

**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

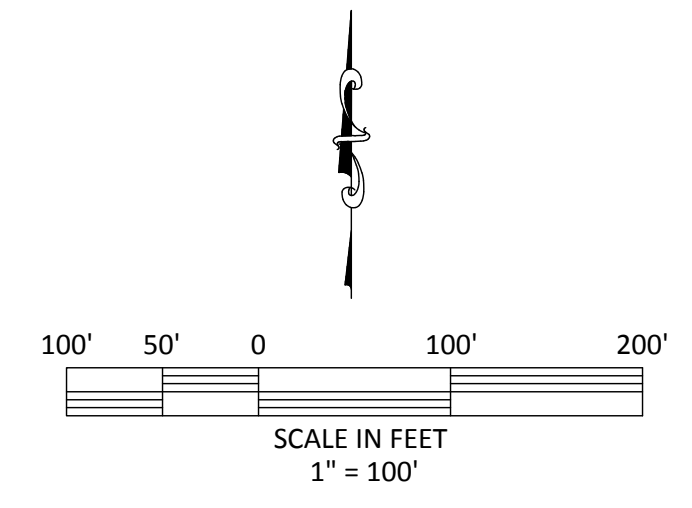
PROPOSED LOTS:  
 40' LOTS = 47  
 50' LOTS = 25  
 TOTAL = 72

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

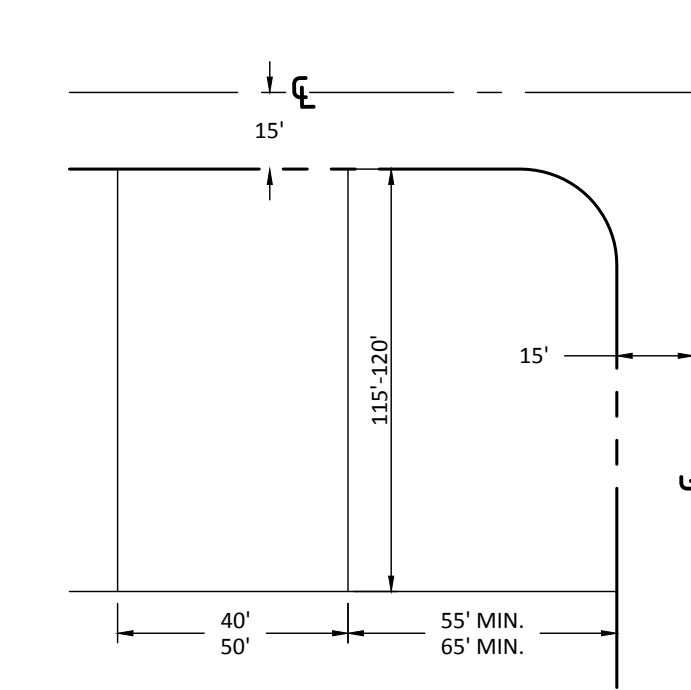
DRA AREA:  
 PROVIDED: 2.66 ± AC.

