

Exhibit A

SW 42nd Street PD Plan

GRAPHIC SCALE IN FEET

0 250 500 1000



NOTE: DEVELOPMENT WITHIN THE PD MAY BE ANY COMBINATION OF ALLOWED COMMERCIAL (COM) OR RESIDENTIAL (RES) USES. A SINGLE PHASE IS ANTICIPATED WITH THIS DEVELOPMENT.

TREE PRESERVATION REQUIREMENTS: EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT, THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.d. TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S TREE MITIGATION FUND.

MINIMUM TREE COVERAGE: POST-DEVELOPMENT TREE COVERAGE WITHIN THE PD SHALL COMPLY WITH ALL REQUIREMENTS IN SEC. 118 OF THE CITY OF OCALA CODE OF ORDINANCES.

PARKING REQUIREMENTS: EACH DEVELOPMENT WITHIN THE PD SHALL MEET THE REQUIREMENTS IN SECTIONS 122-1001 THROUGH 122-1016 OF THE CITY OF OCALA CODE OF ORDINANCES.

BUILDING ORIENTATION: BUILDINGS SHALL FACE PUBLIC STREETS OR INTERNAL ROADWAYS.

* AGGREGATE OPEN SPACE SHALL BE PROVIDED PER SECTION 122-942(4) OF THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS.

-  - GENERAL LOCATION OF DRIVEWAY ENTRY
-  - GENERAL LOCATION OF GROUND MOUNTED MAIN SIGNAGE.
SEE PD STANDARDS FOR REQUIREMENTS
-  - CIRCULATION PATH FOR VEHICULAR AND PEDESTRIAN TRAFFIC.
SEE CROSS SECTION IN PD STANDARDS

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KHA PROJECT 24233600	LICENSED PROFESSIONAL
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JAMESON A. FREDERICK

DESIGNED BY	KHA
FLORIDA LICENSE NUMBER	R1405

CHECKED BY	JAF	DATE:
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PLANNED DEVELOPMENT PLAN

SW 42ND STREET
PLANNED DEVELOPMENT
PREPARED FOR
OCALA 42ND STREET, LTD

SHEET NUMBER
PD002

CITY OF OCALA
FLORIDA

SHEET NUMBER
PD002