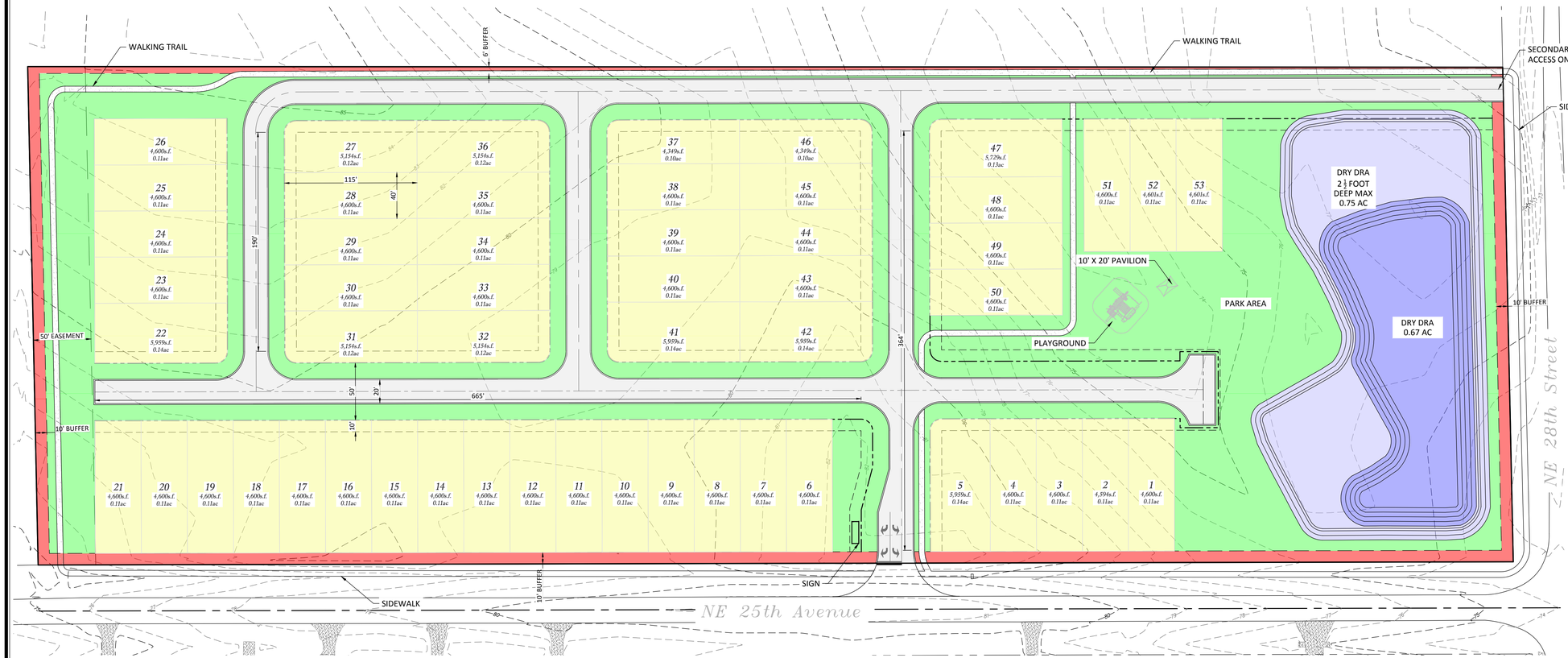
EXHIBIT A

GREEN FAMILY DECLARATION OF TRUST

PD PLAN



OWNER: GREEN FAMILY TRUST

DEVELOPER: BOYD REAL ESTATE GROUP

DESIGNER: TILLMAN & ASSOCIATES ENGINEERING, LLC.

ADDRESS: 6811 NE 37TH LN
SILVER SPRINGS FL 34488-2108

PARCEL: 24274-000-00

PROJECT AREA:

RESIDENTIAL = 12.61 ± AC.

