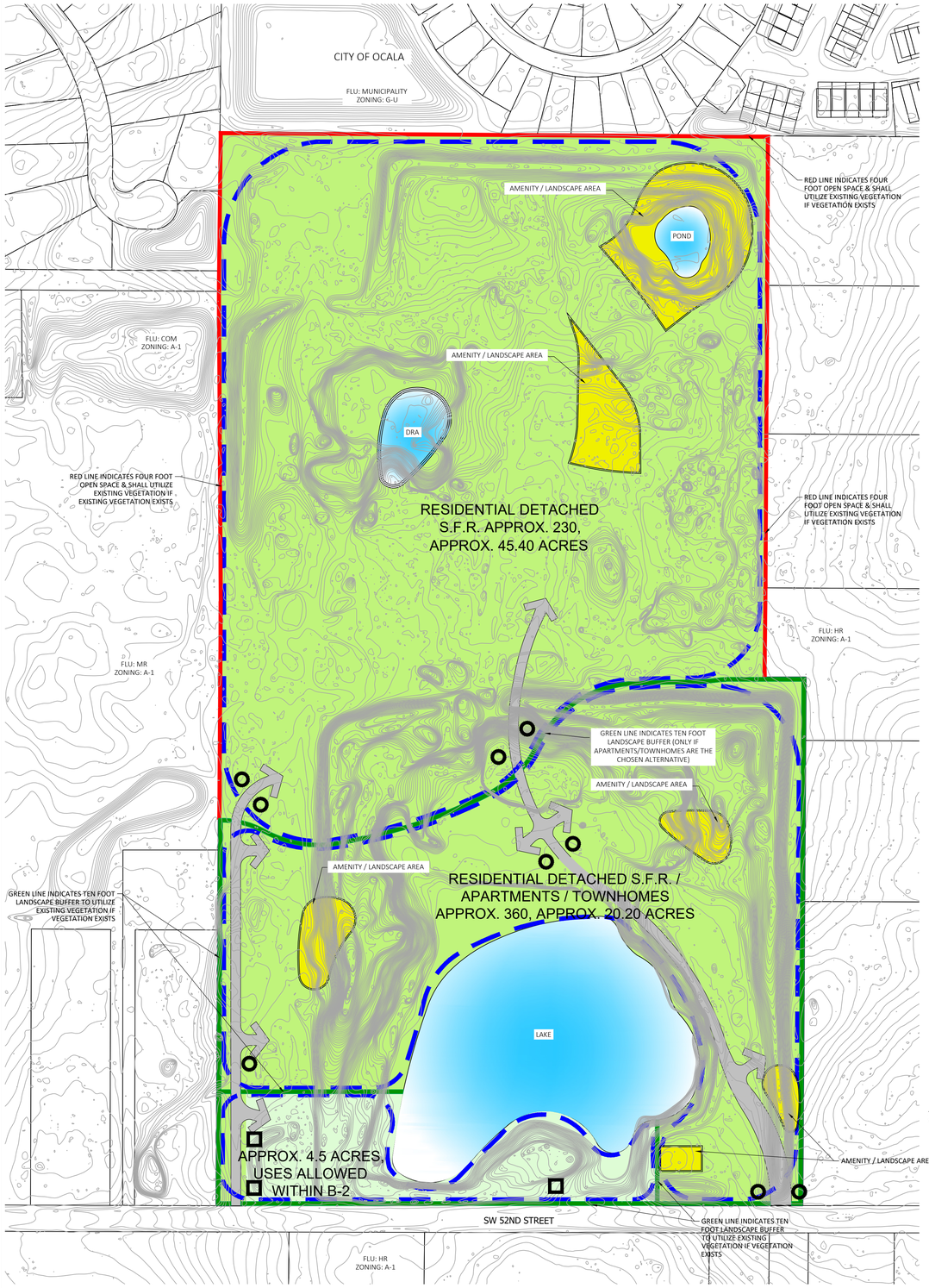


SITE DATA TABLE

OWNER/DEVELOPER:
OCALA 52 PARTNERS, LLC.
PO BOX 8388
FLEMING ISLAND, FL 32006-0011
PH: (904) 509-2255

PARCEL: 23835-000-00

PROJECT AREA:
TOTAL = 82.10 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: HR (COUNTY)
EXISTING ZONING: A-1 (COUNTY)
PROPOSED FUTURE LAND USE: LOW INTENSITY
PROPOSED ZONING: PD (CITY)

