

PER TITLE COMMITMENT NO. 110611230, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR FLORIDA FIRST TITLE & TRANSACTION, SERVICES, LLC, ISSUING OFFICE FILE NO. 25009, BEARING A COMMITMENT DATE OF JANUARY 26, 2025.

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 2 EAST; THENCE S⁰⁷02'17" W ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, 1426.43 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EASMENT CURVE AND BEARING TO THE POINT OF BEGINNING BY THE FOLLOWING COURSE: THENCE S⁸⁹02'50" W 535.00 FEET, A CENTRAL ANGLE OF 22°52'09" AND A CHORD BEARING AND DISTANCE OF S⁸⁵52'54" W 212.13 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 213.54 FEET TO A POINT OF TANGENCY; THENCE S⁸⁵06'51" W 446.54 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 425.00 FEET AND A CHORD BEARING AND DISTANCE OF S⁸⁴47'09" W 255.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 262.03 FEET TO A POINT ON A CURVE CONCAVE WESTERLYLY HAVING A RADIUS OF 425.04 FEET AND A CHORD BEARING AND DISTANCE OF N⁸⁸18'51" W 397.54 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 450.07 FEET TO THE POINT OF BEGINNING HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 25°05'04" AND A CHORD BEARING AND DISTANCE OF N⁸⁶02'34" W 417.72 FEET; THENCE WESTERLY ALONG SAID CURVE 420.57 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 980.00 FEET, A CENTRAL ANGLE OF 25°05'04" AND A CHORD BEARING AND DISTANCE OF N⁸⁶02'34" W 417.72 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE, 371.76 FEET, THENCE S⁷⁰14'00" W 1042.03 FEET TO A POINT OF CURVATURE CONCAVE TO THE NORTH HAVING A RADIUS OF 770.00 FEET, A CENTRAL ANGLE OF 11°07'50" AND A CHORD BEARING AND DISTANCE OF N⁸⁵23'04" W 371.76 FEET; THENCE SOUTHERLY ALONG SAID CURVE 226.76 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°44'55" AND A CHORD BEARING AND DISTANCE OF S⁸⁵23'04" W 142.57 FEET; THENCE WESTERLY ALONG SAID CURVE 148.57 TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 56°44'55" AND A CHORD BEARING AND DISTANCE OF S⁸⁵23'04" W 142.57 FEET; THENCE WESTERLY ALONG SAID CURVE 222.76 FEET TO A POINT OF TANGENCY; THENCE N⁸⁶23'35" W 258.77 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 1568.55 FEET, A CENTRAL ANGLE OF N⁸⁷43'41" W AND A CHORD BEARING AND DISTANCE OF S⁸⁷05'38" W 238.71 FEET; THENCE SOUTHERLY ALONG SAID CURVE 238.64 FEET TO A