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

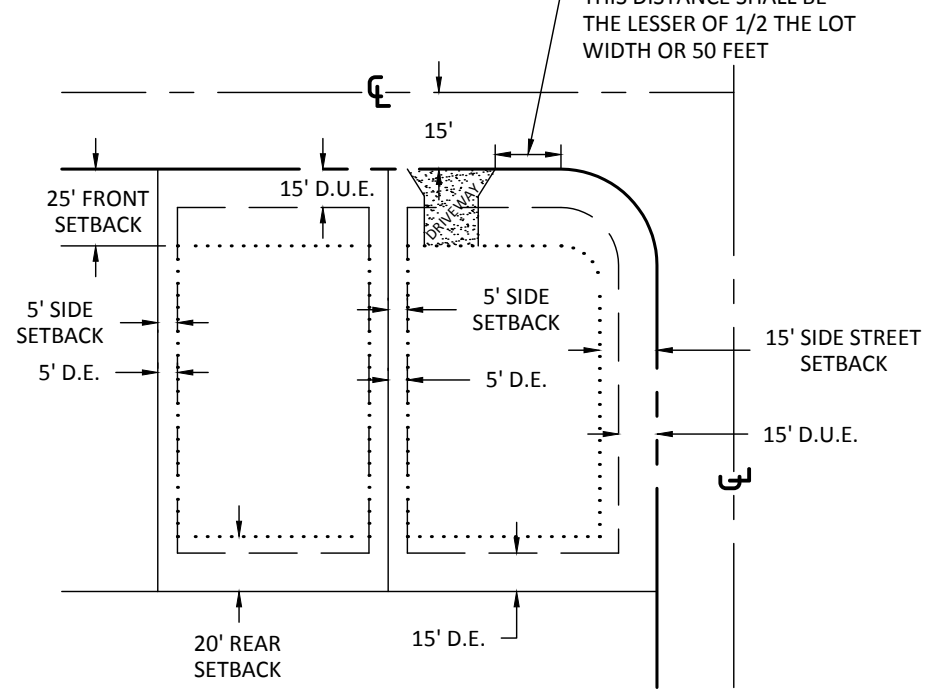
MINIMUM BUILDING SETBACKS:  
 FRONT 25'  
 REAR 20'  
 SIDE/SIDE STREET 5'  
 MAX. HEIGHT: 50'



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



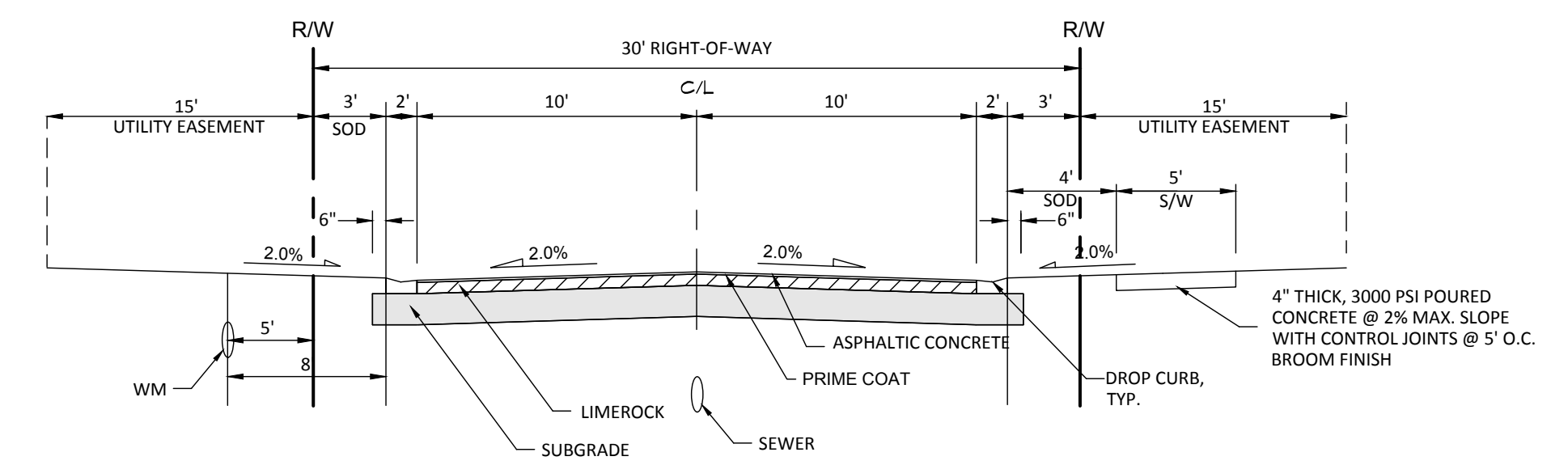
TYPICAL LOT DIMENSIONS  
 N.T.S.



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

NO.	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