

PICCADILLY SQUARE P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCELS # 47667-004-00, 47667-005-02

PORTION OF PARCELS:

47667-006-00, 47667-003-01

PROJECT AREA: \pm 90.69 ACRES

FUTURE LAND USE: RURAL LAND

PROPOSED LAND USE: MEDIUM RESIDENTIAL

CURRENT ZONING: A-1

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

DETACHED SFR UNITS

NOTES:

1. THIS IS WITHIN THE SECONDARY SPRINGS PROTECTION ZONE
2. SIDEWALKS ONE SIDE OF ALL STREETS INTERNALLY, ALONG SE 73rd AVENUE AND SE HWY 42 (OR PAY FEE IN LIEU OF)
3. ACCESSORY USES ALLOWED AS IN R-1
4. PROPERTY WITH IN FLOOD ZONE "X" PER FIRM-PAN 12083C0885D
5. RENDERINGS OF AMENITIES AND HOMES ARE INTENDED TO BE CONCEPTUALS THAT ARE SIMILAR OR COMPATIBLE TO PROPOSED PRODUCT. FINAL PRODUCT IS SUBJECT TO DIFFER BASED ON MATERIAL, COLOR, OR DESIGN
6. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATION OF HOMESITES AND AMENITY AREA PRIOR TO APPROVAL OF MASTER PLAN PROVIDED BUFFERS AS APPROVED ARE INSTALLED.
7. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

COVER SHEET

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 01

INDEX OF SHEETS

01	COVER SHEET
02	LIST OF REQUIREMENTS
03	PUD CONCEPT
04	OVERALL RENDERINGS (TO BE PROVIDED AT LATER DATE)
05-A	SITE DATA
05-B	NOTES
05-C	LEGAL DESCRIPTION
05-D	FUTURE LAND USE
05-E	ZONING CLASSIFICATION
05-F	FLOOD ZONE MAP
06	TYPICALS
07	CROSS SECTION
08	BUFFER DETAILS
09-A, 09-B	BUFFER RENDERING
10-A, 10-B	HOUSE RENDERING
11	OPEN SPACE MAP & CALCULATIONS
12-A, 12-B, 12-C, 12-D, 12-E, 12-F, 12-G	AMENITY RENDERING
13	SIGNAGE

LIST OF REQUIREMENTS

1. THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET.
SEE SHEET 01- COVER SHEET
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS. SEE SHEET 05-A-SITE DATA
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. SEE SHEET 03-PUD CONCEPT
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. SEE SHEET 05-C-LEGAL DESCRIPTION
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY (INCLUDING ACREAGE OF EACH) AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY. SEE SHEET 05-D-FUTURE LAND USE, SHEET 05-E-ZONING CLASSIFICATION
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. NO IMPROVEMENTS ON SITE
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. SEE SHEET 01-COVER SHEET
8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE.
SEE SHEET 06-TYPICALS-NO CUL-DE-SAC BEING PROVIDED
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) SEE SHEET 05-A-SITE DATA
10. IDENTIFY PROPOSED PHASING ON THE PLAN. TO BE DONE AT MASTER PLAN
11. IDENTIFY PROPOSED BUFFERS. SEE SHEET 03-PUD CONCEPT, SHEET 08-A, 08-B -BUFFER DETAILS, SHEET 09-A, 09-B-BUFFER RENDERINGS
12. IDENTIFY ACCESS TO THE SITE. SEE SHEET 03-PUD CONCEPT
13. PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PARKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) SEE SHEET 06-TYPICALS
14. PRELIMINARY SIDEWALK LOCATIONS. SEE SHEET 01- COVER SHEET, SEE NOTES
15. PROPOSED PARALLEL ACCESS LOCATIONS. SEE SHEET 03-PUD CONCEPT
16. REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. TO BE PROVIDED
17. SHOW 100 YEAR FLOODPLAIN ON THE SITE. SEE SHEET 05-F-FLOOD ZONE MAP
18. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION. TO BE DETERMINED
19. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. SEE SHEET 11-OPEN SPACE MAP & CALCULATIONS, SEE SHEET 12-A-AMENITY RENDERINGS
20. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. SEE NOTE 7 ON COVER SHEET
21. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS. SEE SHEET 09-A, 09-B-BUFFER RENDERINGS, SEE SHEET 12-A,B,C,D,E,F-AMENITY RENDERINGS, SEE SHEET 13-SIGNAGE
22. ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE DOR THE SPECIFIC PROJECT (E.G., DOCUMENTATION AND/OR PRESENTATION MATERIAL BY THE OWNER OR APPLICANT/AGENT, OR INFORMATION IDENTIFIED AS REQUIRED OR RECOMMENDED BY COUNTY STAFF IN THE PRE-APPLICATION MEETING CONDUCTED PRIOR TO SUBMITTING THE APPLICATION). N/A

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 02



SITE DATA TABLE

OWNER/DEVELOPER:
ENCLAVE HOUSING LLC,
JOEL ROSENBERG

PARCELS:
47667-004-00, 47667-005-02
PORTIONS OF PARCELS:
47667-006-00, 47667-003-01

PROJECT AREA:
TOTAL = 90.69 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: RURAL LAND
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: A-1
PROPOSED ZONING: PUD




DENSITY:
TOTAL ALLOWABLE = 362 UNITS (PER MR LANDUSE)
TOTAL SHOWN = 291 UNITS
TOTAL DENSITY NOT TO EXCEED 300 UNITS

MINIMUM BUILDING LOT
LINE SETBACKS: - INCLUDES AMENITIES

FRONT - 20'
REAR - 15' MIN. (5') ACCESSORY
SIDE - 5'/15' MIN. (5') ACCESSORY
TRACTS (A-D) A-1 SETBACKS

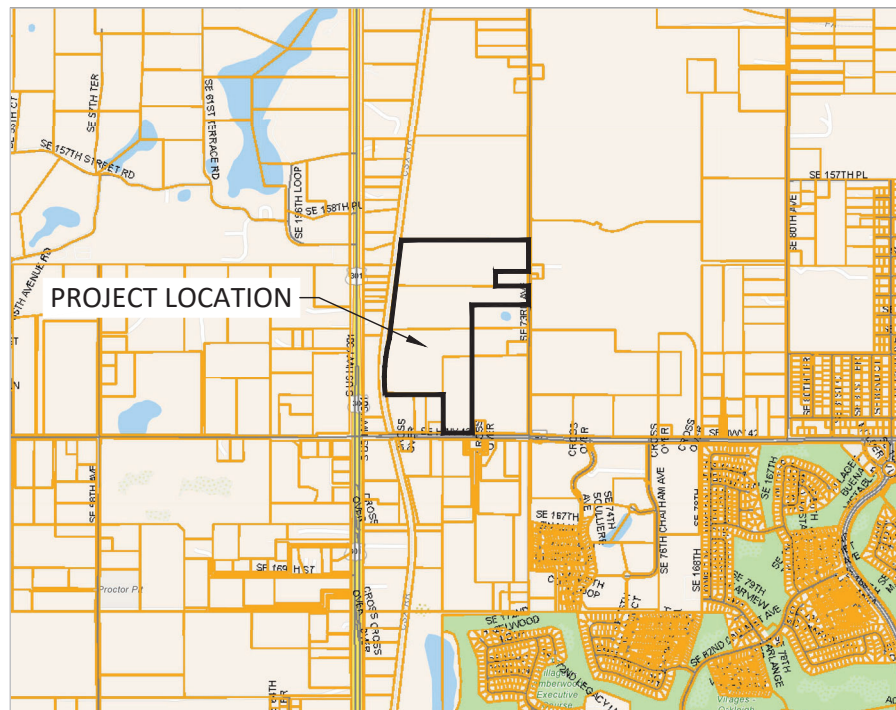
MAX BUILDING HEIGHT:
40'

PROPOSED LOTS:

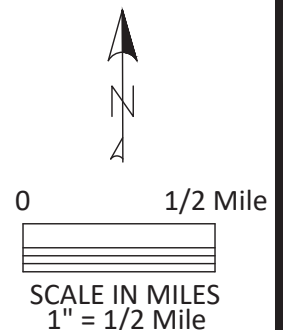
	(A) 50' X 115' MIN. LOTS	278 UNITS
	(B) 60' X 115' MIN. LOTS	9 UNITS
	* (A-D) MIN. 1 ACRE	4 UNITS
TOTAL		291 UNITS

 PROPOSED BUFFERS:
AS SHOWN ON CONCEPT PLAN

*TRACTS (A-D), allowances of uses permitted in an A-1 zoning classification.



VICINITY MAP



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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

SITE DATA

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 05-A

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. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
4. 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.
5. THIS PROJECT WILL BE PLATTED AS FEE-SIMPLE LOTS.
6. PRIVATE ROAD STATUS WITH 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
7. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
8. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
9. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
10. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
11. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
12. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT. AND WILL COMPLY WITH LDC REGULATIONS.

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE MAINTAINED BY ESTABLISHED HOA .

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.

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

NOTES

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 05-B

LEGAL DESCRIPTION:

PARCEL 10: TAX ID# 47667-005-002

A PARCEL OF LAND LYING WITHIN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 RUN N00°01'21"E, 379.71 FEET FOR THE POINT OF BEGINNING; THENCE S89°48'22"E, 1,327.27 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°00'07"E, 378.31 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 29 RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN N07°29'08"E, 707.82 FEET TO A POINT THAT BEARS N89°48'22"W OF THE POINT OF BEGINNING; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN S89°48'22"E, 654.61 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

PARCEL 11: TAX ID# 47667-006-000

A PARCEL OF LAND LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 RUN S89°51'58"E, 1,327.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET FOR THE POINT OF BEGINNING; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG EAST RIGHT-OF-WAY LINE RUN S07°29'08"W, 677.47 FEET; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN N88°49'02"E, 1,821.60 FEET TO THE NORTH BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG NORTH BOUNDARY LINE RUN N89°07'04"E, 103.81 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2546, PAGE 842, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST AND NORTH BOUNDARY LINES OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES: RUN N00°03'09"E, 210.00 FEET; THENCE N89°05'05"E, 235.16 FEET TO THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE ALONG EAST LINE RUN N00°09'26"E, 411.72 FEET TO A POINT THAT BEARS S89°48'22"E OF THE POINT OF BEGINNING; THENCE DEPARTING EAST LINE RUN N89°48'22"W, 499.93 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN MARION COUNTY, FLORIDA; THENCE SOUTH 89°58'34" EAST, ALONG THE NORTH BOUNDARY OF SAID WEST 1/2 OF NW 1/4, 1304.83 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 6.3-E (SE 73RD AVENUE), SAID POINT BEING 25.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTERLINE OF SAID COUNTY ROAD; THENCE SOUTH 00°10'08" EAST, ALONG SAID WEST RIGHT OF WAY LINE 734.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°10'08" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE SOUTH 88°47'32" WEST 210.00 FEET; THENCE NORTH 00°10'08" WEST, PARALLEL TO SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE NORTH 88°47'32" EAST 210.00 FEET TO THE POINT OF BEGINNING.

PARCEL 12: TAX ID# 47667-003-001

COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN MARION COUNTY, FLORIDA; THENCE SOUTH 89°58'34" EAST, ALONG THE NORTH BOUNDARY OF SAID WEST 1/2 OF THE NW 1/4, 1304.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 6.3-E (SE 73RD AVENUE), SAID POINT BEING 25.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF SAID COUNTY ROAD; THENCE SOUTH 0°10'08" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 944.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°10'08" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 210.00 FEET; THENCE SOUTH 88°47'32" WEST 313.71 FEET; THENCE NORTH 0°10'08" WEST, PARALLEL TO SAID WEST RIGHT-OF-WAY LINE, 210.00 FEET; THENCE NORTH 88°47'32" EAST 313.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 RUN S89°51'58"E, 1,327.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG SAID EAST RAILROAD RIGHT-OF-WAY LINE RUN S07°29'08"W, 677.47 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RAILROAD RIGHT-OF-WAY LINE RUN N88°49'02"E, 1,821.60 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG WEST LINE OF SAID PROPERTY AND THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3897, PAGE 169, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES: RUN S00°07'45"W, 420.03 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF RUN S89°02'37"W, 988.29 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG SAID WEST LINE RUN S00°06'57"W, 611.91 FEET TO THE NORTH LINE OF THE SOUTH 12 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 LYING EAST OF RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH LINE RUN N89°58'57"W, 873.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD AND THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,814.79 FEET AND A CHORD BEARING AND DISTANCE OF N00°14'42"E, 709.50 FEET TO WHICH A RADIAL LINE BEARS S83°00'17"W; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°28'50", AN ARC DISTANCE OF 711.40 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE RUN N07°29'08"E, 303.65 FEET TO THE POINT OF BEGINNING.

PARCEL 13: TAX ID# 47667-004-000

THAT LAND LYING IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE S89°35'44"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 448.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF N00°02'19"W, 1,266.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID PROPERTY RUN S88°47'32"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 448.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF S00°02'19"E, 1,253.58 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 42 ALONG THE SOUTH SIDE THEREOF.

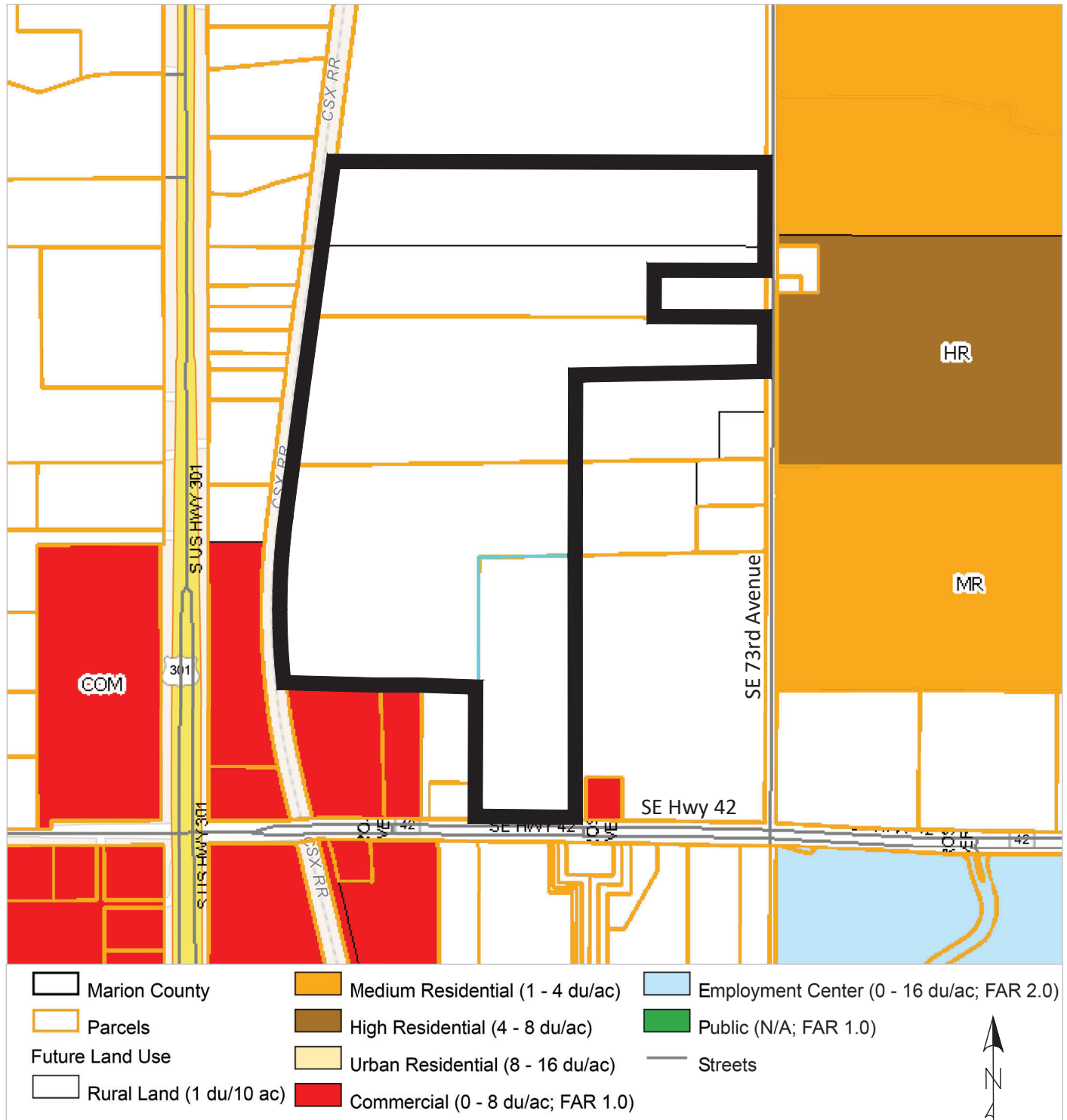
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 05-C



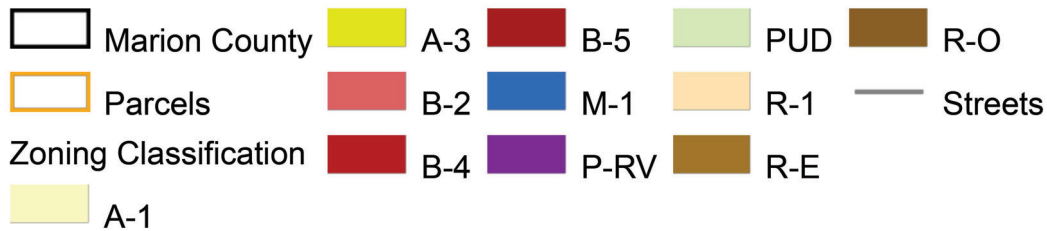
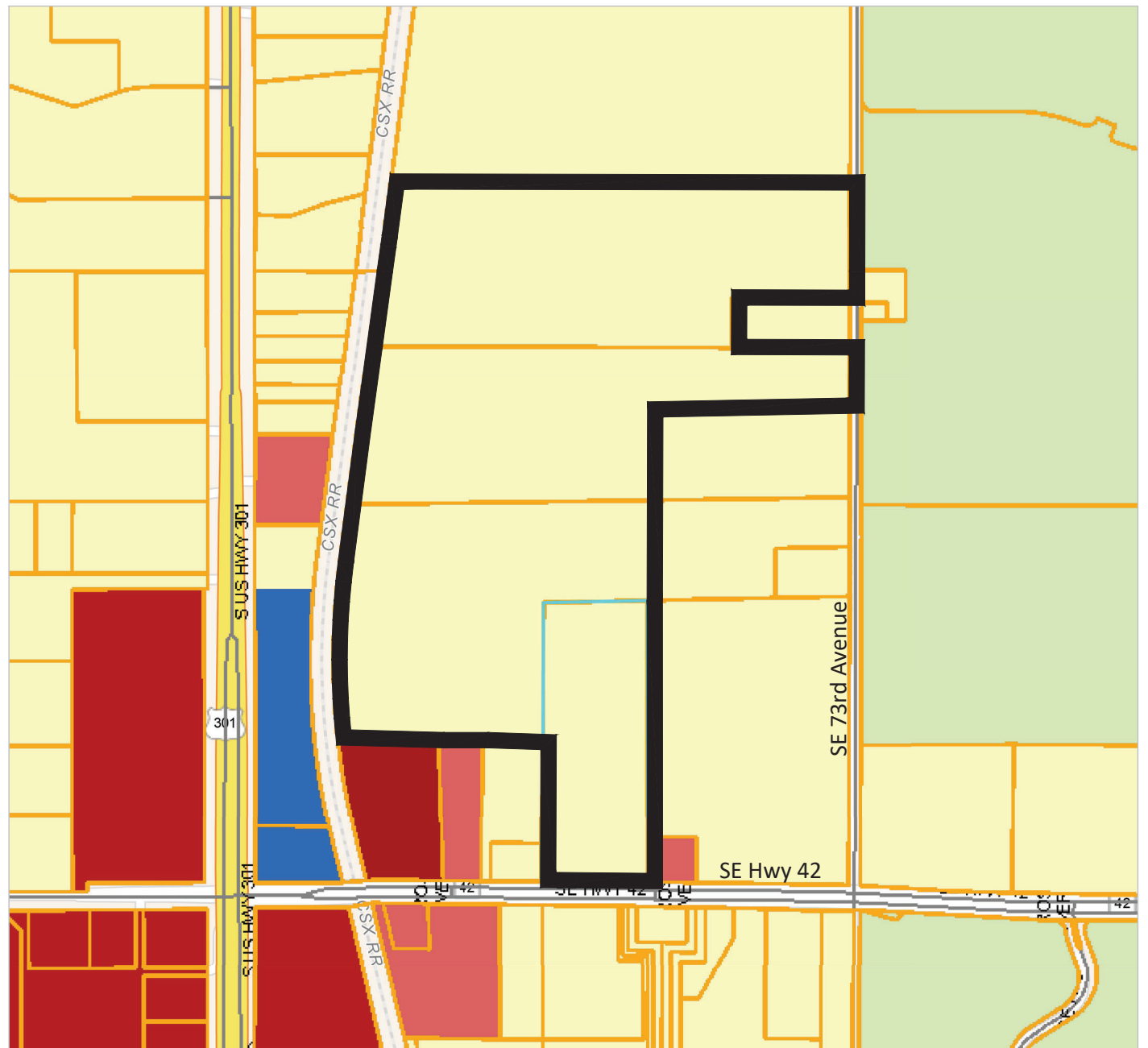
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, COVENTRY SQUARE
MARION COUNTY, FLORIDA

FUTURE LAND USE

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 05-D



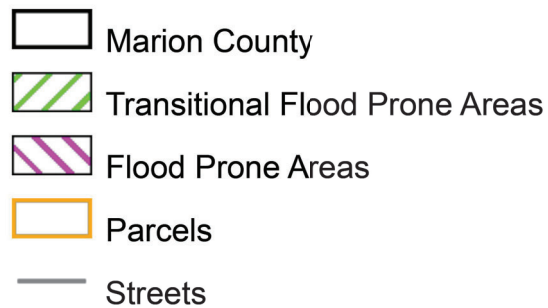
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

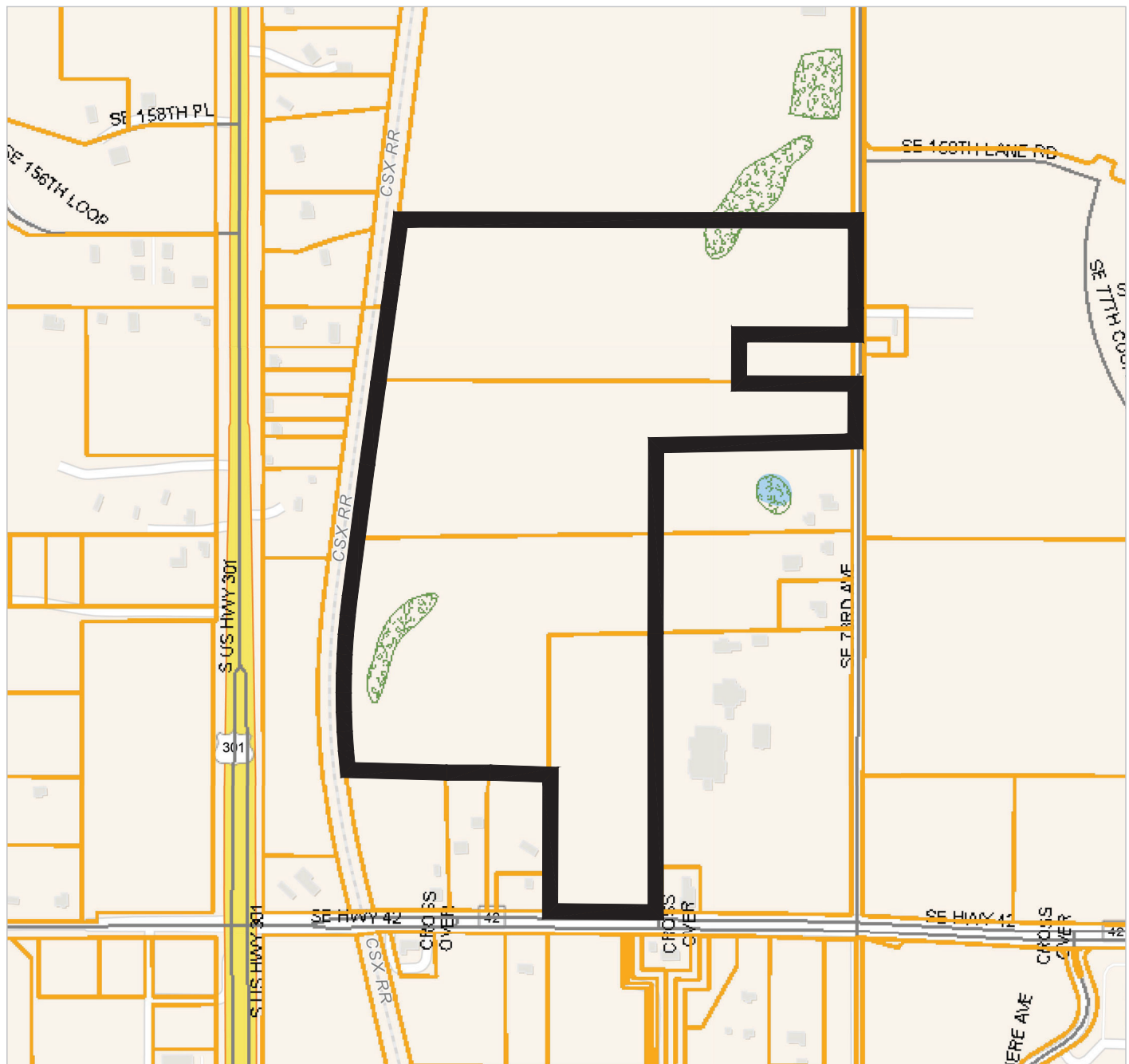
ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

ZONING CLASSIFICATION

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 05-E



DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 05-F



-  Marion County
-  Parcels
-  Streets
-  Wetland Inventory



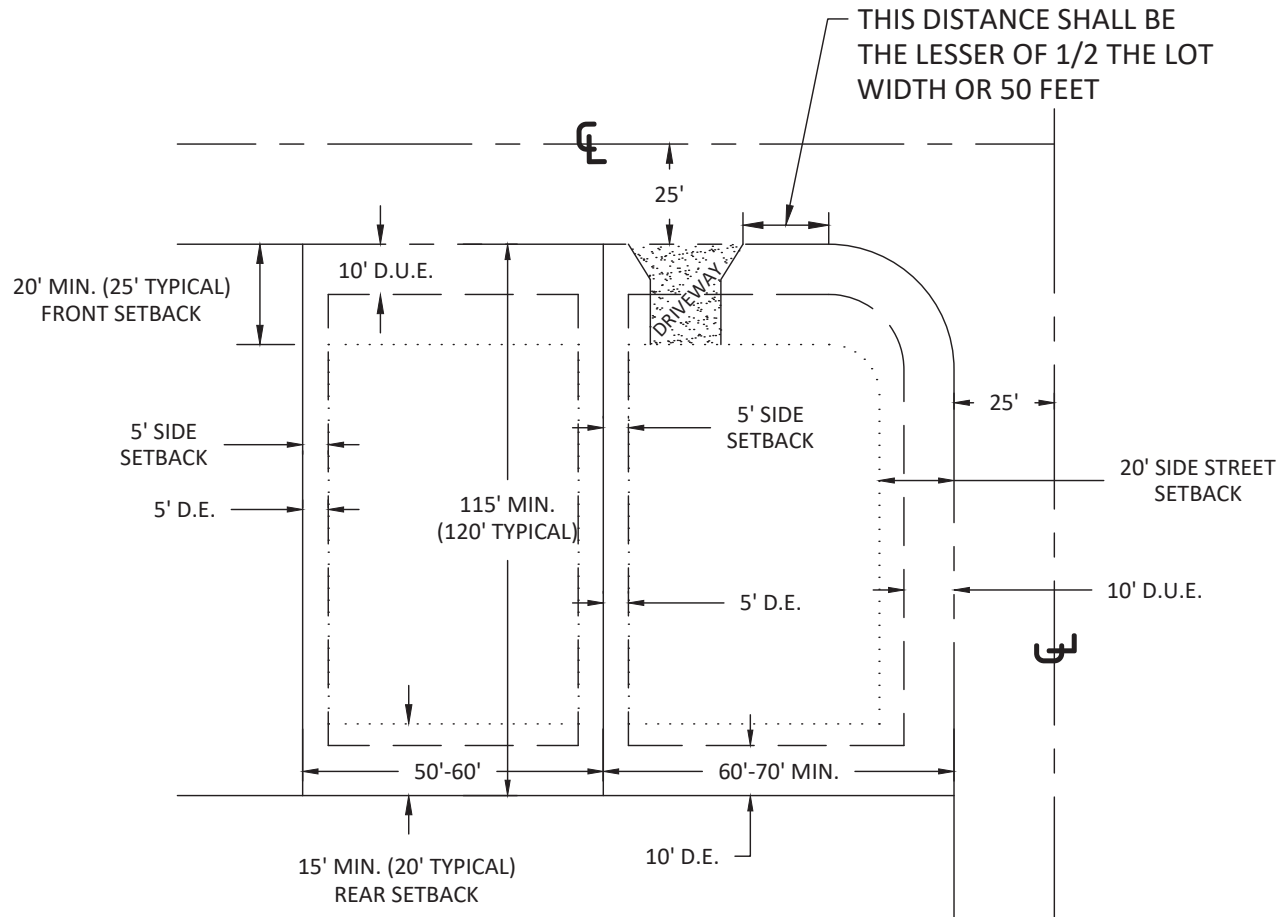
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

WETLANDS MAP

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 05-G



TYPICAL LOT DETAILS

N.T.S

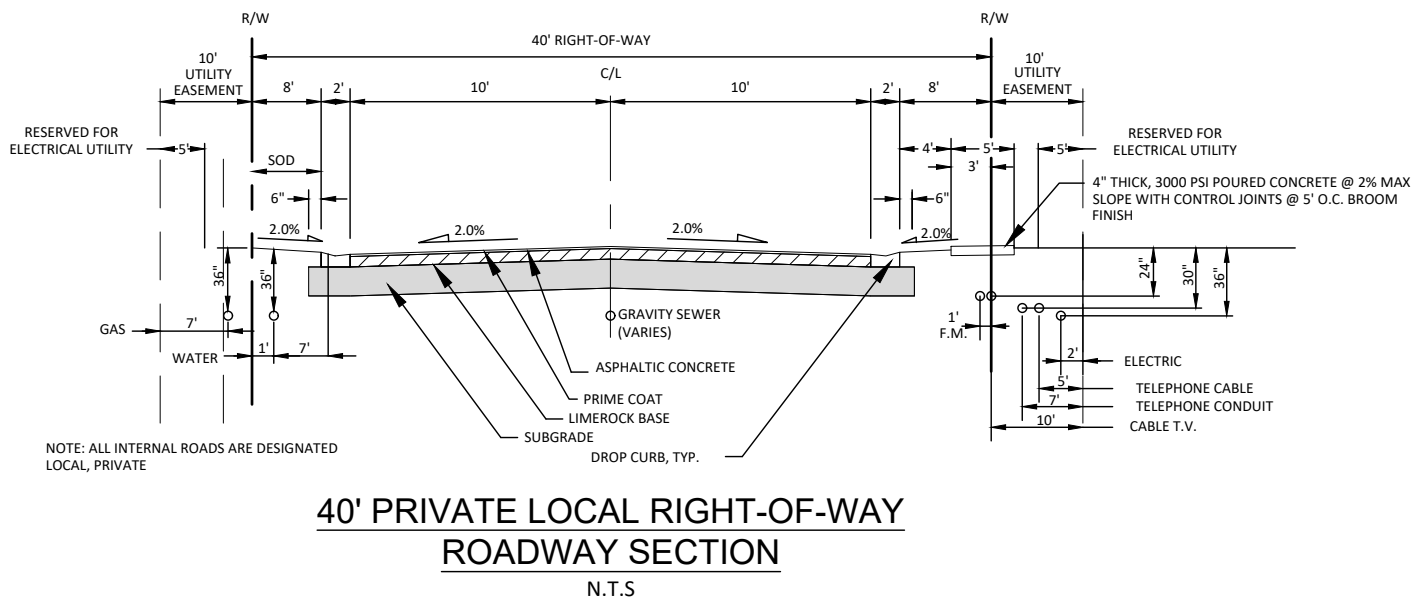
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

TYPICALS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 06



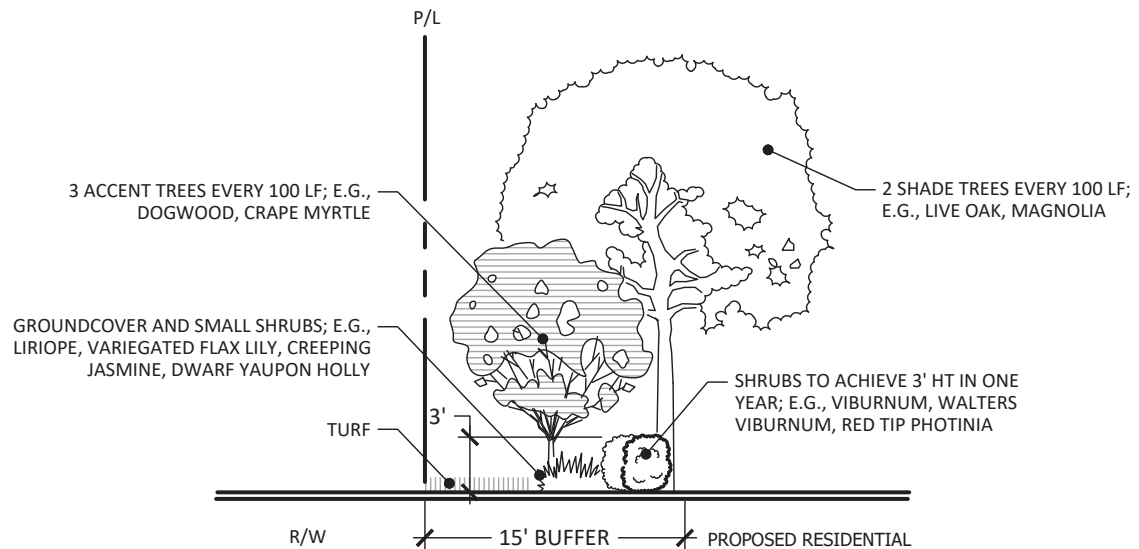
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

CROSS SECTIONS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 07

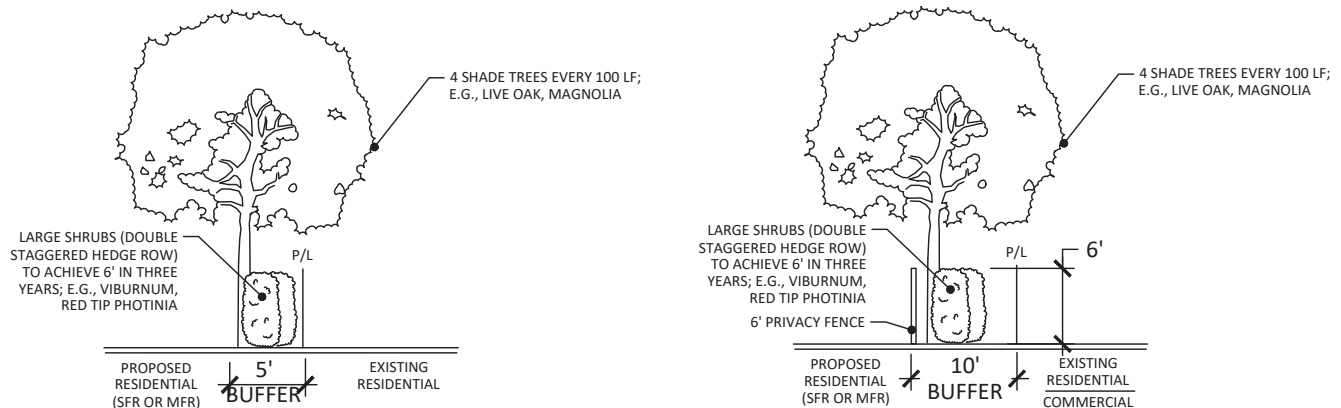


TYPE 'C' BUFFER (ALONG PUBLIC ROAD)

NOT TO SCALE

TYPE 'C' 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 'E' BUFFER

NOT TO SCALE

TYPE 'E' BUFFER

BUFFER SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO 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.

MODIFIED TYPE 'E' BUFFER

NOT TO SCALE

MODIFIED TYPE 'E' BUFFER

BUFFER SHALL CONSIST OF A TEN-FOOT WIDE LANDSCAPE STRIP WITH A 6' PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO 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.

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

BUFFER DETAILS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 08



100'

TYPE 'C' BUFFER

100'

TYPE 'C' BUFFER

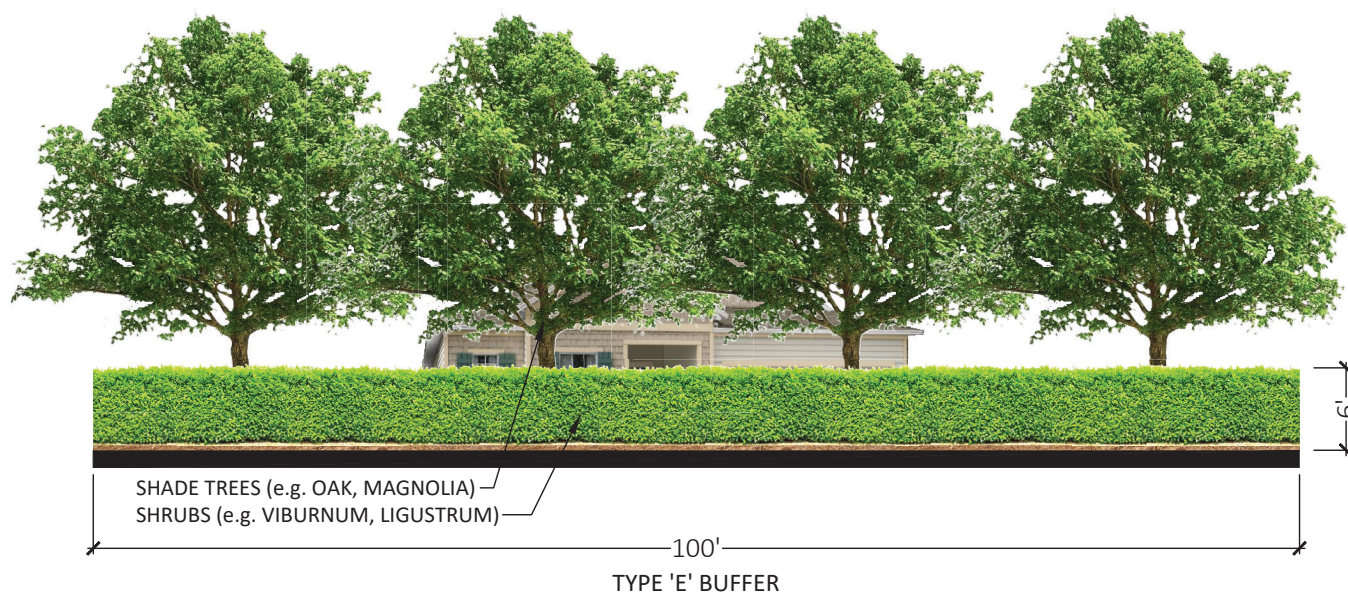
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

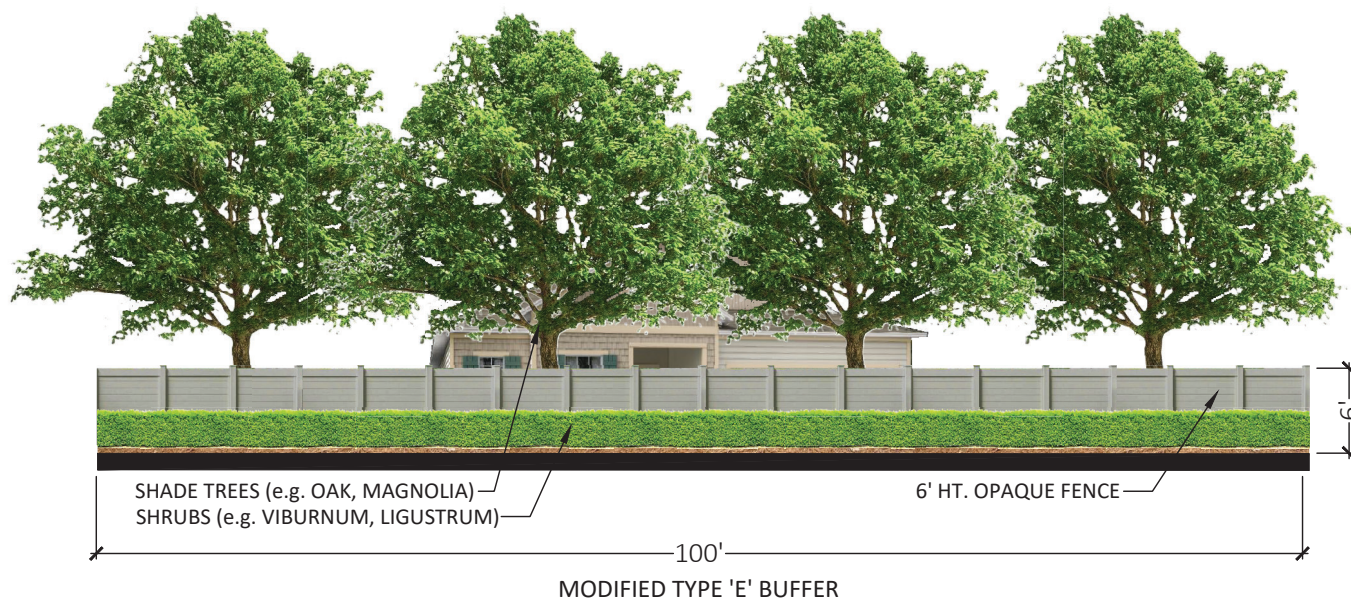
ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

BUFFER RENDERINGS

DATE 04/11/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT 09-A



1. 5' WIDE LANDSCAPE STRIP
2. 4 SHADE TREES EVERY 100 LF (3.5" CAL. MIN.)
3. DOUBLE-STAGGERED ROW OF SHRUBS, 6' HT. WITHIN 3 YEARS



1. 10' WIDE LANDSCAPE STRIP
2. 4 SHADE TREES EVERY 100 LF (3.5" CAL. MIN.)
3. DOUBLE-STAGGERED ROW OF SHRUBS, 6' HT. WITHIN 3 YEARS
4. 6' HT. OPAQUE FENCE

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

BUFFER RENDERING

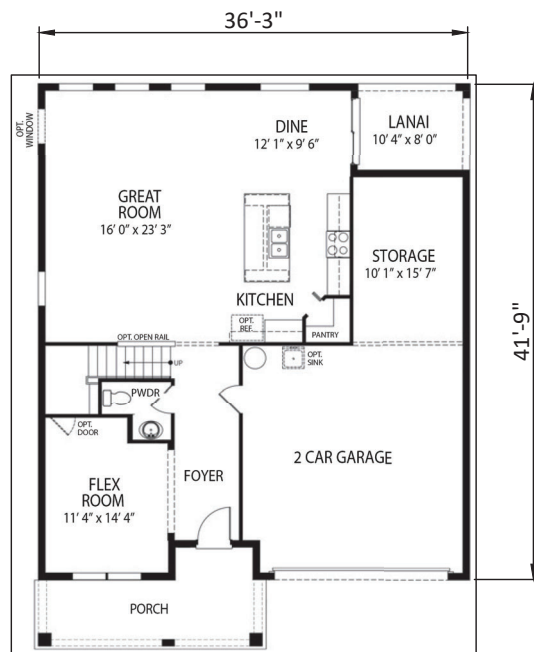
DATE 05/01/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE NTS
SHT. 09-B



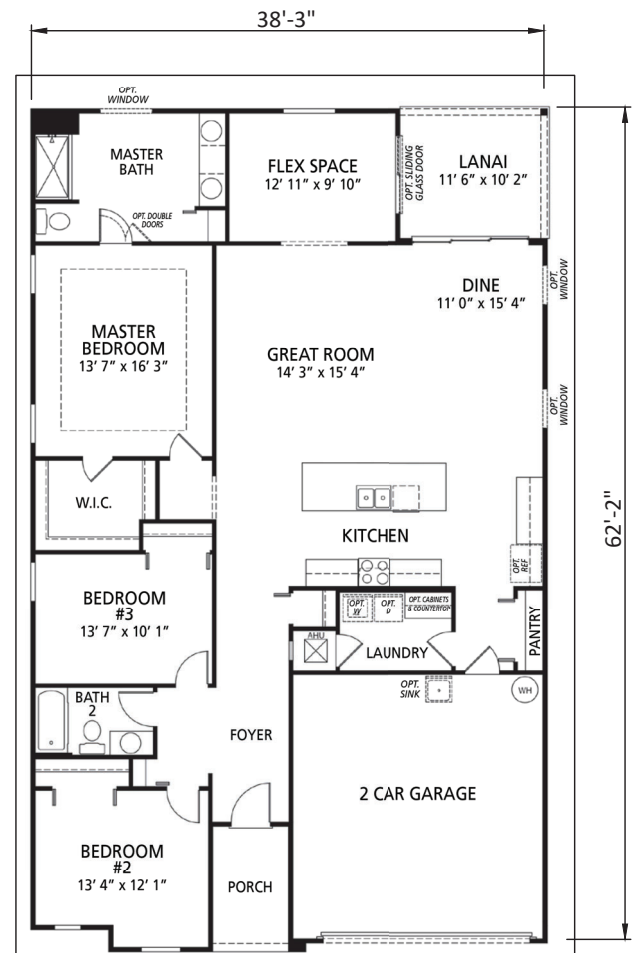
Carlisle



Drexel



4-5 Bedrooms
2.5 Bathrooms
2-3 Car Garage
2,802 Finished Sq. Ft.



3-4 Bedrooms
2 Bathrooms
2 Car Garage
1,988 Finished Sq. Ft.

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

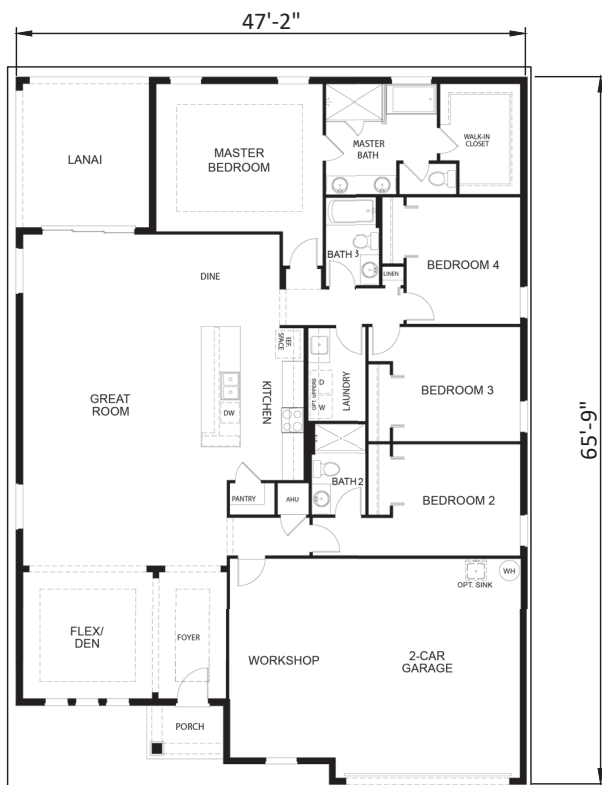
DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 10-A



Harmony



Melody



4 Bedrooms
3 Bathrooms
2-3 Car Garage
2,471 Finished Sq. Ft.



3-4 Bedrooms
2 Bathrooms
2-3 Car Garage
2,061 Finished Sq. Ft.

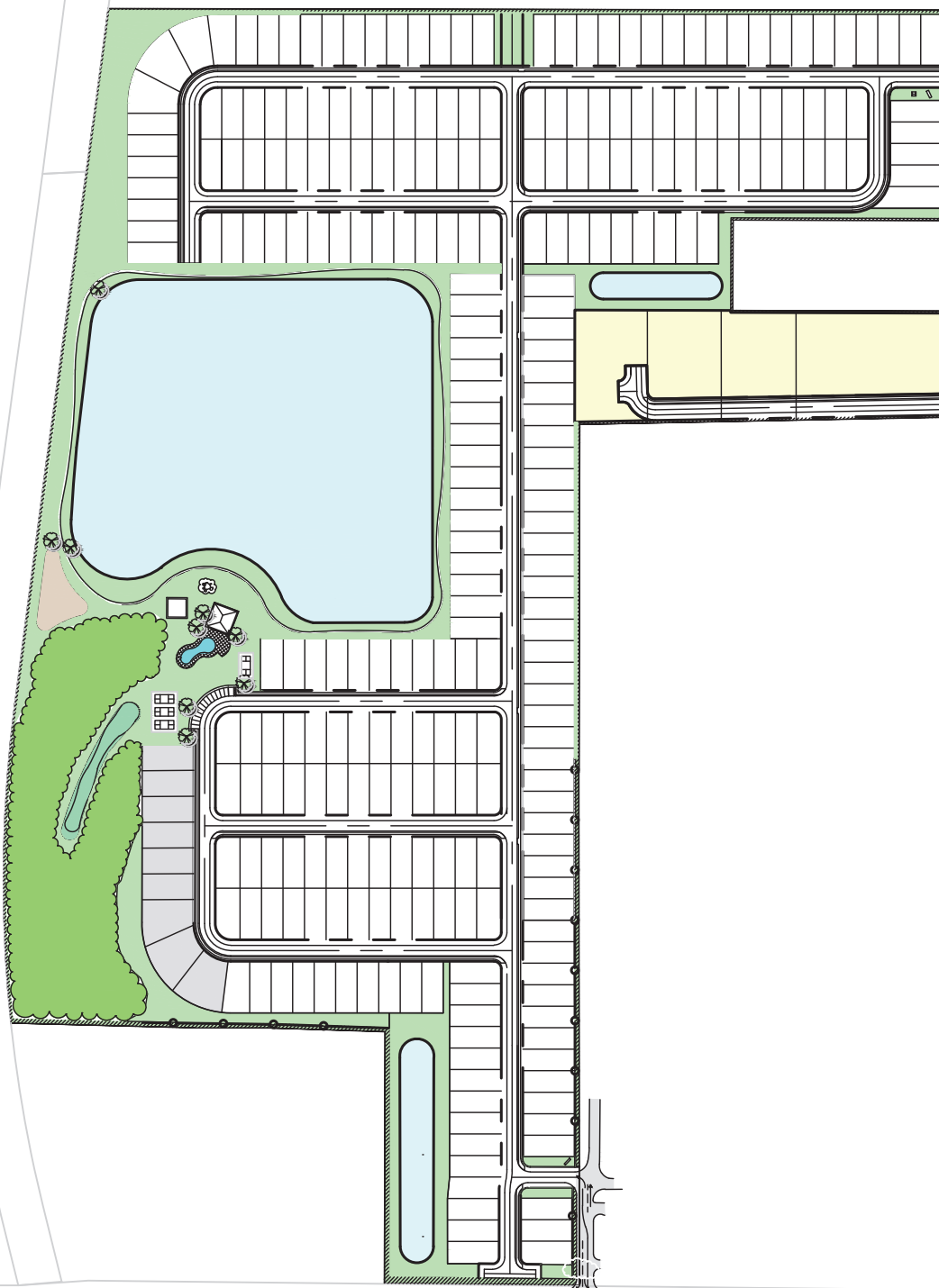
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 10-B



OPEN SPACE CALCULATIONS

REQUIRED:

1. OPEN SPACE: (20% OF PROJECT AREA) $0.20 \times 90.69 = 18.14 \pm \text{AC}$.
2. IMPROVED OPEN SPACE (AMENITY): (5% OF OPEN SPACE) $0.05 \times 18.14 = 0.91 \pm \text{AC}$.

PROVIDED:

TOTAL PROVIDED OPEN SPACE: $22.46 \pm \text{AC}$.

- | | |
|--|---|
| <div style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black; margin-bottom: 5px;"></div> <div style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black; margin-bottom: 5px;"></div> <div style="display: inline-block; width: 15px; height: 10px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-bottom: 5px;"></div> | <ol style="list-style-type: none"> 1. OPEN SPACE: $13.37 \pm \text{AC}$. 2. IMPROVED OPEN SPACE: $3.62 \pm \text{AC}$. 3. DRA: $3.67 \pm \text{AC}$. (25% of 14.68 Ac.) 4. BUFFERS: $1.80 \pm \text{AC}$. |
|--|---|



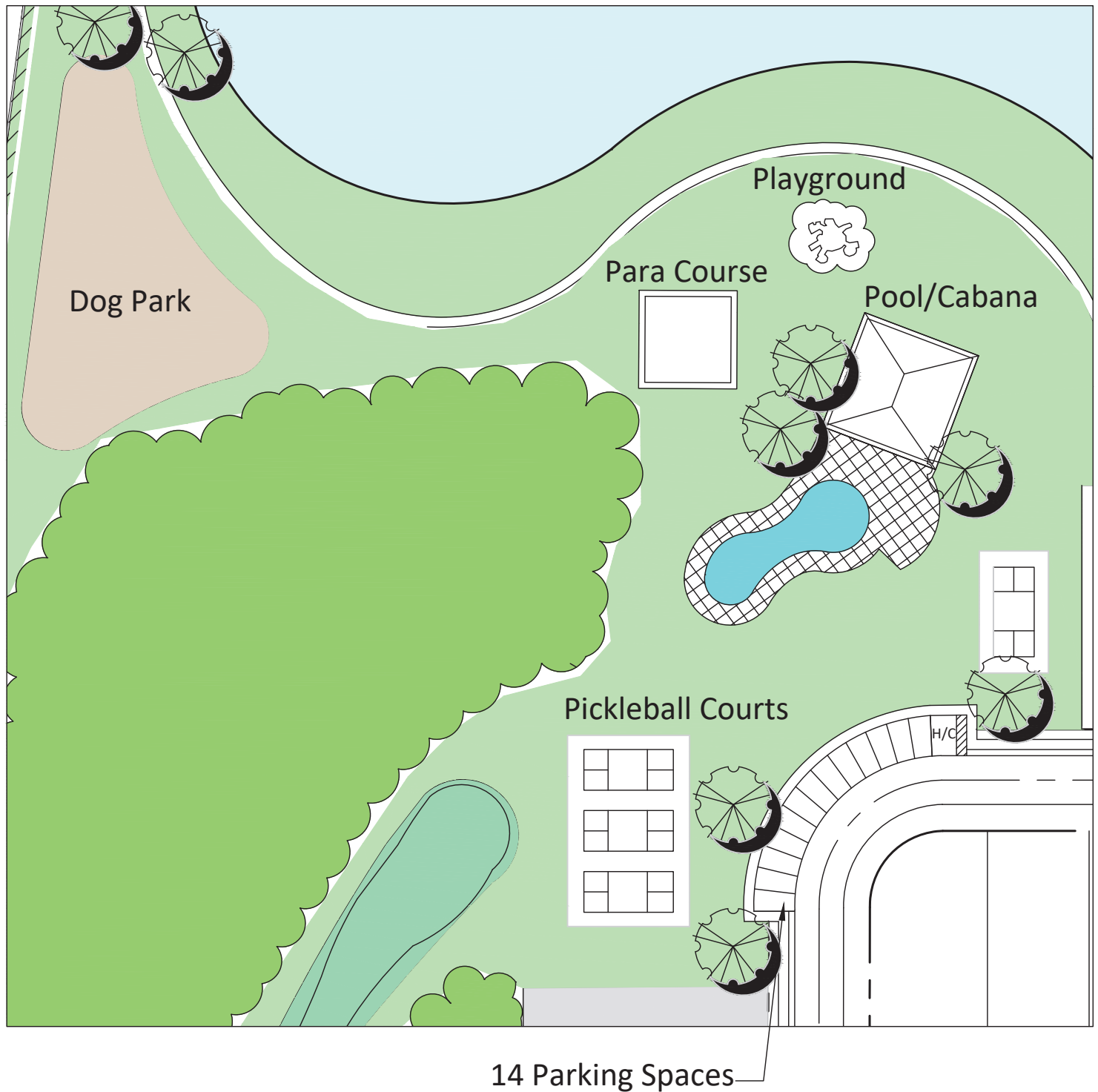
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

OPEN SPACE MAP AND CALCULATIONS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE 1"=400'
SHT. 11



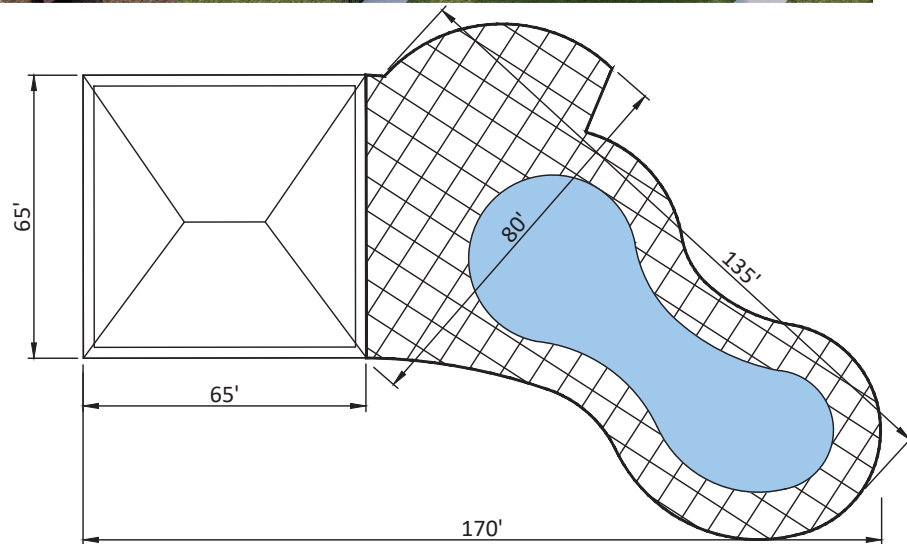
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE 1"=70'
SHT. 12-A



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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

POOL & CLUBHOUSE AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.

SHT. 12-B.1



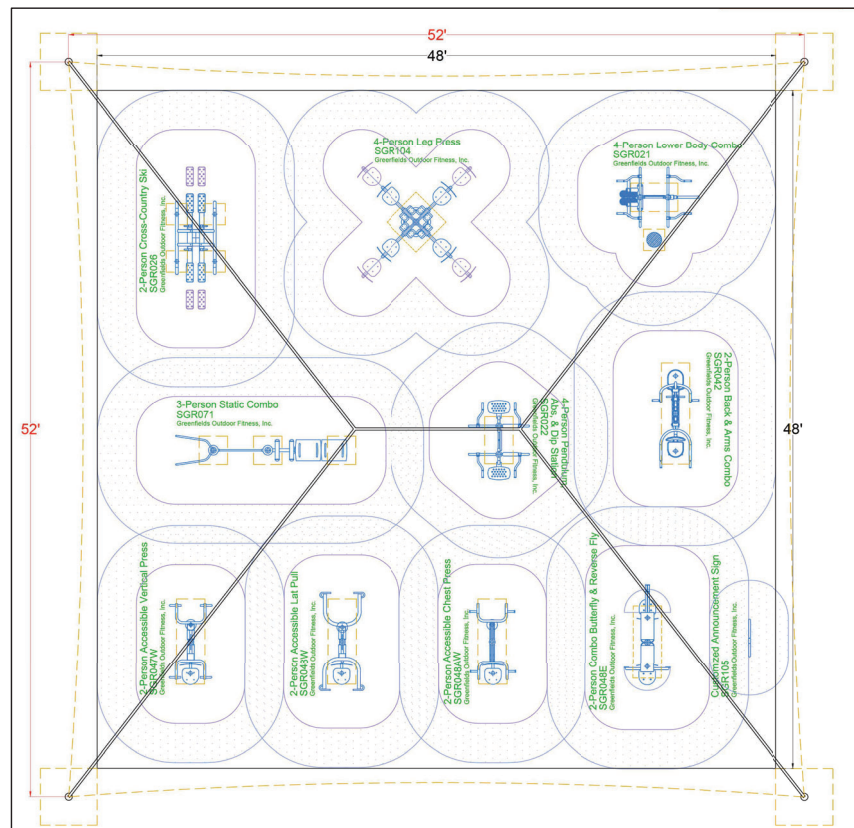
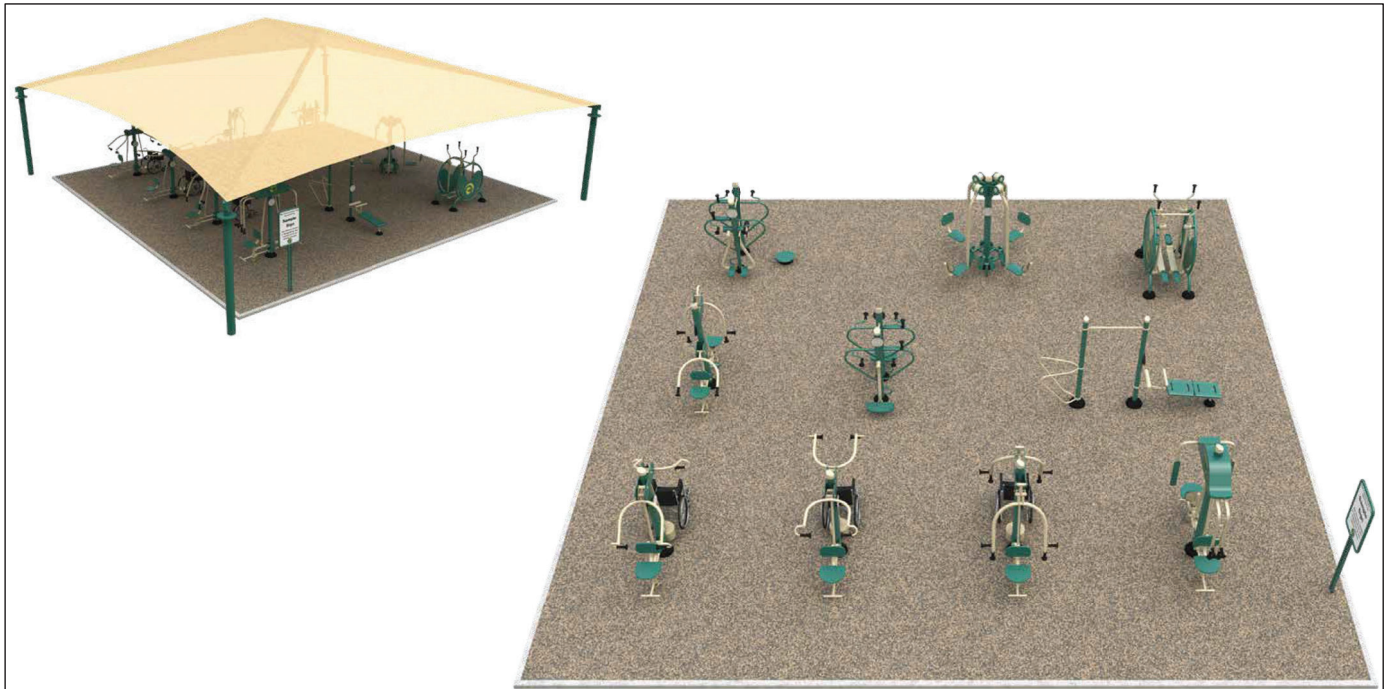
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

**POOL & CLUBHOUSE
AMENITY RENDERINGS**

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT 12-B.2



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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

PARA COURSE AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 12-C



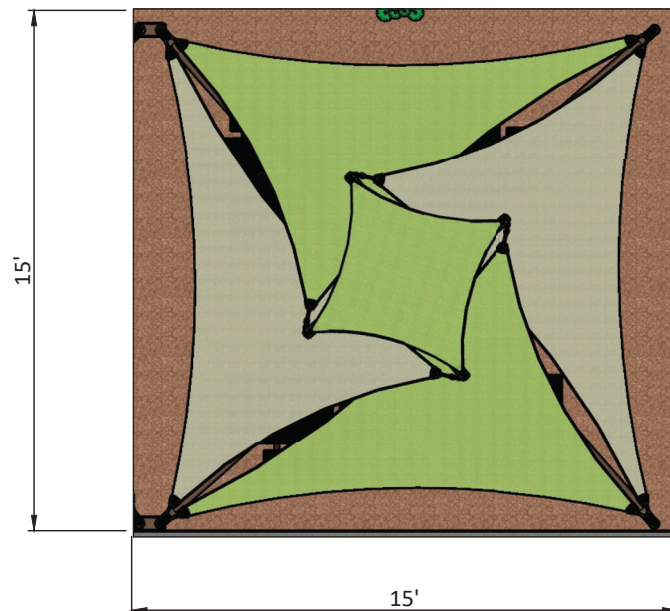
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

**DOG PARK & WALKING TRAIL
AMENITY RENDERINGS**

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 12-D



Tillman & Associates
ENGINEERING, LLC.

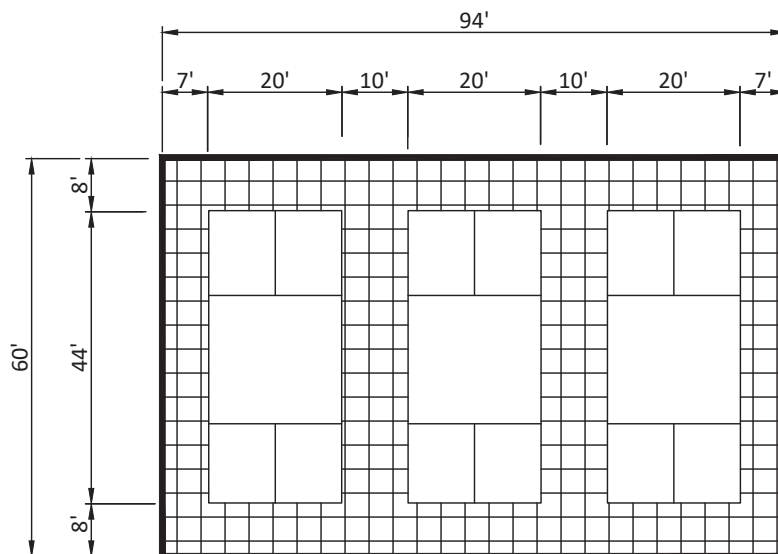
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

**BUS STOP / SHELTER
AMENITY RENDERINGS**

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.

SHT. 12-E



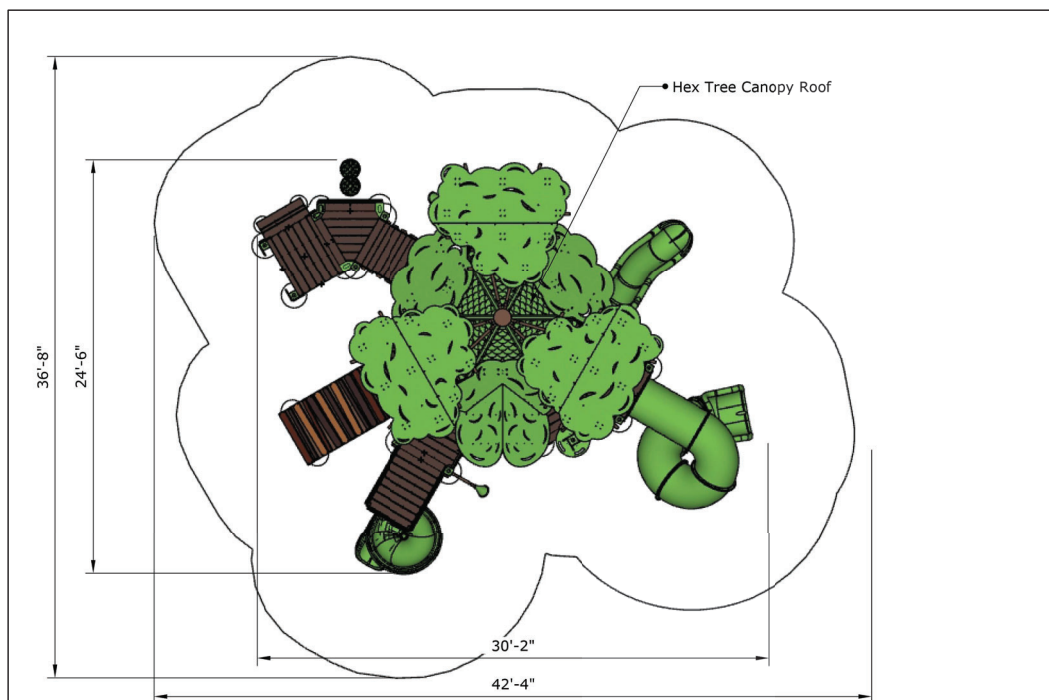
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

**PICKLEBALL COURTS
AMENITY RENDERINGS**

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 12-F



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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

PLAYGROUND AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.

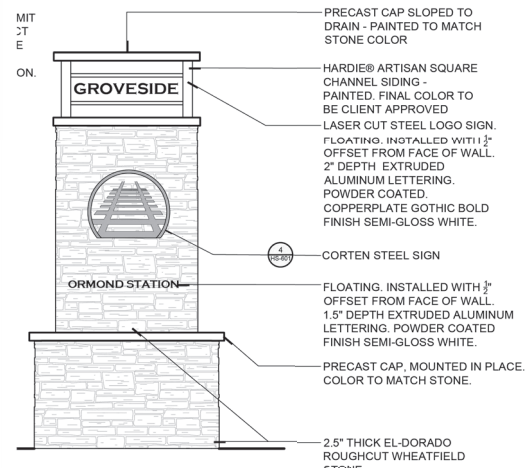
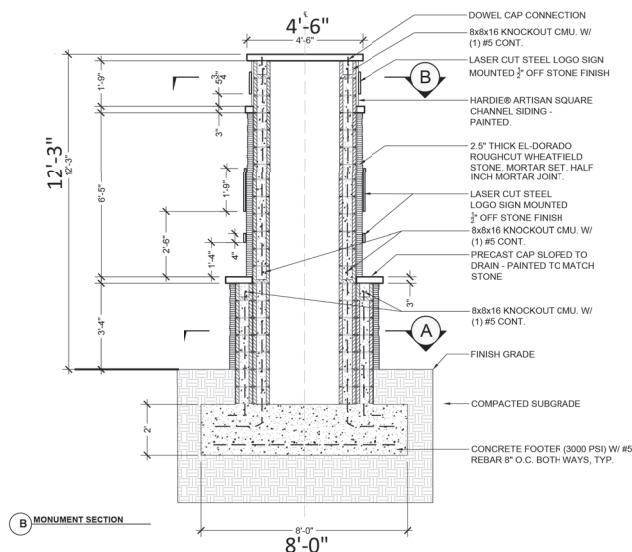
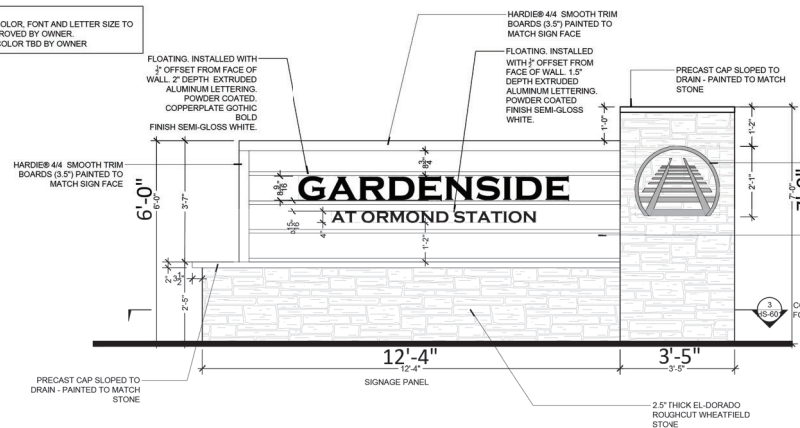
SHT. 12-G



Please note this is a sample



NOTE:
FINAL COLOR, FONT AND LETTER SIZE TO
BE APPROVED BY OWNER.
PAINT COLOR TBD BY OWNER.



Please note that either sign may be placed at entrance location. All other signage to conform with LDC standards.

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

SIGNAGE RENDERINGS

DATE 3/18/25
DRAWN BY JH
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.

SHT. 13