NORTHWEST HAVING A RADIUS OF 1115.83 FEET; A CENTRAL ANGLE OF 20°30'39" AND A CHORD BEARING AND DISTANCE OF S 22°16'06" W 399.92 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE 402.10 FEET; THENCE S75°42'28" E 60.00 FEET TO A POINT OF TANGENCY; THENCE S89°50'21" E 100.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 600.00 FEET; A CENTRAL ANGLE OF 48°34'40" AND A CHORD BEARING AND DISTANCE OF S 30°40'42"E 220.32 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 280.99 FEET; THENCE N 66°52'12" E 418.27 FEET TO A POINT OF TANGENCY; THENCE S 65°52'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 680.00 FEET; A CENTRAL ANGLE OF 24°23'34" AND A CHORD BEARING AND DISTANCE OF S 19°36'09" E 278.87 FEET; THENCE SOUTHERLY ALONG SAID CURVE 280.99 FEET; THENCE N 55°41'44" E 771.57 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 785.00 FEET; A CENTRAL ANGLE OF 10°43'28" AND A CHORD BEARING AND DISTANCE OF S 88°43'03" E 137.43 FEET; THENCE SOUTHERLY ALONG SAID CURVE 181.01 FEET TO A POINT OF TANGENCY; THENCE N 66°52'12" E 418.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 235.00; A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 89°51'16" E 381.96 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 445.31 FEET TO A POINT OF TANGENCY; THENCE S 45°51'44" E 220.32 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 280.99 FEET; THENCE N 66°52'12" E 418.27 FEET TO A POINT OF TANGENCY; THENCE S 65°52'02" E 762.75 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 680.00 FEET; A CENTRAL ANGLE OF 24°23'34" AND A CHORD BEARING AND DISTANCE OF N 82°44'46" E 173.43 FEET; THENCE EASTERLY ALONG SAID CURVE 181.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 183.93 FEET; A CENTRAL ANGLE OF 108°43'03" AND A CHORD BEARING AND DISTANCE OF S 89°51'16" E 381.96 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 445.31 FEET TO A POINT OF TANGENCY; THENCE S 45°51'44" E 220.32 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE 280.99 FEET; THENCE N 66°52'12" E 418.27 FEET TO A POINT OF TANGENCY; THENCE S 65°52'02" E 762.75 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 8146.15 FEET; A CENTRAL ANGLE OF 31°52'24" AND A CHORD BEARING AND DISTANCE OF N 88°46'36" ESE 463.16 FEET; THENCE EASTERLY ALONG SAID CURVE 432.22 FEET TO A POINT OF TANGENCY; THENCE N 84°56'54" S 80.34 FEET; THENCE N 1°19'17" E 100.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 600.00 FEET; A CENTRAL ANGLE OF 20°30'39" AND A CHORD BEARING AND DISTANCE OF N 10°13'44" E 139.53 FEET; THENCE NORTHERLY ALONG SAID CURVE 194.76 FEET TO THE POINT OF TANGENCY; THENCE N 19°08'07" E 303.05 FEET; THENCE S89°50'21" E 1270.55 FEET; THENCE N02°21'42" E 758.84 FEET; THENCE N 89°27'28" W 38.27 FEET TO THE EAST 1/4 CORNER OF THE AFORESAID SECTION 5; THENCE N 00°20'21" E ALONG THE WEST LINE OF SAID SECTION 5 TO THE NORTH 1/4 CORNER OF SAID SECTION 5; THENCE S 89°27'28" W 38.27 FEET TO THE CITY OF CALOOCAN, RECORDED IN BOOK 907, PAGE 679, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 490 PAGE 332; COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 NORTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SECTION LINE, S.89°04'21"W, FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG THE EAST BOUNDARY LINE OF SAID SECTION 3, S.02°01'17"W, FOR 1426.43 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.02°01'17"W, FOR 1178.27 FEET; THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S.89°34'20"W, FOR 100.00 FEET TO THE NORTHEAST CORNER OF SAID SECTION 3; THENCE ALONG SAID SECTION LINE, S.89°34'20"W, FOR 38.80 FEET; THENCE S.00°12'21"W, FOR 1238.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 66TH STREET, THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, S.88°59'56"W, A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, S.88°59'56"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, S.88°59'56"W, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING, SAID LINE BEING SITUATED IN MARION COUNTY, FLORIDA.

A PARCEL SITUATED IN SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST, THENCE N 01°44'46" E AT 40.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET, THENCE N 89°56'54" E AT 80.45 FEET TO A POINT ON A CURVE CURVING TO THE SOUTH, HAVING A RADIUS OF 179.40 FEET, A CENTRAL ANGLE OF 57°48'41" AND A CHORD BEARING AND DISTANCE OF N 82°44'46" E AT 173.45 FEET, THENCE ALONG SAID CHORD BEARING AND DISTANCE OF 173.45 FEET TO A POINT ON A CURVE CURVING TO THE SOUTH, HAVING A RADIUS OF 179.40 FEET, A CENTRAL ANGLE OF 57°48'41" AND A CHORD BEARING AND DISTANCE OF S 80°04'18" E AT 74.74 FEET, THENCE ALONG SAID CURVE 75.27 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CURVING TO THE NORTH, HAVING A RADIUS OF 8.1498 FEET, A CENTRAL ANGLE OF 173°45'06" AND A CHORD BEARING AND DISTANCE OF S 89°56'54" E AT 80.45 FEET, THENCE N 01°19'17" E AT 100.95 FEET TO A POINT OF CURVATURE CONTIGUOUS TO THE EAST, HAVING A RADIUS OF 626.42 FEET, A CENTRAL ANGLE OF 17°48'49" AND A CHORD BEARING AND DISTANCE OF S 89°56'54" E AT 80.45 FEET, THENCE S 00°21'42" E AT 56.427 FEET, THENCE S 89°34'20" W AT 38.02 FEET, THENCE S 00°21'02" W AT 123.873 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET, THENCE N 01°00'04" W AT 45.00 FEET, THENCE N 88°59'41" W AT 188.19 FEET TO THE POINT OF BEGINNING.

