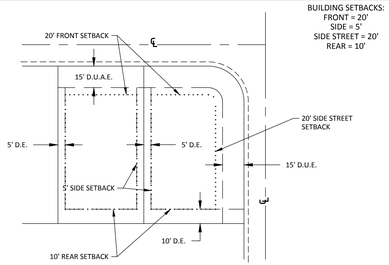
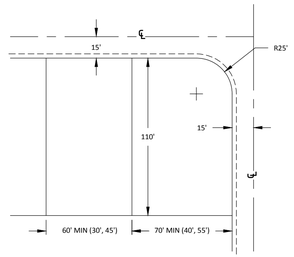
ATTACHMENT A

AMMENDMENT TO P.U.D. MASTER PLAN (220403Z)
(ADDITIONAL 5 LOTS)



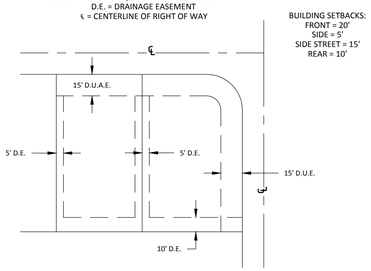
TYPICAL LOT DETAILS
FOR LOTS WITH WATERMAINS OR FORCEMAINS ADJACENT TO LOT

N.T.S
D.U.A.E. = DRAINAGE, UTILITY & ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
℄ = CENTERLINE OF RIGHT OF WAY



TYPICAL LOT DIMENSIONS
FOR LOTS WITH WATERMAINS OR FORCEMAINS ADJACENT TO LOT

N.T.S



TYPICAL LOT DETAILS
FOR LOTS WITHOUT WATERMAINS OR FORCEMAINS ADJACENT TO LOT

N.T.S
D.U.E. = DRAINAGE & UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
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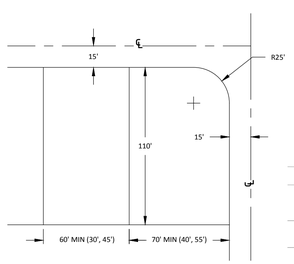
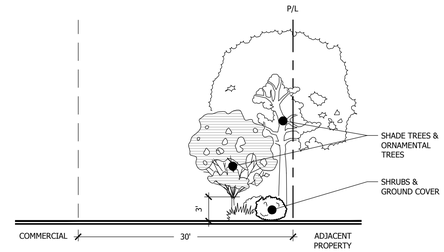
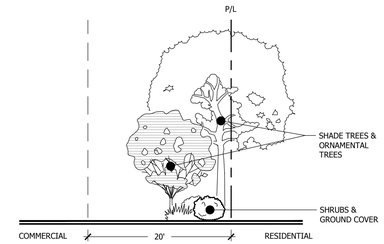


TYPICAL LOT DIMENSIONS
FOR LOTS WITHOUT WATERMAINS OR FORCEMAINS ADJACENT TO LOT

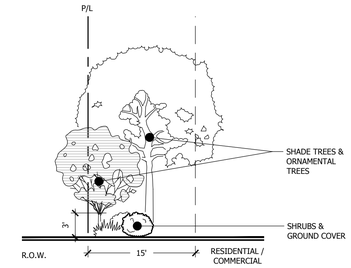
N.T.S



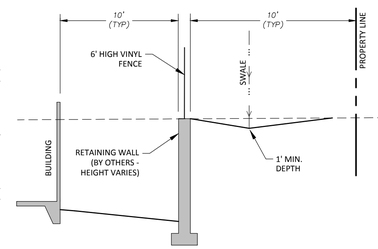
TYPE 'A' BUFFER DETAIL
SCALE: N.T.S.



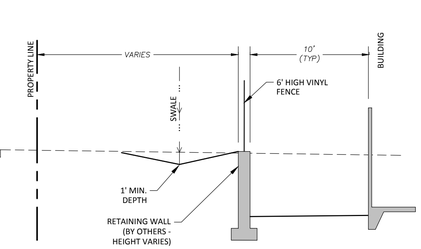
MODIFIED TYPE 'B' BUFFER DETAIL
SCALE: N.T.S.



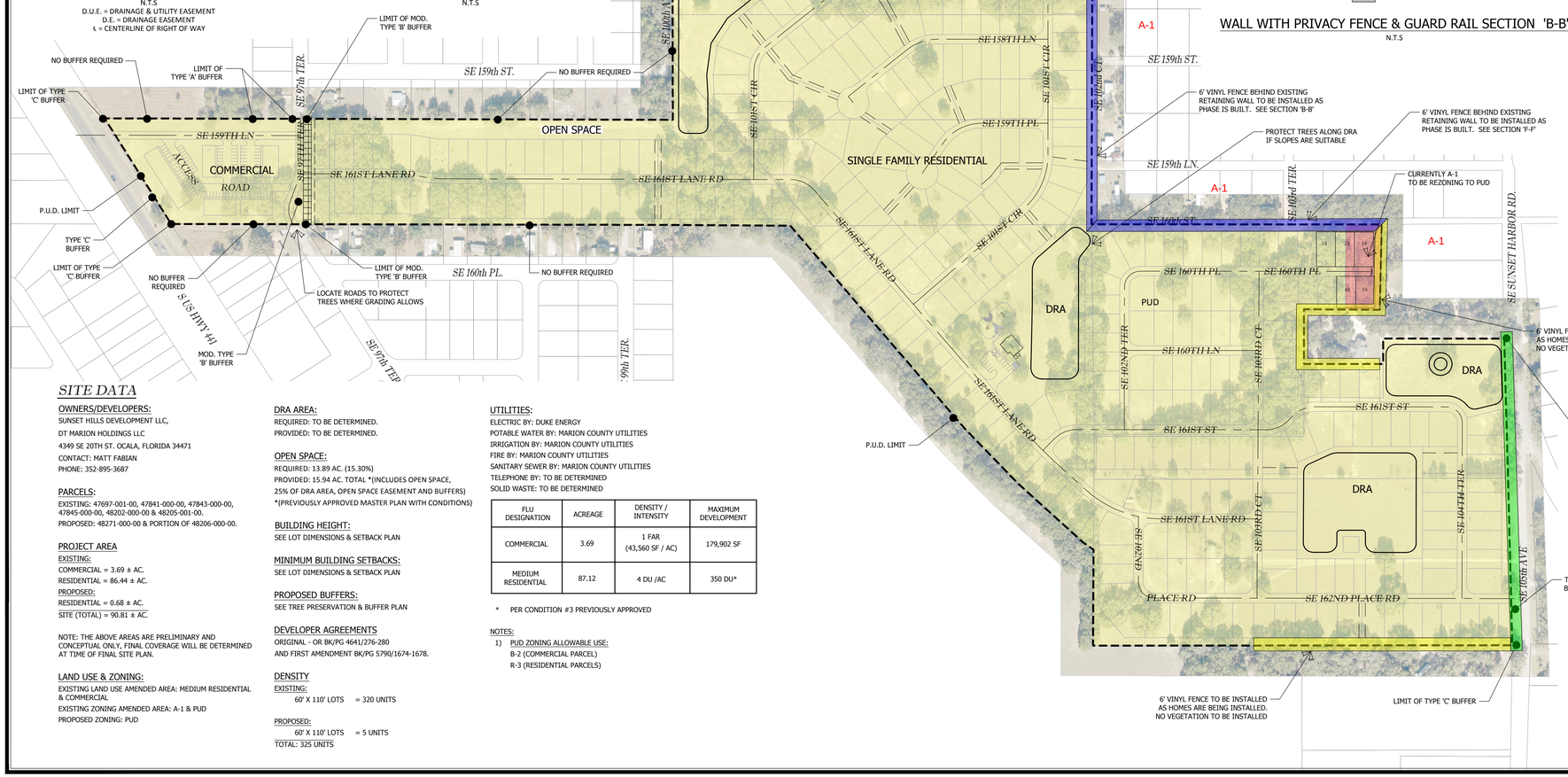
TYPE 'C' BUFFER DETAIL
SCALE: N.T.S.



WALL WITH PRIVACY FENCE & GUARD RAIL SECTION 'B-B'
N.T.S



WALL WITH PRIVACY FENCE & GUARD RAIL SECTION 'F-F'
N.T.S



TYPICAL OPEN SPACE EASEMENT
SCALE: N.T.S.

SITE DATA

OWNERS/DEVELOPERS:
SUNSET HILLS DEVELOPMENT LLC,
DT MARION HOLDINGS LLC
4349 SE 20TH ST. OCALA, FLORIDA 34471
CONTACT: MATT FABIAN
PHONE: 352-895-3687

PARCELS:
EXISTING: 47697-001-00, 47841-000-00, 47843-000-00, 47845-000-00, 48202-000-00 & 48205-001-00.
PROPOSED: 48271-000-00 & PORTION OF 48206-000-00.

PROJECT AREA
EXISTING:
COMMERCIAL = 3.69 ± AC.
RESIDENTIAL = 86.44 ± AC.
PROPOSED:
RESIDENTIAL = 0.68 ± AC.
SITE (TOTAL) = 90.81 ± AC.

NOTE: THE ABOVE AREAS ARE PRELIMINARY AND CONCEPTUAL ONLY, FINAL COVERAGE WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

LAND USE & ZONING:
EXISTING LAND USE AMENDED AREA: MEDIUM RESIDENTIAL & COMMERCIAL
EXISTING ZONING AMENDED AREA: A-1 & PUD
PROPOSED ZONING: PUD

DRA AREA:
REQUIRED: TO BE DETERMINED.
PROVIDED: TO BE DETERMINED.

OPEN SPACE:
REQUIRED: 13.89 AC. (15.30%)
PROVIDED: 15.94 AC. TOTAL *(INCLUDES OPEN SPACE, 25% OF DRA AREA, OPEN SPACE EASEMENT AND BUFFERS)
*(PREVIOUSLY APPROVED MASTER PLAN WITH CONDITIONS)

BUILDING HEIGHT:
SEE LOT DIMENSIONS & SETBACK PLAN

MINIMUM BUILDING SETBACKS:
SEE LOT DIMENSIONS & SETBACK PLAN

PROPOSED BUFFERS:
SEE TREE PRESERVATION & BUFFER PLAN

DEVELOPER AGREEMENTS
ORIGINAL - OR BK/PG 4641/276-280
AND FIRST AMENDMENT BK/PG 5790/1674-1678.

DENSITY
EXISTING:
60' X 110' LOTS = 320 UNITS
PROPOSED:
60' X 110' LOTS = 5 UNITS
TOTAL: 325 UNITS

UTILITIES:
ELECTRIC BY: DUKE ENERGY
POTABLE WATER BY: MARION COUNTY UTILITIES
IRRIGATION BY: MARION COUNTY UTILITIES
FIRE BY: MARION COUNTY UTILITIES
SANITARY SEWER BY: MARION COUNTY UTILITIES
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: TO BE DETERMINED

FLU DESIGNATION	ACREAGE	DENSITY / INTENSITY	MAXIMUM DEVELOPMENT
COMMERCIAL	3.69	1 FAR (43,560 SF / AC)	179,902 SF
MEDIUM RESIDENTIAL	87.12	4 DU /AC	350 DU*

* PER CONDITION #3 PREVIOUSLY APPROVED

NOTES:
1) PUD ZONING ALLOWABLE USE:
B-2 (COMMERCIAL PARCEL)
R-3 (RESIDENTIAL PARCELS)

BUFFERS

TYPE 'A' BUFFER: 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE 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 AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

MODIFIED TYPE 'B' BUFFER: 20-FOOT WIDE LANDSCAPE STRIP NO WALL REQUIRED. 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.

TYPE 'C' BUFFER: 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.

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	

SUNSET HILLS AMENDMENT TO MASTER PLAN
SUNSET HILLS DEVELOPMENT, LLC.
MARION COUNTY, FLORIDA

AMENDMENT TO MASTER PLAN

DATE 6/25/24
DRAWN BY AK
CHKD. BY JH
JOB NO. 23-8439

SHT. 01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\SUNSET HILLS PH4\PLANNING\Master Plan_23-8439.dwg, 6/25/2024 1:42:33 PM, DWG To PDF.pc3