD AND THE DEVELOPMENT PROPOSED IN THE INDIVIDUAL SITE PLAN. PER THE LDC, OPEN SPACE CAN INCLUDE THE STREETScape, SIDEWALK, AND AREAS OF STREET RIGHT-OF-WAY OUTSIDE OF THE PAVED AREAS. AT LEAST 10 PERCENT OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD.
- THE INTERNAL CIRCULATION AND ACCESS POINTS TO EXTERNAL ROADWAYS MAY VARY IN LOCATION FROM THE LOCATION SHOWN ON THIS PLAN AND WILL BE REFINED DURING SITE PLAN SUBMITTAL.
- SAMPLE ARCHITECTURAL ELEVATIONS SHALL BE PROVIDED DURING SITE PLAN REVIEW FOR EACH DEVELOPMENT CONSISTENT WITH LDC SECTION 122-216(T) AND THE HEATHBROOK ARCHITECTURAL GUIDELINES.
- EXISTING TREES SHALL BE SURVEYED PRIOR TO THE APPROVAL OF ANY INDIVIDUAL SITE PLAN.
- THIS PROJECT IS SUBJECT TO THE HEATHBROOK DRI DEVELOPMENT ORDER UNTIL SUCH TIME AS IT EXPIRES OR IS RESCINDED.
- AGRICULTURE SHALL CONTINUE TO BE AN ALLOWED USE IN AREAS THAT HAVE NOT BEEN DEVELOPED FOR A DIFFERENT ALLOWED USE.
- DRA LOCATIONS SUBJECT TO CHANGE; NOT ALL PROPOSED DRAS ARE SHOWN ON THIS PLAN.
- ALL PROPOSED ROADWAY ALIGNMENTS SHOWN HEREON ARE SUBJECT TO CHANGE.
- THE LOCATION OF FIRE HYDRANTS SHALL BE PROVIDED ON THE INDIVIDUAL FINAL SITE DEVELOPMENT PLAN(S).
- COMPLIANCE WITH THE LDC REQUIREMENTS PERTAINING TO FLOODPLAINS WILL BE ADDRESSED DURING THE FINAL SITE DEVELOPMENT PLAN REVIEW PROCESS.
- AT THE OWNERS DISCRETION, THE ENTRANCE TO PHASE 2 (FROM SW 40TH AVENUE) MAY BE REMOVED/CLOSED ONCE ACCESS TO PHASE 3 (FROM TARTAN ROAD) IS CONSTRUCTED.



No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		



- LEGEND
- 8MR2542: ARCHAEOLOGICAL SITE
  - (Traffic Signal Symbol): TRAFFIC SIGNAL LOCATIONS
  - (Arrow Symbol): ACCESS POINT
  - (Star Symbol): GENERAL LOCATION OF GROUND MOUNTED SIGNAGE
  - (Shaded Area): AREA OF MOCKINGBIRD PD MASTER PLAN

1. ACCESSORY USES AND STRUCTURES WITHIN THE 10' YARD DEDICATION SHALL BE IN CONFORMANCE WITH THE APPROVED HEATHBROOK LANDSCAPE GUIDELINES AND ARCHITECTURAL GUIDELINES (NO PERMANENT STRUCTURES REQUIRING BUILDING PERMITS ARE ALLOWED).

**Kimley»Horn**  
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LICENSED PROFESSIONAL  
 RICHARD V. BUSCHE, P.E.  
 FLORIDA LICENSE NUMBER: 56568

KHA PROJECT: 242387001  
 DATE: APRIL 2026  
 SCALE: AS SHOWN  
 DESIGNED BY: KHA  
 DRAWN BY: WRG  
 CHECKED BY: RVB  
 DATE:

**PD - SITE DEVELOPMENT PLAN**

MOCKINGBIRD RIDGE PD  
 PREPARED FOR  
 BOYD DEVELOPMENT, LLC  
 CITY OF OCALA, FLORIDA

SHEET NUMBER  
**C003**