A PARCEL SITUATED IN SECTIONS 3 & 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

LESS AND EXCEPTING FROM THE AFOREDESCRIBED LANDS, THE FOLLOWING:

OFFICIAL RECORDS BOOK 4905, PAGE 332; COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTH BOUNDARY OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S 89°20'41"E, FOR 15.47 FEET; THENCE CONTINUE ALONG SAID SECTION LINES, S 89°20'41"E, FOR 15.47 FEET; THENCE CONTINUE ALONG SAID SECTION LINE, S 89°20'41"E, TO THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S 02°00'21"W, FOR 126.43 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY LINE, S 02°00'21"W, FOR 118.23 FEET; THENCE DEPARTING SAID EAST BOUNDARY LINE, S 89°27'28"E, FOR 38.27 FEET, THENCE S 02°12'42"W, FOR 132.10 FEET; THENCE S 89°34'20"W, FOR 38.02 FEET, THENCE S 02°12'42"W, FOR 1328.73 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SW 66TH STREET; THENCE ALONG SAID NORTH RIGHT-OF-WAY, N 88°59'56"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY, N 88°59'56"E, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT: ALL OF THE PLAT OF PRESERVE AT HEATH BROOK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 171-176, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LESS: THAT PORTION OF TRACT "C" WHICH IS INCLUDED IN PARCEL 2 ABOVE. IT IS THEREFORE THE INTENTION TO INCLUDE THAT PORTION OF SAID TRACT "C" WHICH IS INCLUDED WITHIN PARCEL 2 ABOVE.

WATER
POTABLE WATER WILL BE PROVIDED BY THE CITY OF OCALA.

SEWER
WASTEWATER WILL BE PROVIDED BY THE CITY OF OCALA.

FEMA DESIGNATION:
FLOOD CERTIFICATION:
PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND FLOOD ZONE "AE" - AN AREA WITH A 1% OF ANNUAL CHANCE FLOODING, PER THE FLOOD INSURANCE RATE MAP NO. 12083C0514E, 12083C0518E, 12083C0702E, AND 12083C0706E EFFECTIVE APRIL 19, 2017.

DRAINAGE SUMMARY:
THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

MAINTENANCE:
THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET SIGNS, DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA, SW 49TH AVENUE ROAD WILL BE MAINTAINED BY MARION COUNTY.

CALCULATIONS ARE IN ACCORDANCE WITH THE APPROVED HEATH BROOK DRI DEVELOPMENT ORDER AND RELATED CONCURRENCY AGREEMENT. THE AMENDED AND RESTATED DEVELOPMENT ORDER (ARDO) IS RECORDED AT O.R. BOOK 6840, PAGE 824, AND THE FIRST AMENDMENT TO THE ARDO IS RECORDED AT O.R. BOOK 7948, PAGE 840 PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THE PROPOSED DEVELOPMENT WILL CONSIST OF 592 RESIDENTIAL DWELLING UNITS. SINGLE FAMILY HOMES (GATED COMMUNITY) RATE APPLIES, A TRIP RATE OF 0.60 TRIPS PER DWELLING UNIT AND INTERNAL CAPTURE DISCOUNT OF 22% IS APPLIED PER THE APPROVED TRAFFIC STUDY FOR THE DRI (TIA03-0004 APPROVED 8/3/2005).

GROSS TRIPS = 592 S.F.R. (GATED) X 0.60 = 355
PM PEAK HOUR TRIPS = 355 X 0.78 = 277

REQUIRED TRIPS: 277
PROVIDED TRIPS: 277 TRIPS HAS BEEN ASSIGNED BY OCALA TROPHY TO THE OWNER OF MOCKINGBIRD
RIDGE, PER ASSIGNMENT OF TRIPS AND AGREEMENT TO PURCHASE IMPACT FEE CREDITS RECORDED
IN MARION COUNTY O.R. BK 8714 PGS 1556-1563.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	04-09-2025	CPM

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SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

RICHARD V. BUSCHE, P.E.

FLORIDA LICENSE NUMBER
58568

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COVER SHEET

LOCKINGBIRD RIDGE PD
PREPARED FOR
BOYD DEVELOPMENT, LLC

CITY OF OCALA
FLORIDA

SHEET NUMBER

C001

CALL 2 WORKING DAYS
BEFORE YOU DIG



DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.

C:\Users\BRAD-1\POWAppData\Local\Temp\AcPublish_13595\CO01 COVER SHEET.dwg, Layout:CO01 COVER SHEET
XREFS: XBorder-242387001 kh-address-oca DrawingData cm_markin Jan 27, 2026

K:\COA_Civil\242387001-42nd Street Boyd Residential\CA016D Master Plan\PlanSheets\CO02 MASTER PLAN.dwg, Layout: CO02 MASTER PLAN Dec 16, 2023
XREFS: xBorder-242387001.kh-address-oca DrawingData xBoundary-142175003 xBase-242387001 xBase-142175003 RWDTRD01 ACAD-78-79_DRA Details

This document, together with the concepts and designs presented herein, as an i

1. PHASE DESIGNATIONS SHOWN HEREON ARE FOR REFERENCE PURPOSES ONLY, AND DO NOT NECESSARILY REFLECT THE ORDER IN WHICH THE PHASE WILL BE DEVELOPED.
2. THE CONNECTIONS TO SW 66TH STREET (WILLIAM ROAD) AND THE 100' R/W ALONG THE EASTERN PROPERTY ARE CONDITIONS OF THE DEVELOPMENT ORDER, AND ARE SUBJECT TO THOSE CONDITIONS.
3. THE AREAS DESIGNATED PUD-2, PUD-3, AND PUD 5 ARE MIXED USE RESIDENTIAL PLANNED UNIT DEVELOPMENTS (PUD'S).
4. THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:
 - A. PROJECT IDENTIFICATION SIGNS ON MAIN COLLECTOR ENTRANCES FROM SR 200 OR SW 49TH AVENUE SHALL BE PER THE CITY'S LAND DEVELOPMENT REGULATIONS SECTION 110-152 AND/OR SECTION 110-153 FOR NON-RESIDENTIAL USES.
 - B. RESIDENTIAL PUD IDENTIFICATION SIGNS SHALL BE ALLOWED LOCATED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
 - C. PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPAL ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.

A SIGN DESIGN PACKAGE WILL BE SUBMITTED WITH THE CONCEPTUAL SITE PLAN OR FINAL SITE PLAN PER LDC SECTION 110-163.

5. 20% OF THE TOTAL GROSS ACREAGE OF NON-RESIDENTIAL USES SHALL BE OPEN SPACE.
6. THE INTERNAL CIRCULATION AND ACCESS POINTS BETWEEN TRACTS AND EXTERNAL ACCESS POINTS TO PUBLIC ROADWAYS MAY VARY IN LOCATION FROM THE LOCATIONS AS SHOWN ON THE REVISED PUD MASTER PLAN AS SUCH IS REFINED AT SITE PLAN APPROVAL.
7. TRACTS SHALL PROVIDE CROSS ACCESS FOR ALL NON-RESIDENTIAL LOTS.
8. SAMPLE ARCHITECTURAL ELEVATIONS SHALL BE PROVIDED DURING SITE PLAN REVIEW FOR EACH TRACT CONSISTENT WITH LDC SECTION 122-216(i) AND THE HEATH BROOK ARCHITECTURAL GUIDELINES.
9. EXISTING TREES SHALL BE SURVEYED PRIOR TO THE APPROVAL OF ANY TRACT'S SITE PLAN OR FINAL PUD PLAN.
10. THIS PROJECT IS SUBJECT TO THE HEATH BROOK DRI DEVELOPMENT ORDER UNTIL SUCH TIME AS IT EXPIRES OR IS RESCINDED.
11. SUBSEQUENT SITE PLANS ADJACENT TO SR 200, TARTAN ROAD, AND/OR SW 49TH AVENUE SHALL ADHERE TO THE ADOPTED HEATH BROOK LANDSCAPE GUIDELINES.
12. AGRICULTURE SHALL CONTINUE TO BE AN ALLOWED USE IN AREAS THAT HAVE NOT BEEN DEVELOPED FOR A DIFFERENT ALLOWED USE.
13. ALL PROPOSED ROADWAY ALIGNMENTS SHOWN HEREON ARE SUBJECT TO CHANGE.