REQUIRED:

OPEN SPACE	20.52 ± AC. (25% of 82.10 Ac)
AGGREGATE OPEN SPACE:	2.05 ± AC. (10% of 20.52 Ac)

PROPOSED:

OPEN SPACE:	30.74 ± AC.
AGGREGATE OPEN SPACE:	2.87 ± AC.
BUFFERS:	1.73 ± AC.
TOTAL AS SHOWN:	35.34 ± AC. (43% of 82.10 Ac)

N

0' 150' 300'
SCALE IN FEET
1" = 150'

DENSITY:

RESIDENTIAL (77.60 AC) - MINIMUM DENSITY REQUIRED:	232 UNITS	3 UNITS / ACRE
RESIDENTIAL (77.60 AC) - MAXIMUM DENSITY ALLOWED:	1,396 UNITS	18 UNITS / ACRE

PROPOSED NOT TO EXCEED 590 UNITS TOTAL

COMMERCIAL AREA (APPROX. 4.50 AC): LIMITED TO B-2 USES AND DEVELOPMENT STANDARDS.
(FAR NOT TO EXCEED 0.75 AND SQUARE FOOTAGE NOT TO EXCEED 147,000 SF.)

NOTES:

1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATUS WITH 40' - 80' RIGHT-OF-WAY WIDTH TOGETHER WITH 10' UTILITY EASEMENT.
3. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
4. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
5. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA LAND DEVELOPMENT CODE.
6. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
7. WATER/ SEWER UTILITIES PROVIDED BY THE CITY OF OCALA UTILITIES DEPARTMENT.
8. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
9. ACCESSORY STRUCTURES SHALL CONFORM TO THE BUILDING SETBACKS AS ALLOWED IN RESIDENTIAL ZONING.
10. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT.
11. PROPOSED TO BE ANNEXED INTO THE CITY OF OCALA.

GENERAL NOTES:

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE CITY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE CITY OF OCALA LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
4. THIS PROJECT MAY BE PLATTED AS FEE-SIMPLE LOTS.
5. THIS PROJECT IS ENTIRELY WITHIN FLOOD ZONE X AND AE BASED ON FEMA MAP 12083C0514E.
6. PROPERTY LOCATED IN SECONDARY SPRINGS PROTECTION ZONE.
7. LANDSCAPE PLANS (TREE PRESERVATION & MITIGATION) WILL BE CONTEMPLATED IN THE IMPROVEMENT PLAN STAGE OF THIS DEVELOPMENT

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT HOA/POA .

ARCHITECTURAL STYLE

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

APARTMENTS TYPICAL SETBACKS

APARTMENTS MINIMUM BUILDING SETBACKS:

BUILDING SEPARATION -	30' MIN.
BUILDING SETBACK FROM E.O.P. -	15' MIN.
BUILDING HEIGHT-	50' MAX.
BUILDING SETBACK FROM PERIMETER -	25' MIN.

INGRESS/EGRESS EASEMENT - 30' + 10' UTILITY EASEMENT TWO SIDES

COMMERCIAL:

DEVELOPMENT TO OCCUR AS COMPLIANT TO B-2 / B-2 A DEVELOPMENT STANDARDS.

