

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

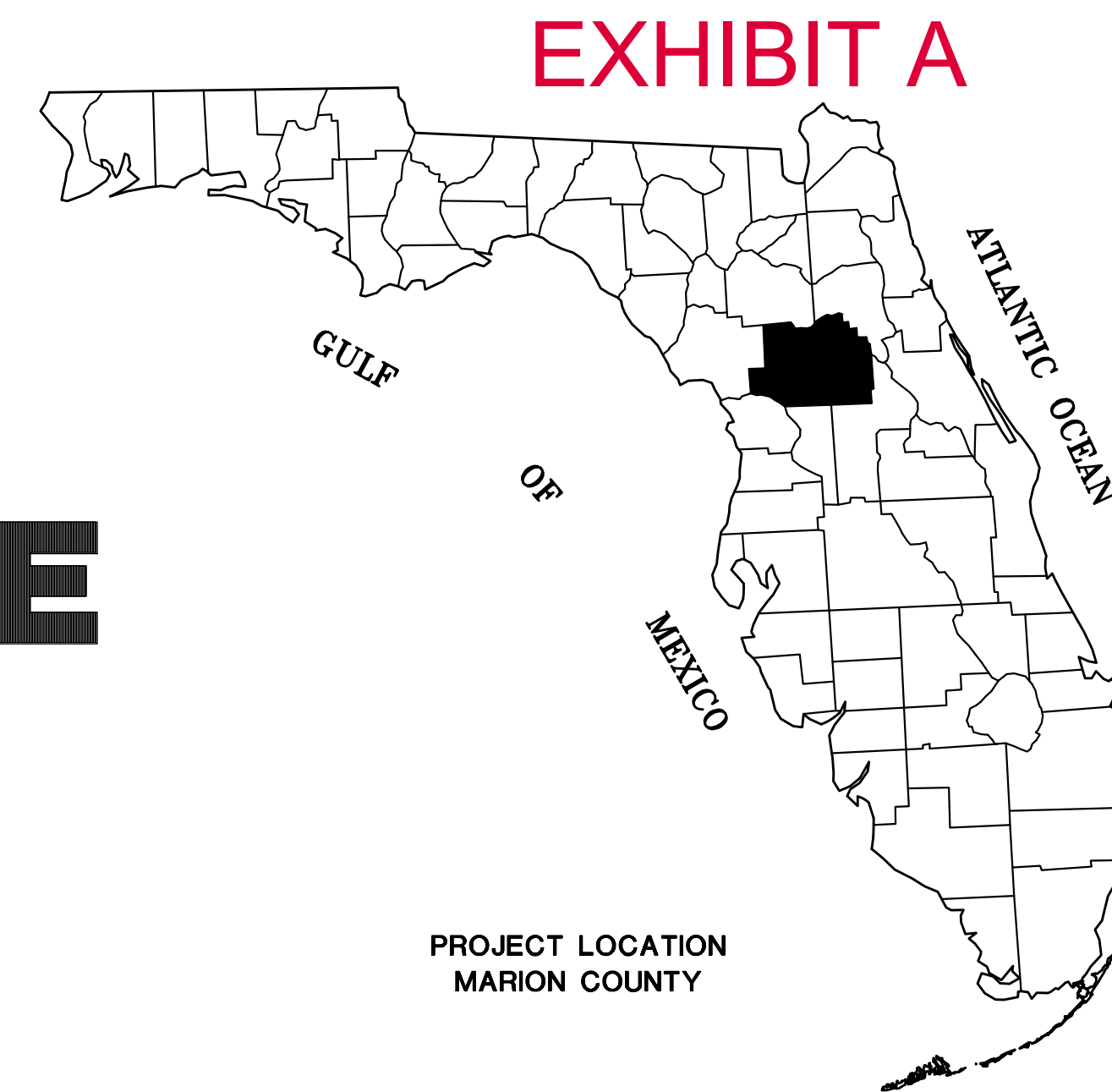
|      |
|------|
| 0%   |
| 17%  |
| 34%  |
| 51%  |
| 68%  |
| 85%  |
| 100% |

# CONCEPTUAL SITE DEVELOPMENT PLAN

## FOR SAVING MERCY VILLAGE

### OCALA, FLORIDA

#### SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST



PROJECT LOCATION  
MARION COUNTY

### 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)<br>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, LLC.

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    |

### 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,

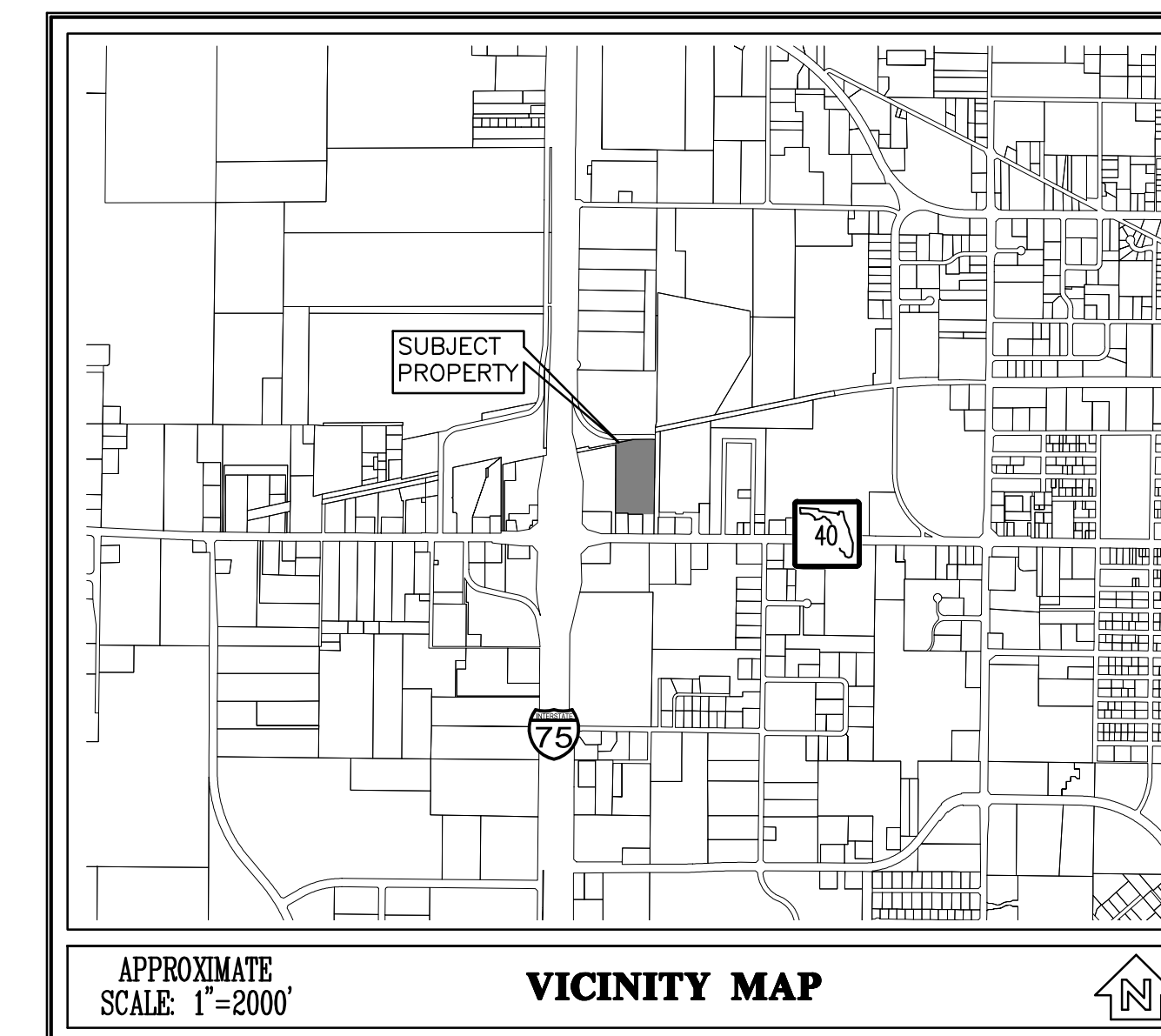
AND LESS AND EXCEPT [LESS & EXCEPT NO. 4]:

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.

### MARION COUNTY, OCALA, FLORIDA



APPROXIMATE SCALE: 1"=2000'

VICINITY MAP

### 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:

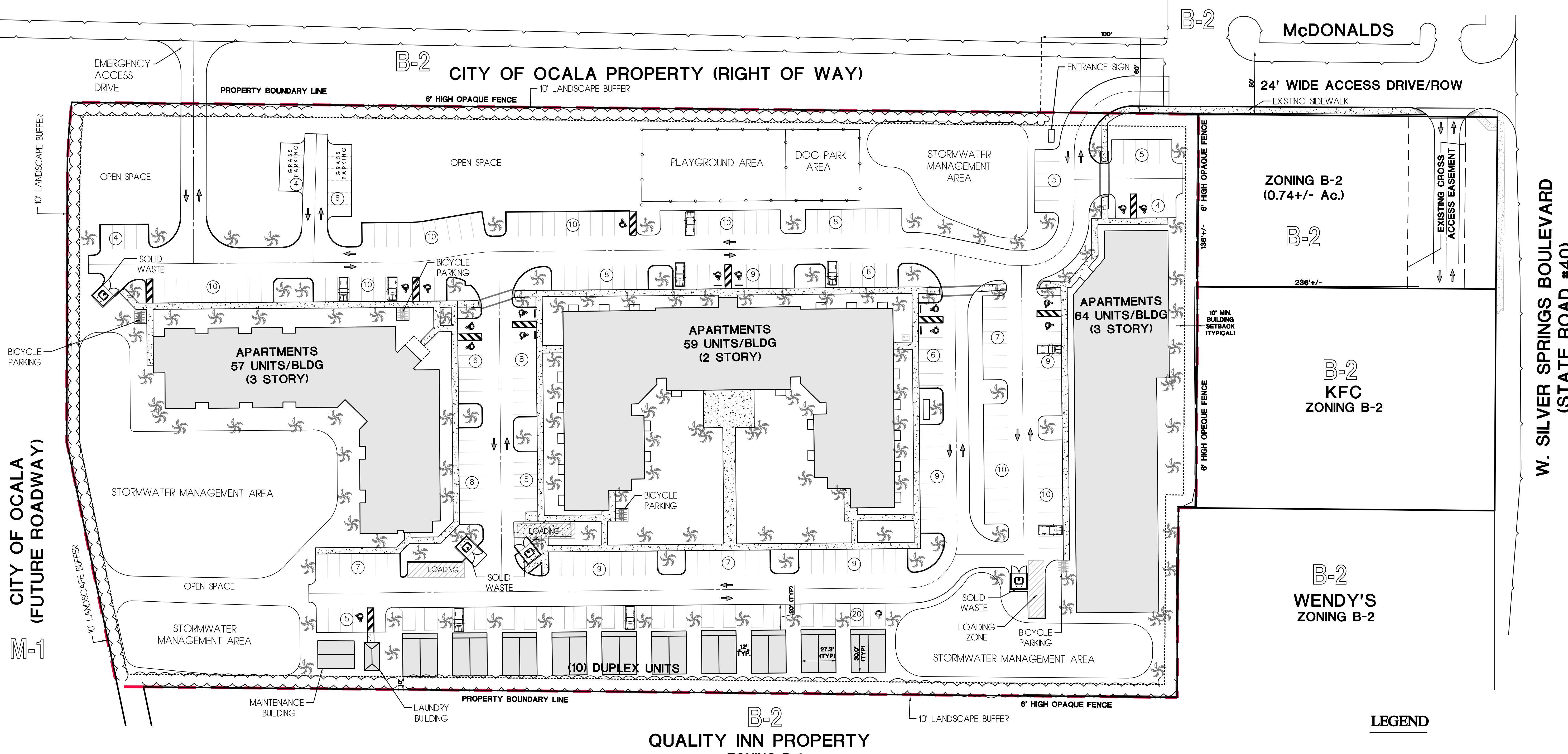
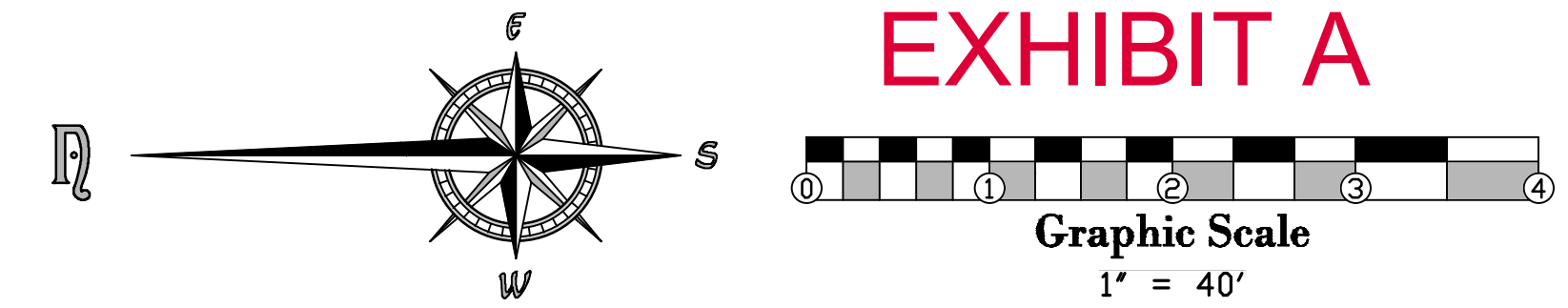
925 S.E. 17th Street  
Suite A  
Ocala, Florida 34471  
(352) 861-7799 voice

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

PROJECT NO. 426.09

REVISION DATE: FEBRUARY 25, 2026

# SAVING MERCY VILLAGE PLANNED DEVELOPMENT CONCEPTUAL SITE DEVELOPMENT PLAN



W. SILVER SPRINGS BOULEVARD  
(STATE ROAD #40)

CITY OF OCALA  
(FUTURE ROADWAY)

B-2  
QUALITY INN PROPERTY  
ZONING B-2

EXHIBIT A

Graphic Scale  
1" = 40'

B-2  
McDONALDS

ZONING B-2  
(0.74+/- Ac.)  
B-2

B-2  
KFC  
ZONING B-2

B-2  
WENDY'S  
ZONING B-2

SAVING MERCY VILLAGE  
PLANNED DEVELOPMENT  
CONCEPTUAL SITE DEVELOPMENT PLAN

PREPARED  
FOR  
SAVING MERCY CORPORATION

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA  
DATE: 10/2/24  
FILE NO: 426.03  
JOB NO: 426  
SHEET: 02 OF 23

SCALE: 1" = 40'  
DATE: 08/08/20  
CHECKED: CAP  
DRAWN: START  
FIELD BDDK:  
PAGE: SPEC/VA  
DATE: 4/26/03  
FILE NO: 426.03  
JOB NO: 426  
SHEET: 02 OF 23

925 S.E. 7th Street  
Ocala, Florida 34471  
(352) 867-7798 voice  
ARDURRA  
COLLABORATE. INNOVATE. CREATE.  
REGISTRATION NUMBERS:  
ENGINEERING NO. 2653 SURVEYING & MAPPING LB NO. 2610

File No.  
426.03  
Job No.  
426  
02 of 3

**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 HEDGES 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.

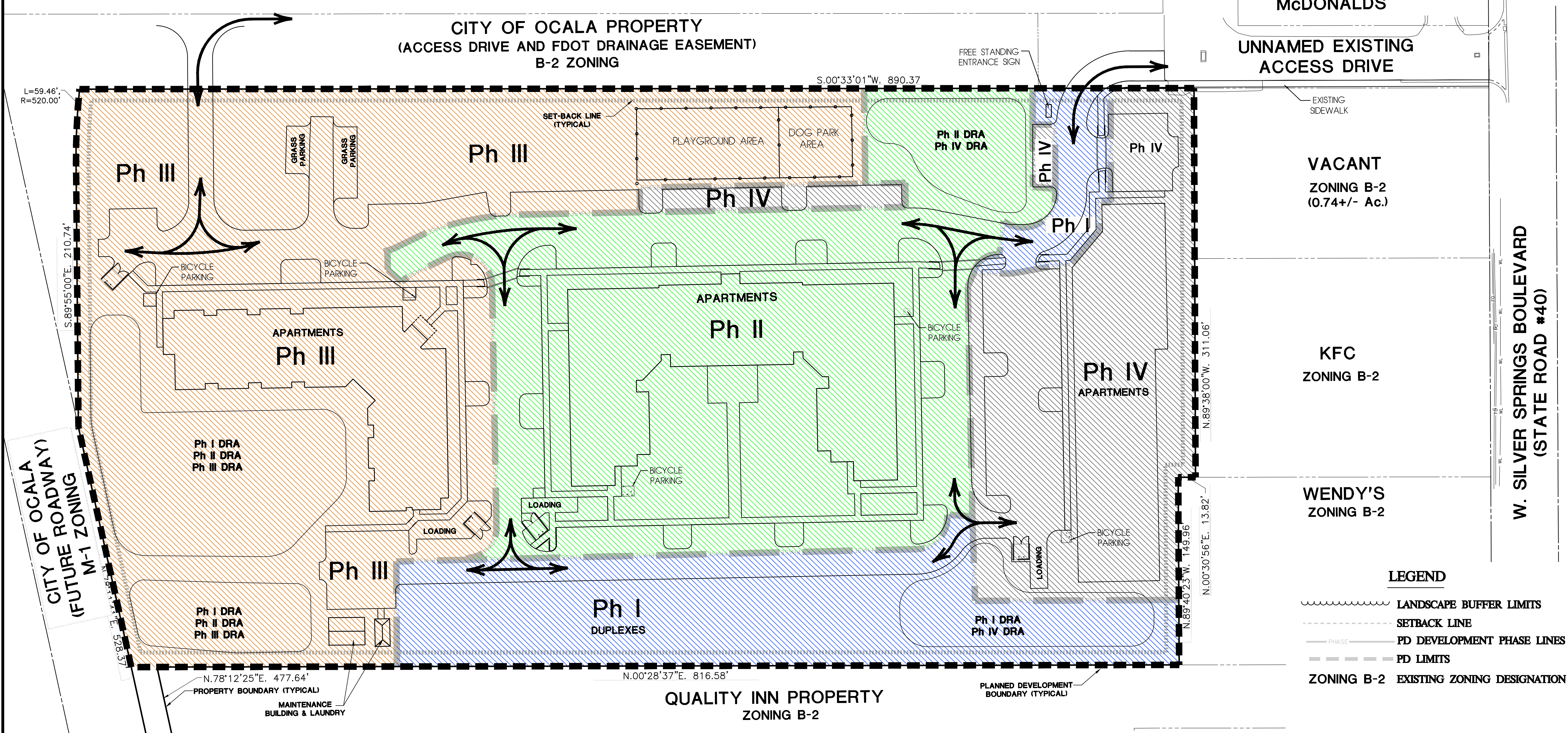
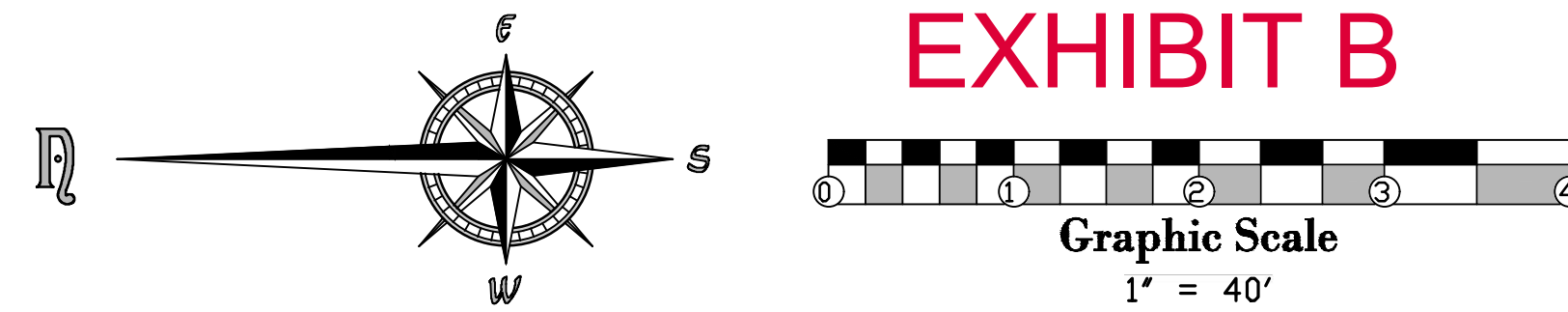
**NOTES:**

- 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.

**LEGEND**

- PLANNED BUILDING
- LANDSCAPE BUFFER LIMITS
- SETBACK LINE
- PHASE
- PD DEVELOPMENT PHASE LINES
- PD LIMITS
- B-2 EXISTING ZONING DESIGNATION
- LANDSCAPING DESIGNATION

# EXHIBIT B



VACANT  
ZONING B-2  
(0.74+/- Ac.)

KFC  
ZONING B-2

WENDY'S  
ZONING B-2

- LEGEND**
- LANDSCAPE BUFFER LIMITS
  - SETBACK LINE
  - PD DEVELOPMENT PHASE LINES
  - PD LIMITS
  - ZONING B-2 EXISTING ZONING DESIGNATION

CITY OF OCALA (FUTURE ROADWAY) M-1 ZONING

W. SILVER SPRINGS BOULEVARD (STATE ROAD #40)

## QUALITY INN PROPERTY ZONING B-2

| 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   |       |  |
| 1   | 19      | 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   |       |  |
| 7   | 89      | 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   |       |  |
| 13  | 153     | 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   |       |  |
| 17  | 217     | 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   |       |  |
| 17   | 217     | 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**  
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARSDEN COUNTY, FLORIDA  
DATE: 1/22/26 AMENED PD PLAN, SITE & BUILDING LAYOUT  
REP'D BY: CAP

SCALE: 1" = 40'  
DATE: JULY 2023  
CHECKED: CAP  
DRAWN: STAFF  
FIELD BOOK: N/A  
PAGE: N/A  
DATUM: NAD 83  
FILE NO: 426.06  
SHEET NO: 03 OF 3

925 S.E. 17th Street  
Ocala, Florida 34471  
(352) 861-7798  
**ARDURRA**  
COLLABORATE INNOVATE CREATE  
REGISTRATION NUMBERS  
ENGINEERING NO. 28551 - SURVEYING & MAPPING LB NO. 2670

File No.  
**426.06**  
 Job No.  
**426**  
 03 of 3