PUD 3. FRONTAGE COMMERCIAL (FC) BREAKDOWN			
TRACT	ACRES	ALLOWABLE INTENSITY (S.F.)	RESIDENTIAL UNITS
'A'	3.04	10,000	-
'B'	6.01	38,000	-

HEATHBROOK PD BREAKDOWN	
OFFICE	40,000 SF
RETAIL	59,550 SF
BUSINESS PARK/LIGHT INDUSTRIAL	34,500 SF
MULTI-FAMILY	429 DWELLING UNITS
SINGLE-FAMILY	396 DWELLING UNITS

PUD 2 MAY BE DEVELOPED AS A GATED GOLF COURSE COMMUNITY OR A GATED SINGLE FAMILY RESIDENTIAL COMMUNITY.

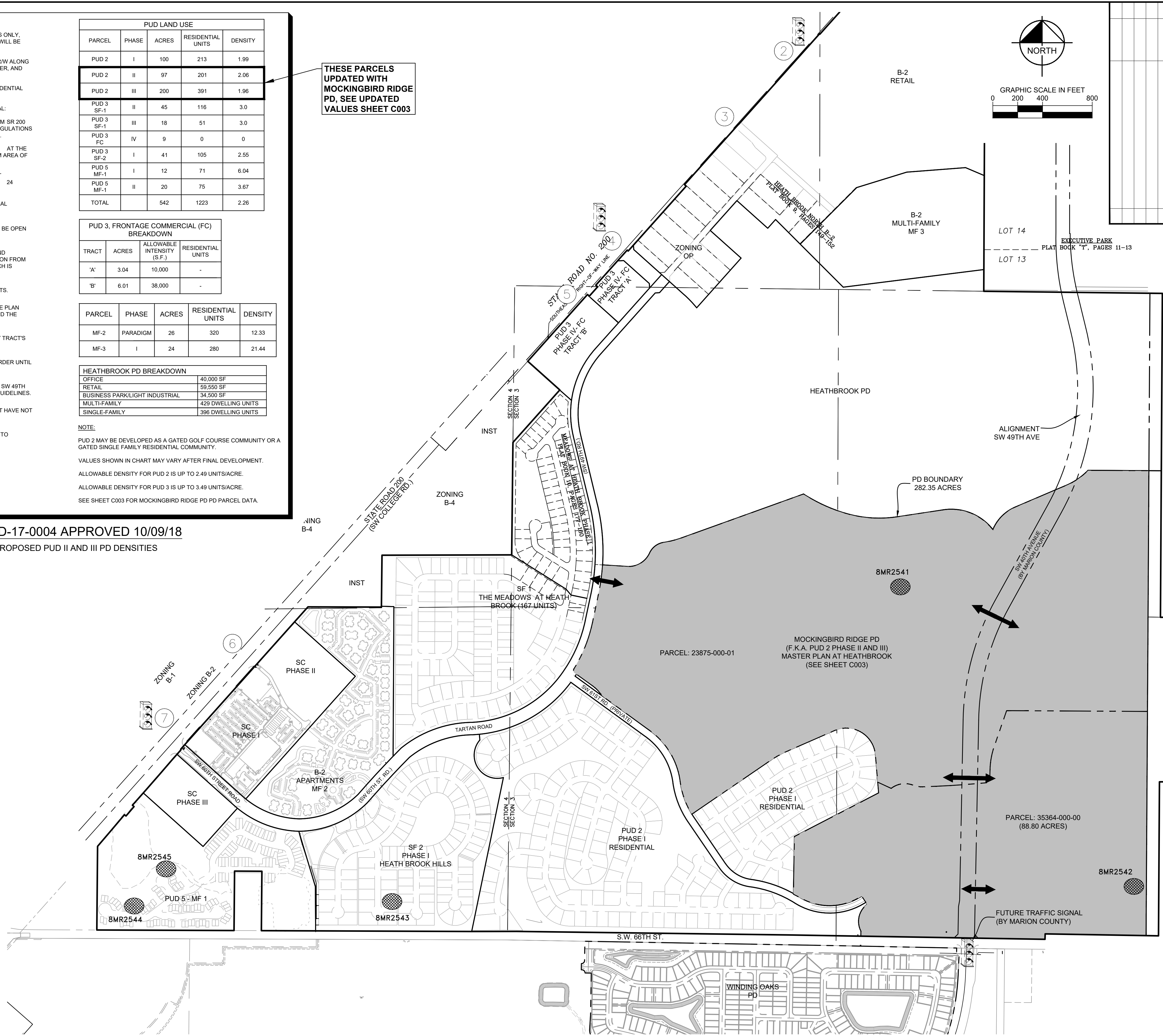
VALUES SHOWN IN CHART MAY VARY AFTER FINAL DEVELOPMENT.

ALLOWABLE DENSITY FOR PUD 2 IS UP TO 2.49 UNITS/ACRE.

ALLOWABLE DENSITY FOR PUD 3 IS UP TO 3.49 UNITS/ACRE.

SEE SHEET C003 FOR MOCKINGBIRD RIDGE PD PD PARCEL DATA.

	ARCHAEOLOGICAL SITE
8MR2542	
	TRAFFIC SIGNAL LOCATIONS
	S.R. 200 ACCESS LOCATIONS
	ACCESS POINT
	AREA OF MOCKINGBIRD PD MASTER PLAN

[illegible]

INTERSTATE 75
STATE ROAD NO. 93

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

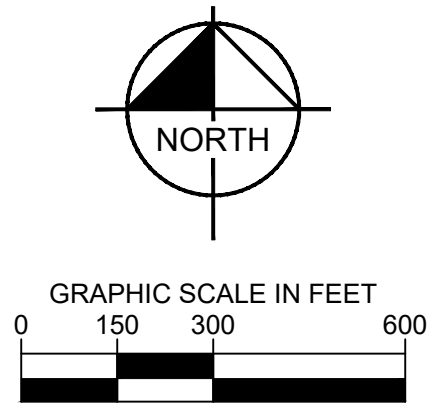
SHEET NUMBER
C002

RICHARD V. BUSCHE, P.E.

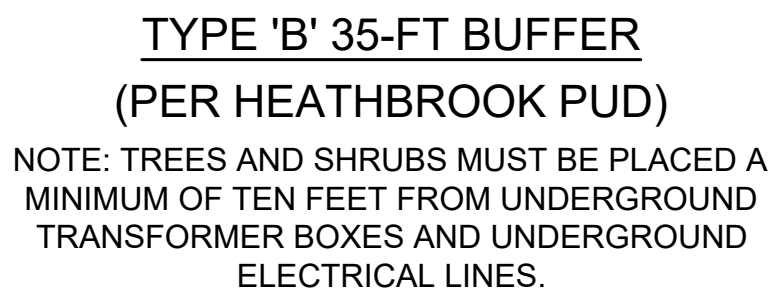
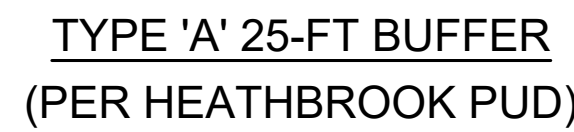
FLORIDA LICENSE NUMBER
58568

Kimley»»Horn

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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

[illegible]

SHEET NUMBER C004	MOCKINGBIRD RIDGE PD PREPARED FOR BOYD DEVELOPMENT, LLC CITY OF OCALA FLORIDA	EXISTING TOPOGRAPHY	KHA PROJECT 2423877001	LICENSED PROFESSIONAL <u>RICHARD V. BUSCHE P.E.</u> FLORIDA LICENSE NUMBER 58568	 © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108
			DATE DECEMBER 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY WRG CHECKED BY RVB		

[illegible]

SHEET NUMBER C005		MOCKINGBIRD RIDGE PD PREPARED FOR BOYD DEVELOPMENT, LLC CITY OF OCALA FLORIDA		TYPICAL SECTIONS		KHA PROJECT 242387001 DATE DECEMBER 2025 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY WRC CHECKED BY RVB DATE		LICENSED PROFESSIONAL RICHARD V. BUSCH, P.E. FLORIDA LICENSE NUMBER 58568		Kimley»»»Horn © 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
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