LAND USE & ZONING (CITY OF OCALA):

EXISTING FUTURE LAND USE: NEIGHBORHOOD
EXISTING ZONING: INST (INSTITUTIONAL)
PROPOSED ZONING: PD
PROPOSED LAND USE: NEIGHBORHOOD

DRA AREA:

PROVIDED: 1.42 ± AC (11.26 %)

OPEN SPACE:

REQUIRED: 5.04 ±AC (12.61*0.4)

DRA:	0.75 ± AC
AMENITY:	0.57 ± AC
BUFFERS:	0.56 ± AC
REMAINDER OPEN SPACE:	2.67 ± AC
TOTAL PROVIDED:	4.55 ± AC (36.08%)
OPEN SPACE AGGREGATE REQUIRED	0.50 AC (5.04 AC * 10%)
OPEN SPACE AGGREGATE PROVIDED:	0.81 AC (19.06%) (WALKING TRAIL & IOS)

DENSITY:

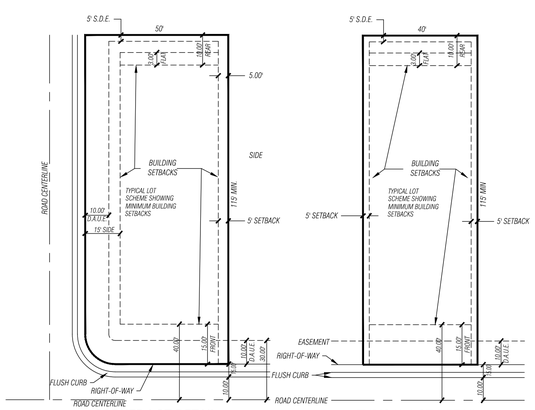
ALLOWED:
RESIDENTIAL: 12.61 X 5 = 63 UNITS
PROPOSED: 63 UNITS (5.0 UNIT PER ACRE) (NOT TO EXCEED)
PROVIDED:
40' X 115' MIN. LOT =53 UNITS

PROPOSED BUFFERS:

PROPOSED BUFFERS TO ADHERE TO CITY OF OCALA CODE REQUIREMENTS AT MINIMUM.

UTILITY COMPANIES:

WATER	CITY OF OCALA
SEWER	CITY OF OCALA
ELECTRIC	CITY OF OCALA

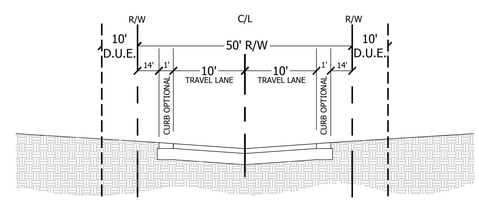


CORNER LOT DETAIL
SCALE 1"=25'

TYPICAL LOT DETAIL
SCALE 1"=25'

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- NO INTERNAL SIDEWALKS BEING PROPOSED. SIDEWALKS OR PAY FEE IN LIEU OF TO BE ESTABLISHED ALONG NE 28TH STREET AND NE 25TH AVENUE
4. REDUCTION IN OPEN SPACE FROM 40% TO 36.08% IS REQUESTED TO BUILD ENOUGH HOMES TO MAKE PROJECT FEASIBLE.



TYPICAL RESIDENTIAL ROADWAY
50' R.O.W. CROSS SECTION
NOT TO SCALE

LEGAL DESCRIPTION FOR PARCEL 24274-000-00

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH/ STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH/ AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 01 MINUTES, 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES, 52 MINUTES, 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES, 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH/ STREET; THENCE SOUTH 88 DEGREES, 52 MINUTES, 23 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
3. PROJECT IS WITHIN FLOODZONE "X" ACCORDING TO FIRM PANEL #12083C0735D.
4. SIGN TO BE COMPLIANT WITH CHAPTER 110 OF OCALA CODE OF ORDINANCE (SIGN MAY BE LOCATED ON EITHER SIDE OF ENTRANCE).
5. WALKING TRAIL TO BE 5' IN WIDTH AND SHALL BE DELINEATED TO IDENTIFY TRAIL. STABILIZED MATERIAL WITH GRASS COVER WILL BE USED.

50' 25' 0 50' 100'
SCALE IN FEET
1" = 50'

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

BOYD DEVELOPMENT - NE 25TH AVENUE
CONCEPT PLAN
CITY OF OCALA, FLORIDA

CONCEPT PLAN

DATE 05/12/2023
DRAWN BY AK
CHKD. BY JH
JOB NO. 23-8340

SHT.

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER