

SITE DATA
 OWNER:
 DEVELOPER: MARCO POLO BUILDERS INC
 ADDRESS: 4926 SW 114TH STREET RD
 OCALA, FL, 34476

PARCEL: 41200-061-00, 41200-062-00, 41200-063-00, 41200-063-01, 41200-063-02, 41200-064-00, 41200-064-01, 41200-064-09

PROJECT AREA: 20.00 ± AC. (16.98 AC, +3.02 AC.)

LAND USE & ZONING:
 EXISTING LAND USE: EC
 FUTURE LAND USE: EC (16 DU/AC)
 EXISTING ZONING: PUD
 PROPOSED ZONING: PUD

OPEN SPACE (APARTMENT AREA):
 REQUIRED: 4.00 ± AC. (20.00 X 0.20)

*REMAINING 49.15 ± AC. TO PROVIDE 20% OPEN SPACE AT TIME OF DEVELOPMENT.

PROPOSED OPEN SPACE:
 PASSIVE OPEN SPACE: 6.91 ± AC.
 IMPROVED OPEN SPACE: 2.57 ± AC.
 DRA: 0.56 ± AC. (2.24 X 0.25)
 BUFFERS: 0.82 ± AC.
 TOTAL AS SHOWN: 10.86 ± AC.

MINIMUM BUILDING SETBACKS:
 COMMERCIAL:
 AS APPROVED WITH PREVIOUS PUD
 RESIDENTIAL:
 FRONT - (15' MULTI-FAMILY) & (15' SINGLE FAMILY)
 REAR - (15' MULTI-FAMILY) & (10' SINGLE FAMILY)
 SIDE - (15' MULTI-FAMILY) & (5' SINGLE FAMILY)

BUILDING HEIGHT:
 65'

PROPOSED BUFFERS:
 AS APPROVED WITH PUD CONCEPT PLAN

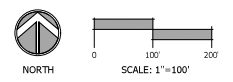
DENSITY:
 RESIDENTIAL AREA = 20.00 AC.
 RESIDENTIAL ALLOWED = 320 UNITS
 RESIDENTIAL UNITS REQUESTED = 320 UNITS

PARKING
 REQUIRED: (320 UNITS x 2) = 640 SPACES
 PROVIDED: (9' X 18') = 673 SPACES
 H/C SPACES (12' X 18') = 8 SPACES
 TOTAL = 681 SPACES

NOTES:
 LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

PROJECT AREA DATA			
	PROJECT AREA	DENSITY ALLOWED	DENSITY SHOWN
TOTAL PUD BOUNDARY	49.15 ± AC.		
DECLARED RESIDENTIAL	20.00 ± AC.	320 UNITS	320 UNITS
DECLARED NON-RESIDENTIAL AREA	49.15 ± AC.	2,000	1,000
	(4,281/48 SQFT)	(2140/674 SQFT)	

--- APARTMENT PROJECT BOUNDARY
 --- PUD PROJECT BOUNDARY



Tillman & Associates
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 CERTIFICATE OF AUTHORIZATION #2876

Marco Polo Apartments Concept Plan
 MARION COUNTY, FLORIDA