SIGN LOCATIONS:

COMMERCIAL SIGN

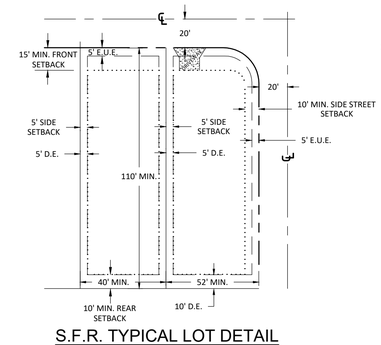
RESIDENTIAL SIGN

*SIGN LOCATIONS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE

AM AND PM PEAK HOUR TRIPS

ITE 210 (230 UNITS):	AM = 168 TRIPS PM = 226 TRIPS
ITE 221 (360 UNITS):	AM = 120 TRIPS PM = 152 TRIPS
ITE 820 (100,000 SF):	AM = 202 TRIPS PM = 543 TRIPS
ITE 931 (47,000 SF):	AM = 34 TRIPS PM = 367 TRIPS

VICINITY MAP
SCALE: 1" = 2000'



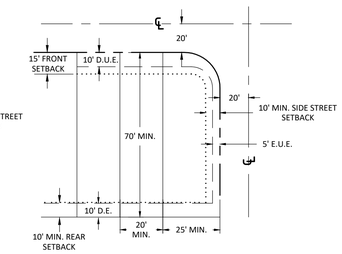
S.F.R. TYPICAL LOT DETAIL

N.T.S

S.F.R. MINIMUM BUILDING LOT LINE SETBACKS:

FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	5' MIN. (5') ACCESSORY
SIDE STREET -	10' MIN. (5') ACCESSORY

BUILDING HEIGHT - 35' MAX.



TOWNHOMES TYPICAL LOT DETAIL

N.T.S

TOWNHOMES MINIMUM BUILDING LOT LINE SETBACKS:

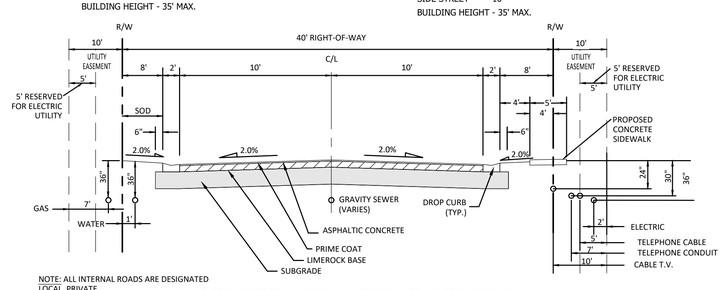
FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	0'
SIDE STREET -	10'

BUILDING HEIGHT - 35' MAX.

TOWNHOMES MINIMUM BUILDING PROPERTY LINE SETBACKS:

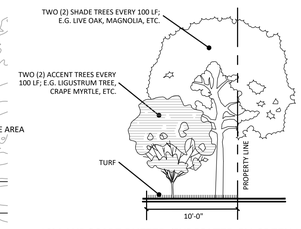
FRONT -	15' MIN.
REAR -	10' MIN. (5') ACCESSORY
SIDE -	10' MIN.
SIDE STREET -	10'

BUILDING HEIGHT - 35' MAX.



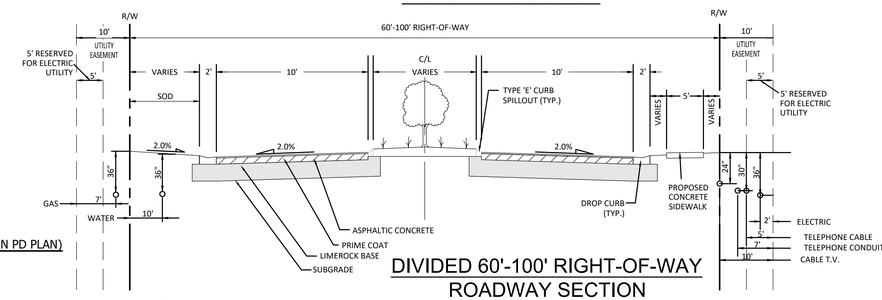
NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

40' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION



10' LANDSCAPE BUFFER (INDICATED BY GREEN LINE ON PD PLAN)

BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO (2) SHADE TREES AND TWO (2) ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.



NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

DIVIDED 60'-100' RIGHT-OF-WAY ROADWAY SECTION

N.T.S

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

OCALA 52 PARTNERS
CITY OF OCALA, FLORIDA

BUBBLE DIAGRAM

DATE 01/20/2026
DRAWN BY SM
CHKD. BY JH
JOB NO. 25-0119

SHT. 1

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER