

EXHIBIT A
EMERSON POINTE PHASE 3
PD PLAN



Concept Plan

CITY OF OCALA, FLORIDA

SITE DATA

OWNER: HTM DEVELOPERS LLC
ADDRESS: 1823 E. FORT KING ST SUITE 200
OCALA, FL 34471
DESIGNER: TILLMAN & ASSOCIATES
ADDRESS: 1720 SE 16TH AVE; BLDG 100
OCALA FL 34471

PARCELS:
24278-000-01

PROJECT AREA:
24278-000-01 = 16.43 ± AC.
TOTAL = 16.43 ± AC.

DENSITY:
RESIDENTIAL ALLOWED -
24278-000-01 (16.43 X 5) = 82 UNITS
TOTAL ALLOWABLE = 82 UNITS

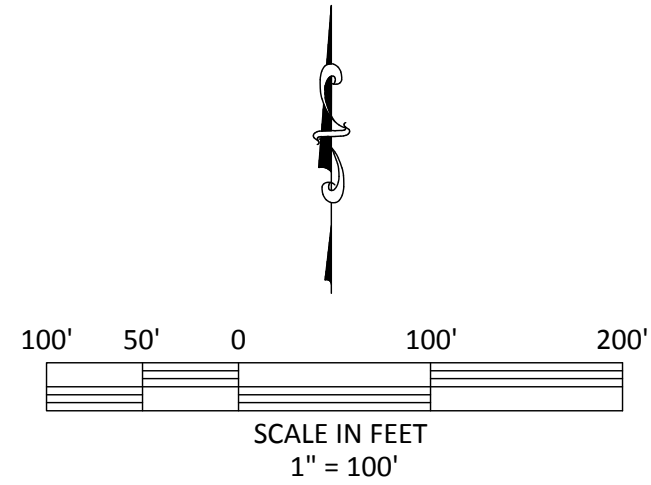
PROPOSED LOTS:
40' LOTS = 47
50' LOTS = 25
TOTAL = 72

LAND USE & ZONING:
EXISTING LAND USE: NEIGHBORHOOD
EXISTING ZONING: R-1
PROPOSED ZONING: PD

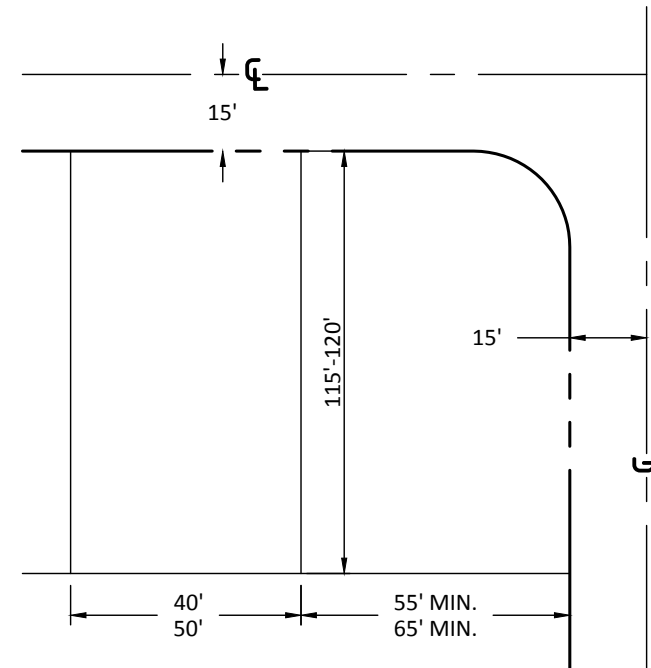
DRA AREA:
PROVIDED: 2.66 ± AC.

MINIMUM LOT DIMENSIONS:
WIDTH: 40'
DEPTH: 115'-120'

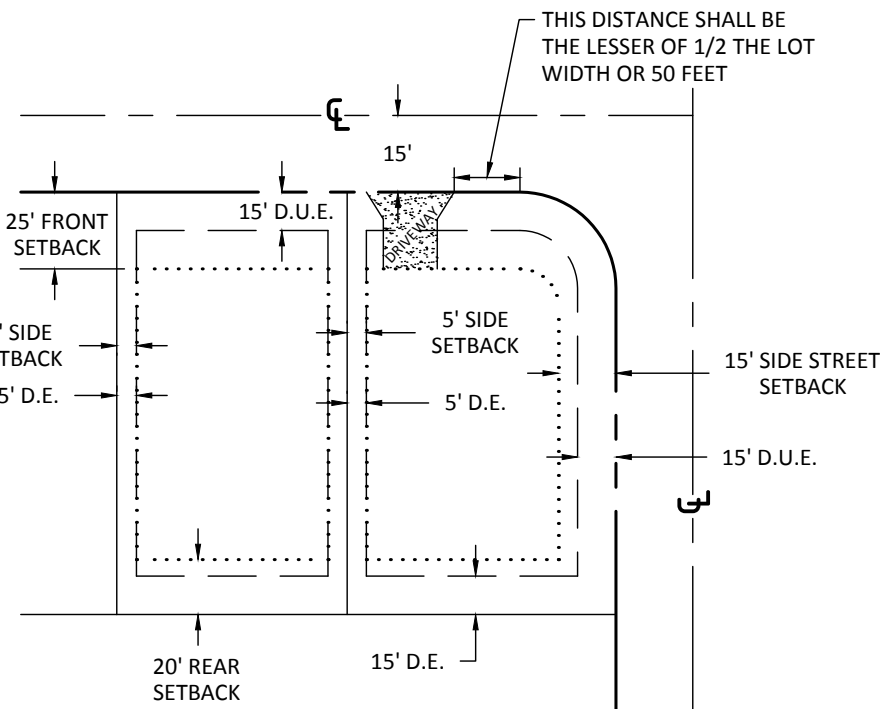
MINIMUM BUILDING SETBACKS:
FRONT 25'
REAR 20'
SIDE/SIDE STREET 5'
MAX. HEIGHT: 50'



NOTE:
1. ALL INTERNAL ROADS WILL BE PRIVATE AND MAINTAINED
BY AN HOA.



TYPICAL LOT DIMENSIONS
N.T.S.

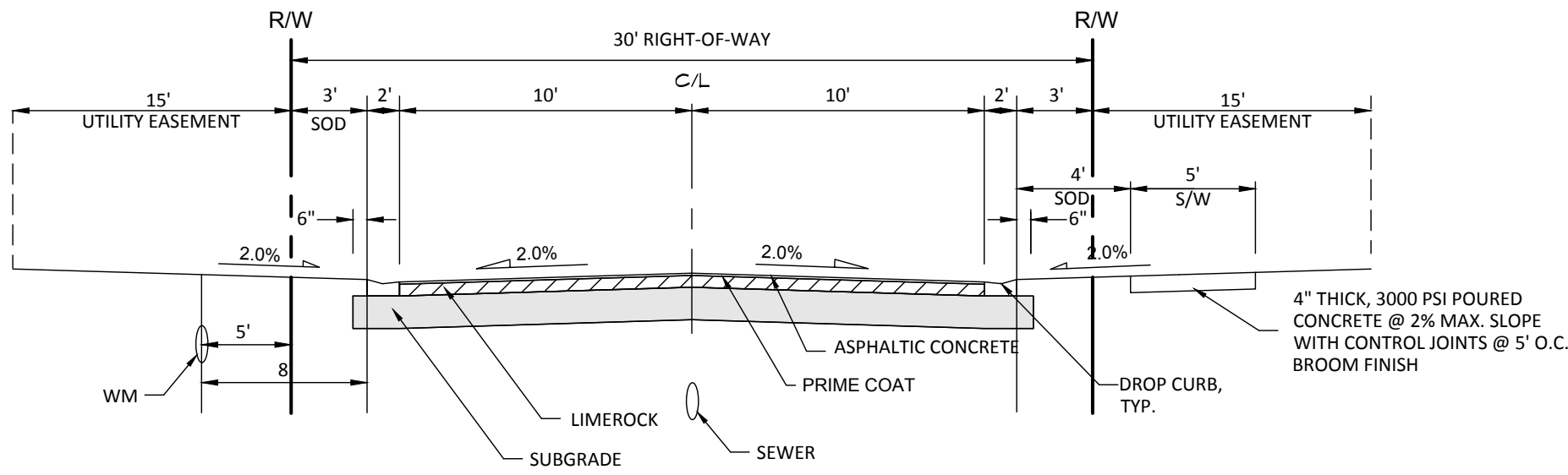


TYPICAL LOT DETAILS
N.T.S.

OPEN SPACE
REQUIRED: 6.57 AC (16.43 AC X 40%)
BEING PROVIDED: 7.77 AC (47.29%)

ITEMS TO BE DEVIATED FROM CODE REQUIREMENTS:

1. LOT SIZE AND SETBACKS- SEE DEVELOPMENT STANDARDS
2. RESIDENTIAL BLOCKS- CERTAIN BLOCKS MAY BE LESS THAN 240' IN LENGTH
3. SIDEWALKS ARE BEING PROPOSED ON ONE SIDE OF INTERNAL ROADS AND ALONG NE 28TH STREET
4. OPEN SPACE FROM ADJACENT PHASES TO BE COUNTED TOWARDS THIS PHASE OVERALL REQUIREMENT. REDUCTION REQUESTED.



NOTE: ALL INTERNAL ROADS ARE
DESIGNATED LOCAL, PRIVATE

30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S.



ARCHITECTURAL STYLE

NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS.
BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER, INCLUDING PRIMARY COLORS.

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

EMERSON POINTE PHASE 3
MARION COUNTY, FLORIDA

CONCEPT PLAN

DATE 1/9/25
DRAWN BY CAD
CHKD. BY PM
JOB NO. 23-8446

SHT. 01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER