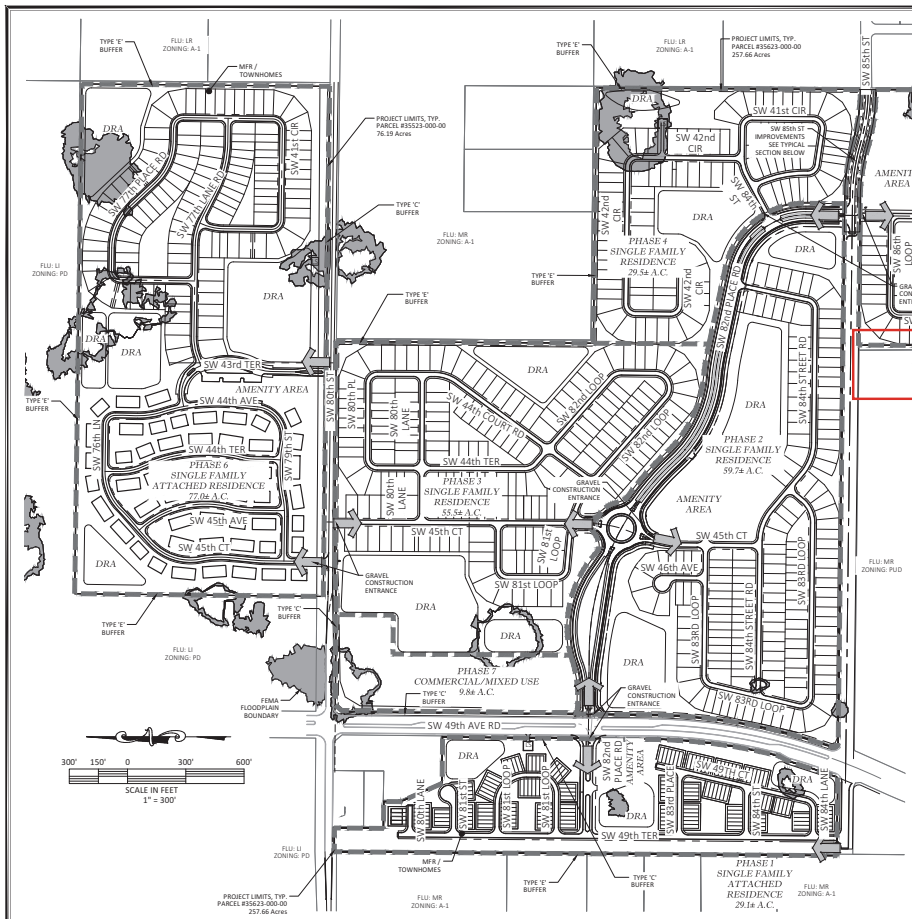
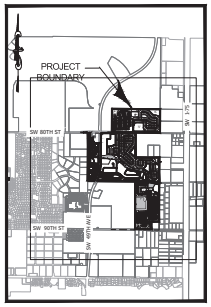




VICINITY MAP
SCALE: 1" = 2,000'

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 27553
APPROVAL DATE: 12/19/22
EXPIRATION DATE: 12/19/27

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

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

SITE DATA TABLE

OWNER:
DEVELOPER: FREEDOM COMMONS DEVELOPMENT, LLC.
ADDRESS: 1415 SW 17TH ST. OCALA,FL 34471

PARCELS:
35523-000-00 (77.05 ± AC), 35623-000-00 (154.58 ± AC),
35623-007-01 (29.10 ± AC), 35730-000-00 (64.14 ± AC),
35623-000-05 (9.08 ± AC) = (TOTAL 333.95)

PROJECT AREA:

SINGLE FAMILY ATTACHED RESIDENTIAL	= 106.10 ± AC.
SINGLE FAMILY RESIDENTIAL	= 218.05 ± AC
TOTAL RESIDENTIAL	= 324.15 ± AC
COMMERCIAL/MIXED USE	= 9.80 ± AC
TOTAL	= 333.95± AC.

LAND USE & ZONING:
FUTURE LAND USE:
35523-000-00 - MDR
35623-000-00 - MDR & COMMERCIAL
35730-000-00 - MDR
35623-007-01 - MR
35623-000-05 - MR
ZONING:
35523-000-00 - PUD
35623-000-00 - PUD
35730-000-00 - PUD
35623-007-01 - PUD
35623-000-05 - PUD

REQUIRED OPEN SPACE:
REQUIRED: 66.79 ± AC. (333.95 X 0.20)

PROPOSED OPEN SPACE:

OPEN SPACE:	62.11 ± AC.
DRA:	9.13 ± AC. (45.65 X 0.20)
BUFFERS:	5.67 ± AC.
TOTAL AS SHOWN:	76.91 ± AC.
MINIMUM TO BE PROVIDED:	66.79 ± AC.

DENSITY:
TOTAL ALLOWABLE = 1353 UNITS (261.22 X 4 *SEE NOTE BELOW) = (77.05 X 4)
TOTAL PROPOSED = 1353 UNITS
*TOTAL ALLOWABLE DENSITY IS CALCULATED AS SET FORTH IN SECTION 8.5 OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 249, AS MODIFIED SECTION BY SECTION 4.3 OF MODIFICATION OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS SOUTH PUD) AND MODIFICATION OF DEVELOPER'S AGREEMENT (OCALA CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORD BOOK 6813, PAGE 681.

MINIMUM BUILDING LOT LINE SETBACKS:
FRONT - (20' SFR) (0' MFR/TOWNHOMES)
REAR - (15' SFR) (0' MFR/TOWNHOMES)
SIDE - (5' SFR) (0' MFR/TOWNHOMES)

BUILDING HEIGHT:
60'

GENERAL NOTES

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY 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 MARION COUNTY 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. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
4. PRIOR TO COMPLETION AND APPROVAL OF THE FINAL PUD MASTER PLAN, THE PROJECT TRAFFIC STUDY SHALL BE COMPLETED AND ADEQUATE PROVISION SHALL BE MADE TO PROVIDE FOR THE DEDICATION OF THOROUGHFARE AND MAJOR LOCAL COLLECTOR RIGHT-OF-WAY ALONG WITH NECESSARY SUPPORTING TRANSPORTATION SYSTEM AND / OR ACCESS IMPROVEMENTS, CONSISTENT WITH APPLICABLE COUNTY AND STATE PROVISIONS.
5. SIDEWALKS TO BE CONSTRUCTED ON ONE SIDE OF THE ROAD THROUGHOUT DEVELOPMENT
6. 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.
7. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0682E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
8. ALL CONSTRUCTION VEHICLES SHALL USE SW 49th AVENUE, SW 80th STREET WEST OF THE WESTERN PROJECT LIMITS FOR CONSTRUCTION ACCESS, SW 85th STREET WEST OF THE PROJECT LIMITS, AND SW 90th STREET WEST OF THE PROJECT LIMITS. NO CONSTRUCTION VEHICLES SHALL USE ANY OF THE ROADS TO THE EAST OF THE PROJECT INCLUDING FROM SW 38th AVENUE.
9. MFLA WILL BE INCLUDED IN FUTURE SUBMITTALS INDICATING THE LOCATIONS OF ALL REQUIRED MARION FRIENDLY LANDSCAPE AREAS.
10. TOWNHOMES ARE TO BE CONVEYED INDIVIDUALLY AS FEE-SIMPLE PLATTED LOTS.

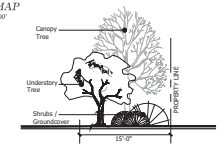
DEVELOPMENT NOTES

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

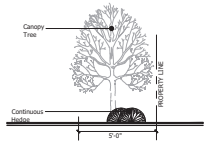
BUFFER NOTES:

TYPE 'E' BUFFER:
BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

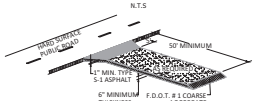
TYPE 'C' BUFFER:
C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



TYPE 'C' BUFFER DETAIL
N.T.S

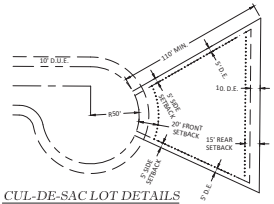


TYPE 'E' BUFFER DETAIL
N.T.S

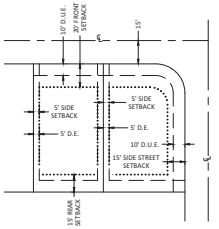


NOTE:
MAINTAIN EXISTING DRAINAGE FLOW WITH 24" RCP CULVERT TO EXTEND A MINIMUM OF 5' EITHER SIDE OF GRAVEL ENTRANCE. CULVERT TO HAVE A MINIMUM COVER OF 18" AND A MINIMUM SLOPE OF 0.3%.

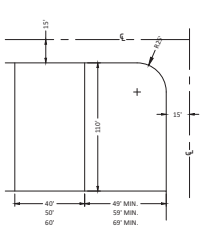
GRAVEL CONSTRUCTION ENTRANCE
N.T.S



CUL-DE-SAC LOT DETAILS
N.T.S



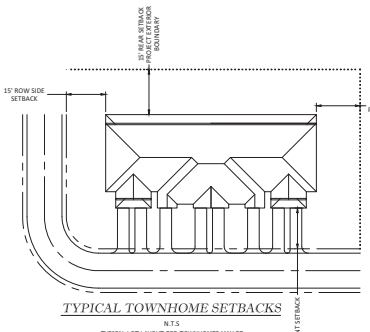
TYPICAL LOT DETAILS
N.T.S
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
℄ = CENTERLINE OF RIGHT OF WAY



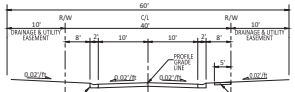
TYPICAL LOT DIMENSIONS
N.T.S

LOT DETAIL NOTES:

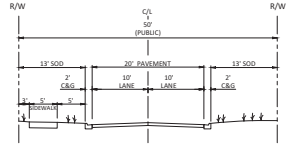
ACCESSORY STRUCTURES SUCH AS SHEDS, POOLS, AND SCREENED ENCLOSURES SHALL BE 5' SETBACK FROM REAR AND SIDE.



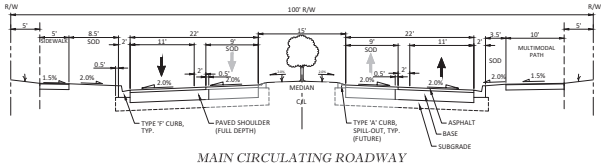
TYPICAL TOWNHOME SETBACKS
N.T.S
TYPICAL LOT LAYOUT FOR TOWNHOMES MAY BE DESIGNED AS MINIMUM 0' LOT LINE SETBACKS



NEIGHBORHOOD STREET
N.T.S



SW 85th STREET
N.T.S



MAIN CIRCULATING ROADWAY
N.T.S

REVISIONS
DATE

MASTER PLAN
FREEDOM COMMONS
MARION COUNTY, FLORIDA

MASTER PLAN

DATE 9/2/22
DRAWN BY --
CHKD. BY TB
JOB NO. 21-7018

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Armstrong Freedom Commons\PLANNING\MASTER PLAN\03 Master Plan_21-7018.dwg, 9/2/2022 1:59:58 PM, 1:1