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WEST OAK
PLANNED DEVELOPMENT (PD) PLANS
FIRST AMENDMENT

SECTION 01 , TOWNSHIP 15 , RANGE 21
CITY OF OCALA, FLORIDA

PARCELS #: 21382-001-00, 21385-000-00, 21385+000-00, 21385-000-01, 21385-000-02, 21385-000-03, 21385-000-04, 21385-001-00, 21387-000-00, 21387-001-00, 21418-000-00, PORTION OF 21448-000-01
PROJECT AREA: 198.80 ACRES

EXISTING LAND USE: MEDIUM INTENSITY/ SPECIAL DISTRICT , PUBLIC
FUTURE LAND USE: MEDIUM INTENSITY/ SPECIAL DISTRICT
EX. ZONING: GU: GOVERNMENTAL USE
PROPOSED ZONING: PD: PLANNED DEVELOPMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES, 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W., 2613.00 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. 21ST STREET (HAVING A 50' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID NORTH RIGHT WAY LINE, N.89°28'23"W., 1327.69 FEET TO THE WEST BOUNDARY LINE OF EAST 1/2 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY LINE, N.00°28'33"E., 2289.05 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID WEST BOUNDARY LINE, ALONG THE SOUTH AND WEST BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, THE FOLLOWING TWO (2) COURSES, 1.) N.89°12'32"W., 331.94 FEET; 2.) THENCE N.00°31'04"E., 330.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH AND WEST BOUNDARY LINE, ALONG SAID NORTH BOUNDARY LINE N.89°12'39"W., 331.33 FEET TO THE EAST BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG THE EAST AND SOUTH BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, THE FOLLOWING TWO (2) COURSES; 1.) THENCE S.00°30'06"W., 306.18 FEET; 2.) THENCE N.89°14'15"W., 632.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (HAVING A 60 FEET RIGHT OF WAY); THENCE DEPARTING SAID EAST AND SOUTH BOUNDARY LINE, ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1.) N.00°33'44"E., 306.31 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 1; 2.) THENCE N.00°29'24"E., 1325.79 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; 3.) THENCE N.00°33'55"E., 348.17 FEET TO THE SOUTHWEST CORNER OF PINE OAKS INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 2, PAGE 123 OF THE PUBLICS RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH AND EAST BOUNDARY LINE OF SAID PINE OAKS INDUSTRIAL PARK THE FOLLOWING THREE (3) COURSES: 1.) N 86°04'19"E., 10.78 FEET; 2. THENCE N.87°14'51"E., 1285.06 FEET; 3.) THENCE N.00°28'30"E., 774.61 FEET TO THE SOUTH BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5690, PAGE 909 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5690, PAGE 909 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: 1.) S.89°42'04"E., 316.29 FEET; 2.) THENCE N.00°29'29"E., 42.21 FEET; 3.) THENCE S.87°15'49"E., 735.74 FEET; 4.) THENCE N.00°03'42"W., 248.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 35TH STREET (HAVING A 120 FOOT RIGHT OF WAY PER ROAD BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY FLORIDA); THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE S.89°43'19"E., 168.79 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, S.18°52'46"E., 314.71 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 216.75 ACRES, MORE OR LESS.

AND

(PER OFFICIAL RECORDS BOOK 7949, PAGE 1455)

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA THENCE N89°41'36"W ALONG THE NORTH BOUNDARY OF SAID NE 1/4 OF NW 1/4 A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTH BOUNDARY PROCEED S00°18'24"W A DISTANCE OF 35.00 FEET TO A CONCRETE MONUMENT (NO ID.) ON THE MONUMENTED SOUTH RIGHT OF WAY LINE OF NW 35TH STREET AND THE WEST BOUNDARY OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 1; THENCE PROCEED S00°28'25"W ALONG SAID WEST BOUNDARY A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY PROCEED S89°33'01"E A DISTANCE OF 1048.39 FEET; THENCE SOUTH A DISTANCE OF 248.53 FEET; THENCE N87°15'28"W A DISTANCE OF 735.76 FEET; THENCE S00°19'18"W A DISTANCE OF 42.21 FEET; THENCE N89°41'36"W A DISTANCE OF 315.37 FEET TO THE WEST BOUNDARY OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N00°28'25"E ALONG SAID WEST BOUNDARY A DISTANCE OF 262.09 FEET TO THE POINT OF BEGINNING. CONTAINING 254,139 SQUARE FEET MORE OR LESS.

LESS AND EXCEPT: (SOUTH APARTMENTS PHASE 1 - PARCEL NO: 21385-001-01)

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1;THENCE ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES, 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET; 5.) THENCE S.00°25'08"W., 2613.00 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. 21ST STREET AVENUE (HAVING A 50' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID NORTH RIGHT WAY LINE THE FOLLOWING TWO (2) COURSES, (1.) N.89°28'23"W., 80.00 FEET TO THE POINT OF BEGINNING; (2.) THENCE N.89°28'23"W., 1247.69 FEET TO THE WEST BOUNDARY LINE OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY LINE, N.00°28'33"E., 783.50 FEET; THENCE DEPARTING SAID WEST BOUNDARY LINE, S.89°28'23"E., 1246.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A PROPOSED 80' RIGHT OF WAY; THENCE ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE, S.00°25'08"W., 783.50 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 22.43 ACRES, MORE OR LESS.

AND

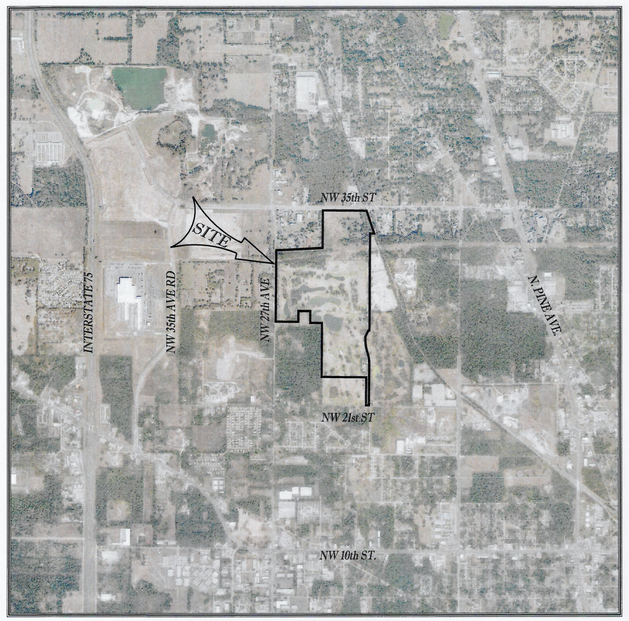
LESS AND EXCEPT: (A PORTION OF CITY OF OCALA PARCEL 21448-000-01)

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W., 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E., 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK J, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W., 115.55 FEET TO A POINT ON AFOREMENTIONED EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES, 1.) S.00°22'59"W., 475.50 FEET; 2.) THENCE S.00°01'50"W., 112.48 FEET; 3.) THENCE S.00°44'27"W., 188.69 FEET; 4.) THENCE S.00°22'51"W., 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W., 524.14 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°25'08"W., 907.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°34'55", AND A CHORD BEARING AND DISTANCE OF N.08°22'19"W., 256.75 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 257.76 FEET TO A POINT OF TANGENCY; THENCE N.17°09'47"W., 81.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 17°09'47", AND A CHORD BEARING AND DISTANCE OF N.08°34'53"W., 286.49 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 287.57 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E., 115.69 FEET; THENCE N.25°58'29"E., 154.80 FEET; THENCE N.18°43'29"E., 39.89 FEET; THENCE S.89°34'52"E., 30.34 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.34 ACRES, MORE OR LESS.

ELECTRICAL NOTES:

1. CUSTOMER MUST SUBMIT THE OCALA UTILITY SERVICE (OUS) COMMERCIAL LOAD DATA AND THE OUS GENERAL INFORMATION SHEET TO THE GROWTH MANAGEMENT DEPARTMENT PRIOR TO ANY SITE PERMITS BEING ISSUED. DATA SHEETS MUST BE APPROVED BY OUS ENGINEERING PRIOR TO ANY SITE PERMITS BEING ISSUED. MATERIAL LEAD TIMES MAY CAUSE A DELAY IN OBTAINING SERVICE, IF LOAD DATA IS NOT SUBMITTED AS SOON AS POSSIBLE.
2. CUSTOMER MUST CONTACT THE OCALA UTILITY SERVICES ENGINEERING DIVISION AT (352 351-6620 AT LEAST (6) SIX WEEKS PRIOR TO THE START OF CONSTRUCTION TO DISCUSS PERMANENT SERVICE REQUIREMENTS, TEMPORARY CONSTRUCTION POWER, TRANSFORMER LOCATION, AND METER LOCATION. REFERENCE OUS PI22-14861.
3. TREES CAN NOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.
4. FOR ALL UNDERGROUND ELECTRICAL POWER LINES ON PRIVATE PROPERTY, A (10) TEN FOOT ELECTRICAL DISTRIBUTION EASEMENT WILL BE REQUIRED. FOR OVER HEAD CONSTRUCTION, A (20) TWENTY FOOT EASEMENT WILL BE REQUIRED. ALSO, FOR ANY OVERHEAD POWER LINES, BOTH EXISTING AND PROPOSED, A (10) FOOT TREE-TRIMMING EASEMENT WILL BE REQUIRED (SEC. 70-585 AND SEC. 70-662).
5. UNDERGROUND ELECTRICAL SERVICE WILL BE AT THE CUSTOMER'S EXPENSE (SEC. 70-584 AND SEC. 70-603).
6. ALL ELECTRICAL UTILITY FACILITIES SHALL BE INCLUDED ON THE SITE PLAN PRIOR TO SITE PLAN APPROVAL (INCLUDE YELLOW AND BLACK FACILITY ID NUMBER).
7. METER LOCATION WILL BE DESIGNATED BY OCALA UTILITY SERVICES (SEC. 70-587). HOWEVER, DESIRED LOCATION MAY BE NOTED ON SITE PLAN.
8. THE REQUESTED SERVICE IS 208 VOLT, 3 PHASE. REQUESTED SERVICE VOLTAGE IS NOT GUARANTEED TO BE SUPPLIED, HOWEVER, OUS WILL TRY TO ACCOMMODATE THE REQUEST WHEN PASSABLE (SEC. 70-585 AND SEC. 70-587).
9. STREETLIGHTS, IF REQUIRED, WILL BE ADDED AT A ONE TIME CHARGE TO THE CUSTOMER. ESTIMATED COST WILL BE PROVIDED AS PART OF THE ACTUAL ELECTRICAL SERVICE DESIGN (SEC 70-624)
10. CONSTRUCTION FOR TEMPORARY SERVICE LOCATION TO BE DETERMINED BY OCALA UTILITY SERVICES.
11. THE FINAL APPROVED REVISED SITE PLAN IS TO BE EMAILED TO JKERR@OCALAFL.ORG USING THE ABOVE MENTIONED OUS SITE PLAN REFERENCE NUMBER.
12. ADDITIONAL REQUIREMENTS ARE CONTAINED I CHAPTER 70, ARTICLE VI AND ARTICLE VII OF THE OCALA CODE OF ORDINANCES.
13. ANY INSTALLATION OF BILLBOARDS/SIGNS SHALL COMPLY WITH THE LATEST NESC AND OSHA REGULATIONS PERTAINING TO PROXIMITY TO OVERHEAD POWER LINES. NO BILLBOARDS OR SIGNS SHALL BE PLACED IN ANY ELECTRICAL UTILITY EASEMENT WITH THE PERMISSION OF THE UTILITY.



VICINITY MAP
SCALE: 1" = 2,000'

INDEX OF SHEETS

01	COVER SHEET
02	AERIAL PHOTOGRAPH
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04	EXISTING CONDITIONS
05	MASTER PLAN
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07	CIRCULATION PLAN
08	BUFFER PLAN
09	MASTER UTILITY PLAN
10	SIGNAGE PLAN
11	LOT & SETBACKS DETAILS
12	TYPICAL ROADWAY SECTIONS
13	ARCHITECTURAL STYLES

1 of 5 BOUNDARY SURVEY
(PREPARED BY JCH CONSULTING GROUP. INC)

NOTES:

1. THIS PROJECT IS LOCATED IN THE PRIMARY SPRINGS PROTECTION ZONE.
2. VARIATIONS FROM THE OCALA ZONING CODE CAN BE FOUND ON LOT AND SETBACK DETAIL SHEET AND PD STANDARDS.
3. BUFFER ALONG EAST PROPERTY LINE TO BE DETERMINED ON THE BASIS THIS IS A CIVIL PRIVATE MATTER. ONCE THE SPECIFICS ARE AGREED UPON BY BOTH PARTIES THEN A COPY OF THE AGREEMENT SHALL BE PROVIDED TO THE CITY FOR ENFORCEMENT PURPOSES.

OWNER/DEVELOPER:
WEST OAK DEVELOPERS, LLC.
SCOTT SIEMENS
2201 NW 21ST STREET
OCALA, FL 34475
PH: 352-209-8081

WEST OAK OCALA I BUSINESS, LLC
DENNIS MICHAUD
10 DORRANCE STREET, SUITE 700
PROVIDENCE, RI 02903

LOT 4 WEST, LLC
NEW SOUTH RESIDENTIAL, LLC
558 W NEW ENGLAND AVENUE, SUITE 230
WINTER PARK, FL 32789

MADISON OAKS WEST, LLC
PATRICK LAW
558 W NEW ENGLAND AVENUE, SUITE 230
WINTER PARK, FL 32789

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC.
JEFFREY McPHERSON, P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
3128 NW BLITCHTON RD
OCALA, FLORIDA 34475
PHONE (352) 405-1482

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23
THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

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
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS
DATE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

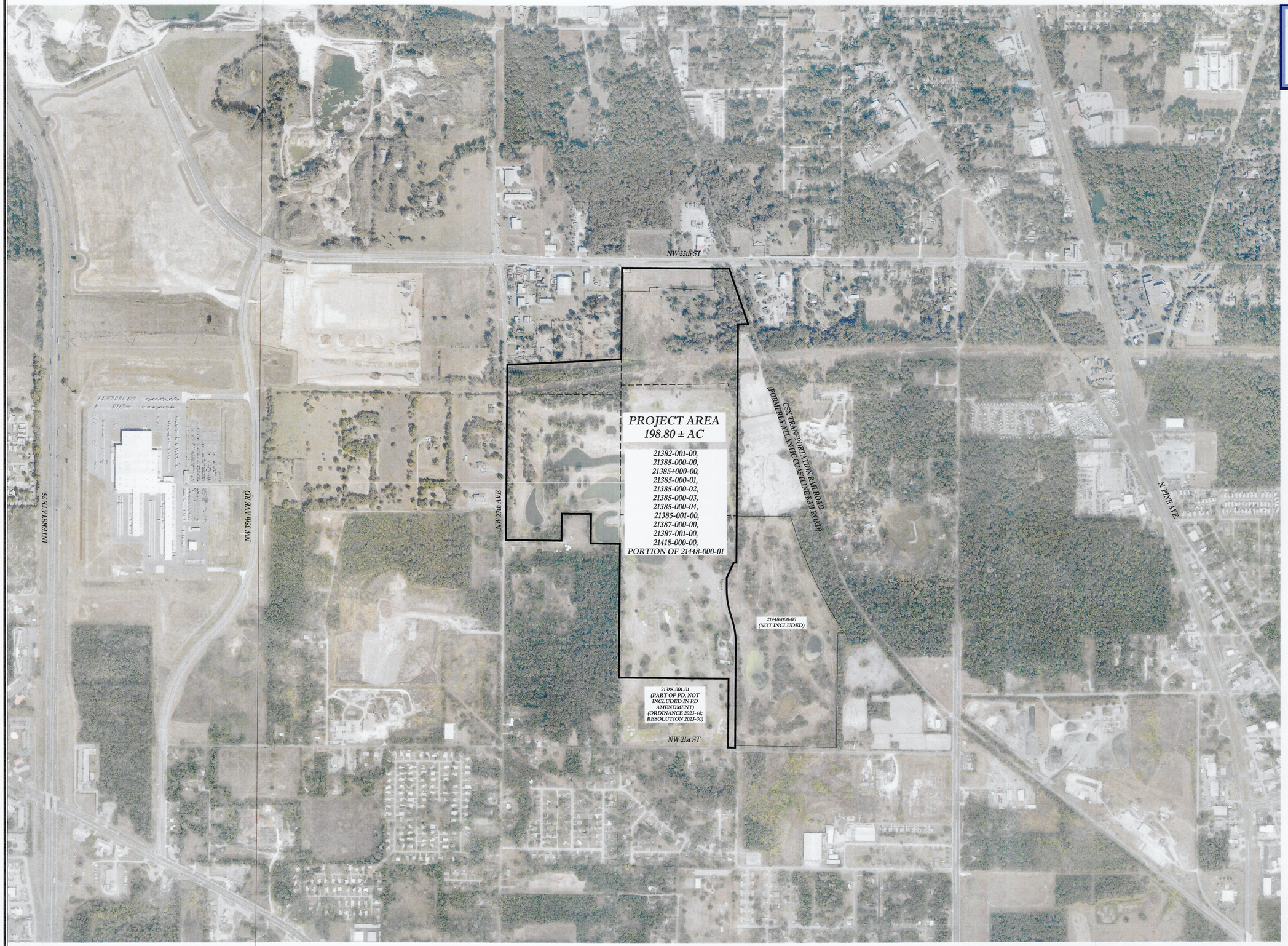
COVER SHEET

DATE 7/21/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

STATE OF FLORIDA
JEFFREY J. McPHERSON
89905
REGISTERED
PROFESSIONAL ENGINEER
OCT 20 2023

01

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



NORTH

0 500' 1,000'

SCALE: 1"=500'

REVIEWED

For Code Compliance
City of Ocala Growth Management

PD23-45234-West Oak PD
Plan Amendment 10/12/23

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
CERTIFICATE OF AUTHORIZATION #26795

REVISIONS

DATE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

AERIAL PHOTOGRAPH

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

LICENSE
JEFFREY M. McINTOSH
STATE OF FLORIDA
OCT 20 2023

02

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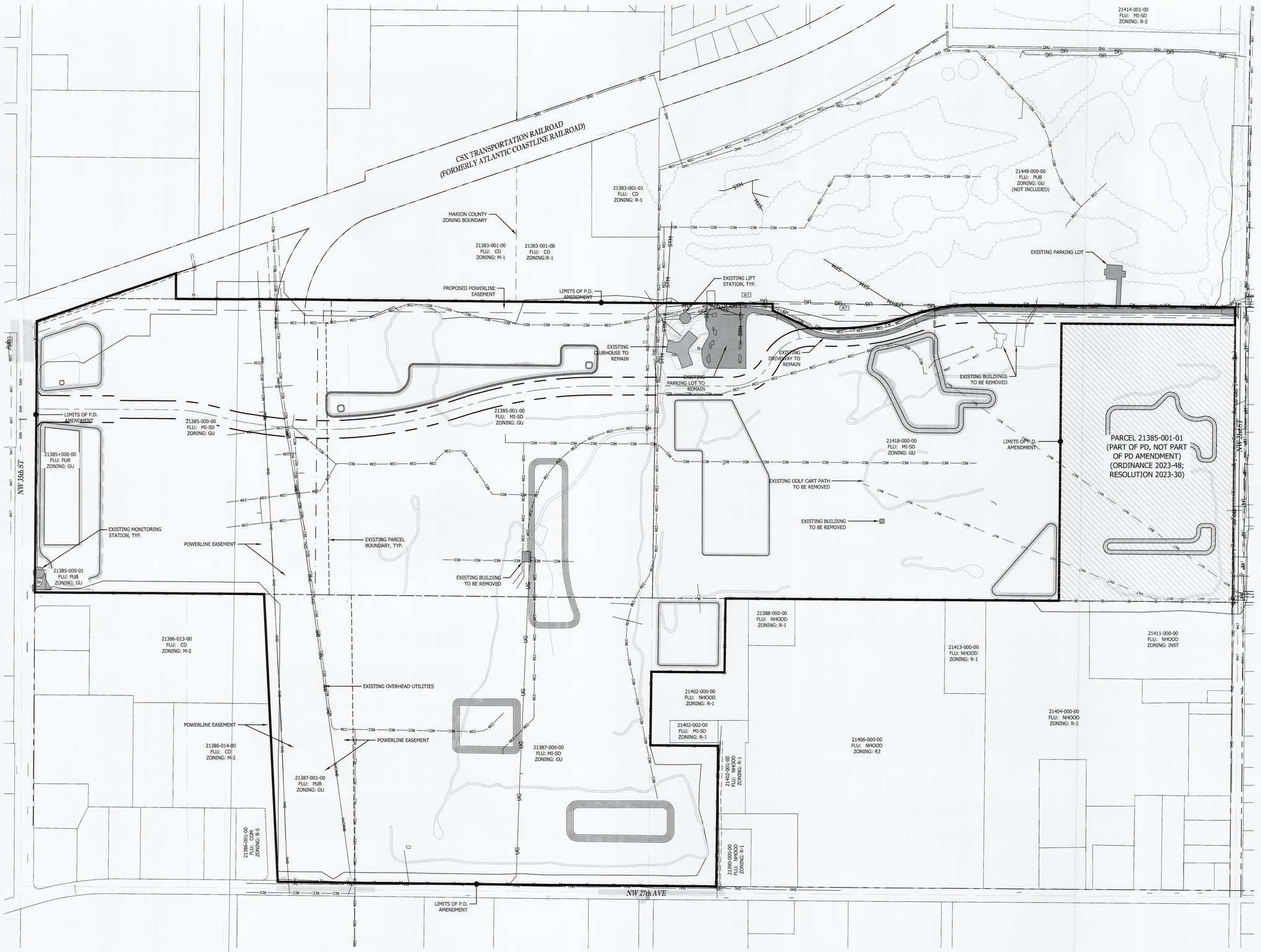


REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

EXISTING UTILITIES LEGEND

STM	STORMWATER
SAN SAN	SANITARY
WAT	WATER MAIN
REC REC	RECLAIMED WATER
UG	UNDERGROUND UTILITIES
OHU	OVERHEAD UTILITIES
FM	FORCEMAIN

NORTH
0 200' 400'
SCALE: 1"= 200'

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
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS
DATE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

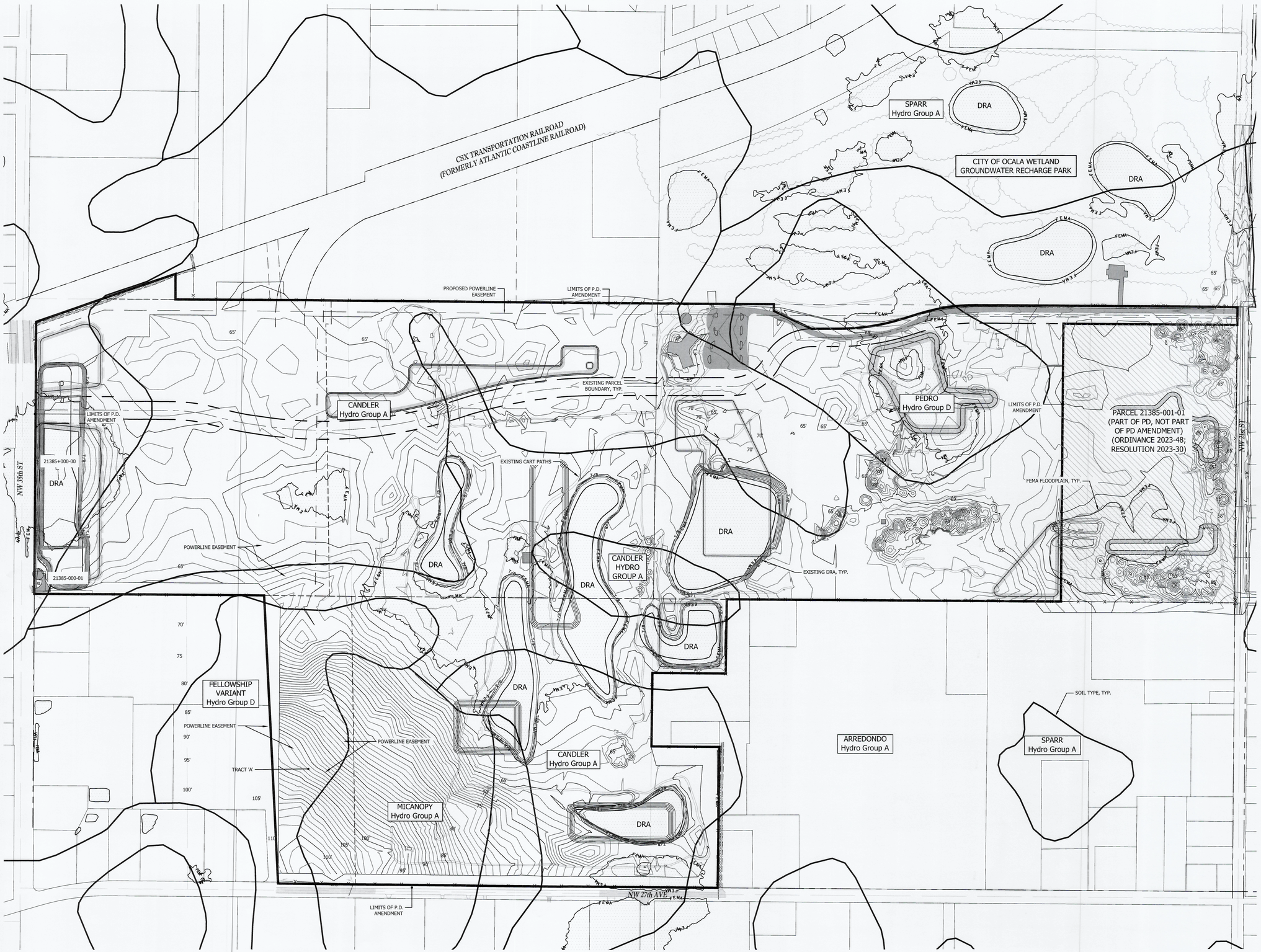
EXISTING INFRASTRUCTURE

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

JEFFREY M. MARTIN LICENSE NUMBER 75905 STATE OF FLORIDA PROFESSIONAL ENGINEER
OCT 20 2023

03

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



NOTE:
TOPOGRAPHY, SOIL TYPE, AND FEMA FLOODPLAIN LINEWORK ARE DERIVED FROM CITY OF OCALA GIS DATASET.

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

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
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

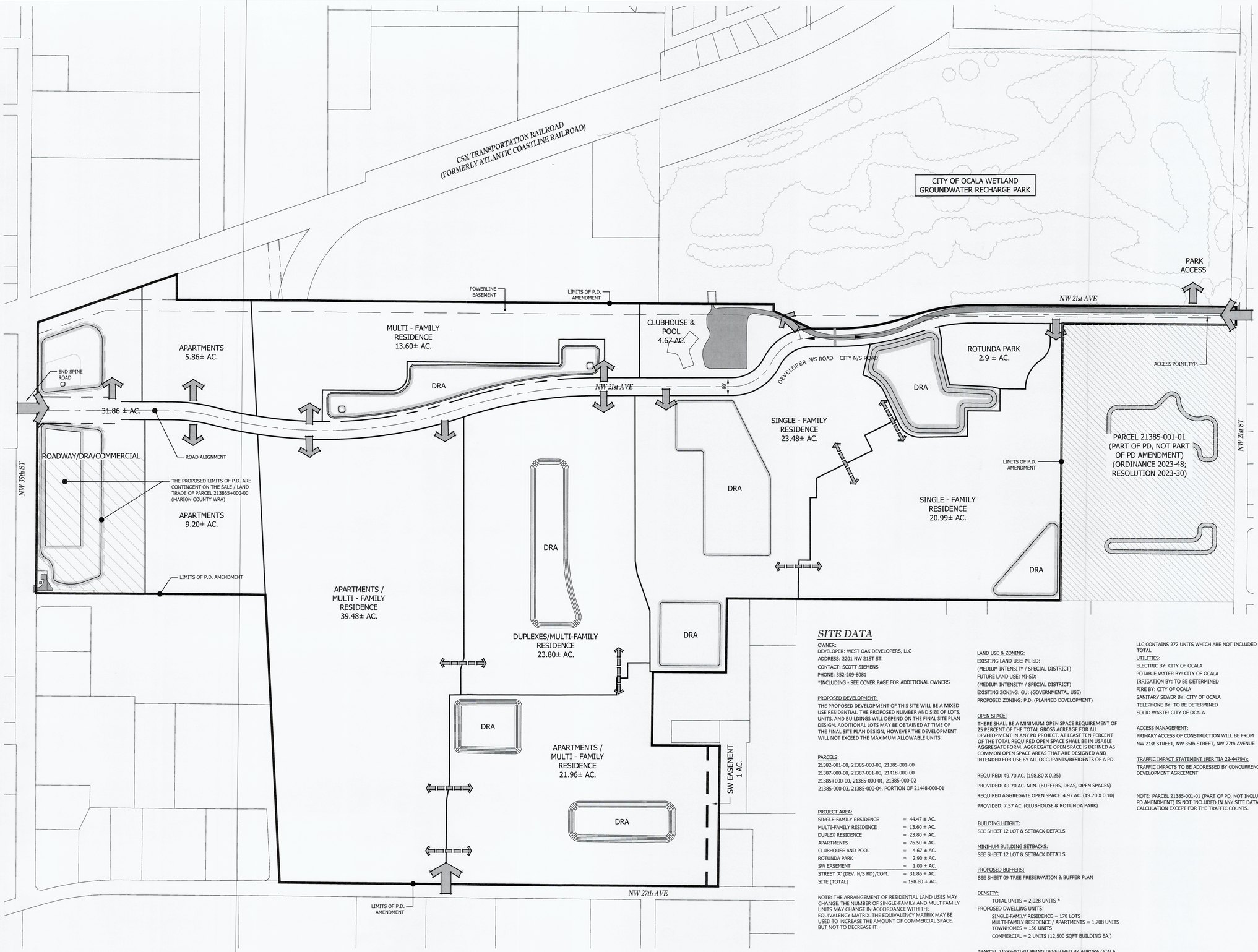
EXISTING CONDITIONS

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

JEFFREY M. MCPHERSON
LICENSE NO. 89905
STATE OF FLORIDA
PROFESSIONAL ENGINEER
OCT 20 2023

04

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

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
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

LEGEND

- SUBDIVISION ACCESS POINT
- POD ACCESS POINT
- EMERGENCY ACCESS
- INTERNAL CONNECTION ACCESS

SITE DATA

OWNER:
DEVELOPER: WEST OAK DEVELOPERS, LLC
ADDRESS: 2201 NW 21ST ST.
CONTACT: SCOTT SIEMENS
PHONE: 352-209-8081
*INCLUDING - SEE COVER PAGE FOR ADDITIONAL OWNERS

PROPOSED DEVELOPMENT:
THE PROPOSED DEVELOPMENT OF THIS SITE WILL BE A MIXED USE RESIDENTIAL. THE PROPOSED NUMBER AND SIZE OF LOTS, UNITS, AND BUILDINGS WILL DEPEND ON THE FINAL SITE PLAN DESIGN. ADDITIONAL LOTS MAY BE OBTAINED AT TIME OF THE FINAL SITE PLAN DESIGN, HOWEVER THE DEVELOPMENT WILL NOT EXCEED THE MAXIMUM ALLOWABLE UNITS.

PARCELS:
21382-001-00, 21385-000-00, 21385-001-00
21387-000-00, 21387-001-00, 21418-000-00
21385+000-00, 21385-000-01, 21385-000-02
21385-000-03, 21385-000-04, PORTION OF 21448-000-01

PROJECT AREA:

SINGLE-FAMILY RESIDENCE	= 44.47 ± AC.
MULTI-FAMILY RESIDENCE	= 13.60 ± AC.
DUPLEX RESIDENCE	= 23.80 ± AC.
APARTMENTS	= 76.50 ± AC.
CLUBHOUSE AND POOL	= 4.67 ± AC.
ROTUNDA PARK	= 2.90 ± AC.
SW EASEMENT	= 1.00 ± AC.
STREET 'A' (DEV. N/S RD)/COM.	= 31.86 ± AC.
SITE (TOTAL)	= 198.80 ± AC.

NOTE: THE ARRANGEMENT OF RESIDENTIAL LAND USES MAY CHANGE. THE NUMBER OF SINGLE-FAMILY AND MULTIFAMILY UNITS MAY CHANGE IN ACCORDANCE WITH THE EQUIVALENCY MATRIX. THE EQUIVALENCY MATRIX MAY BE USED TO INCREASE THE AMOUNT OF COMMERCIAL SPACE, BUT NOT TO DECREASE IT.

LAND USE & ZONING:
EXISTING LAND USE: MI-SD:
(MEDIUM INTENSITY / SPECIAL DISTRICT)
FUTURE LAND USE: MI-SD:
(MEDIUM INTENSITY / SPECIAL DISTRICT)
EXISTING ZONING: GU: (GOVERNMENTAL USE)
PROPOSED ZONING: P.D. (PLANNED DEVELOPMENT)

OPEN SPACE:
THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25 PERCENT OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT IN ANY PD PROJECT. AT LEAST TEN PERCENT OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT ARE DESIGNED AND INTENDED FOR USE BY ALL OCCUPANTS/RESIDENTS OF A PD.

REQUIRED: 49.70 AC. (198.80 X 0.25)
PROVIDED: 49.70 AC. MIN. (BUFFERS, DRAS, OPEN SPACES)
REQUIRED AGGREGATE OPEN SPACE: 4.97 AC. (49.70 X 0.10)
PROVIDED: 7.57 AC. (CLUBHOUSE & ROTUNDA PARK)

BUILDING HEIGHT:
SEE SHEET 12 LOT & SETBACK DETAILS

MINIMUM BUILDING SETBACKS:
SEE SHEET 12 LOT & SETBACK DETAILS

PROPOSED BUFFERS:
SEE SHEET 09 TREE PRESERVATION & BUFFER PLAN

DENSITY:
TOTAL UNITS = 2,028 UNITS *
PROPOSED DWELLING UNITS:
SINGLE-FAMILY RESIDENCE = 170 LOTS
MULTI-FAMILY RESIDENCE / APARTMENTS = 1,708 UNITS
TOWNHOMES = 150 UNITS
COMMERCIAL = 2 UNITS (12,500 SQFT BUILDING EA.)

*PARCEL 21385-001-01 BEING DEVELOPED BY AURORA OCALA LLC CONTAINS 272 UNITS WHICH ARE NOT INCLUDED IN THE TOTAL

UTILITIES:
ELECTRIC BY: CITY OF OCALA
POTABLE WATER BY: CITY OF OCALA
IRRIGATION BY: TO BE DETERMINED
FIRE BY: CITY OF OCALA
SANITARY SEWER BY: CITY OF OCALA
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: CITY OF OCALA

ACCESS MANAGEMENT:
PRIMARY ACCESS OF CONSTRUCTION WILL BE FROM NW 21st STREET, NW 35th STREET, NW 27th AVENUE

TRAFFIC IMPACT STATEMENT (PER TIA 22-44794):
TRAFFIC IMPACTS TO BE ADDRESSED BY CONCURRENCY DEVELOPMENT AGREEMENT

NOTE: PARCEL 21385-001-01 (PART OF PD, NOT INCLUDED IN PD AMENDMENT) IS NOT INCLUDED IN ANY SITE DATA CALCULATION EXCEPT FOR THE TRAFFIC COUNTS.

NORTH
0 200' 400'
SCALE: 1"=200'

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

OVERALL MASTER PLAN

DATE 7/21/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

JEFFREY M. McPHERSON
LICENSE NUMBER 89905
STATE OF FLORIDA
OCT 20 2023

05

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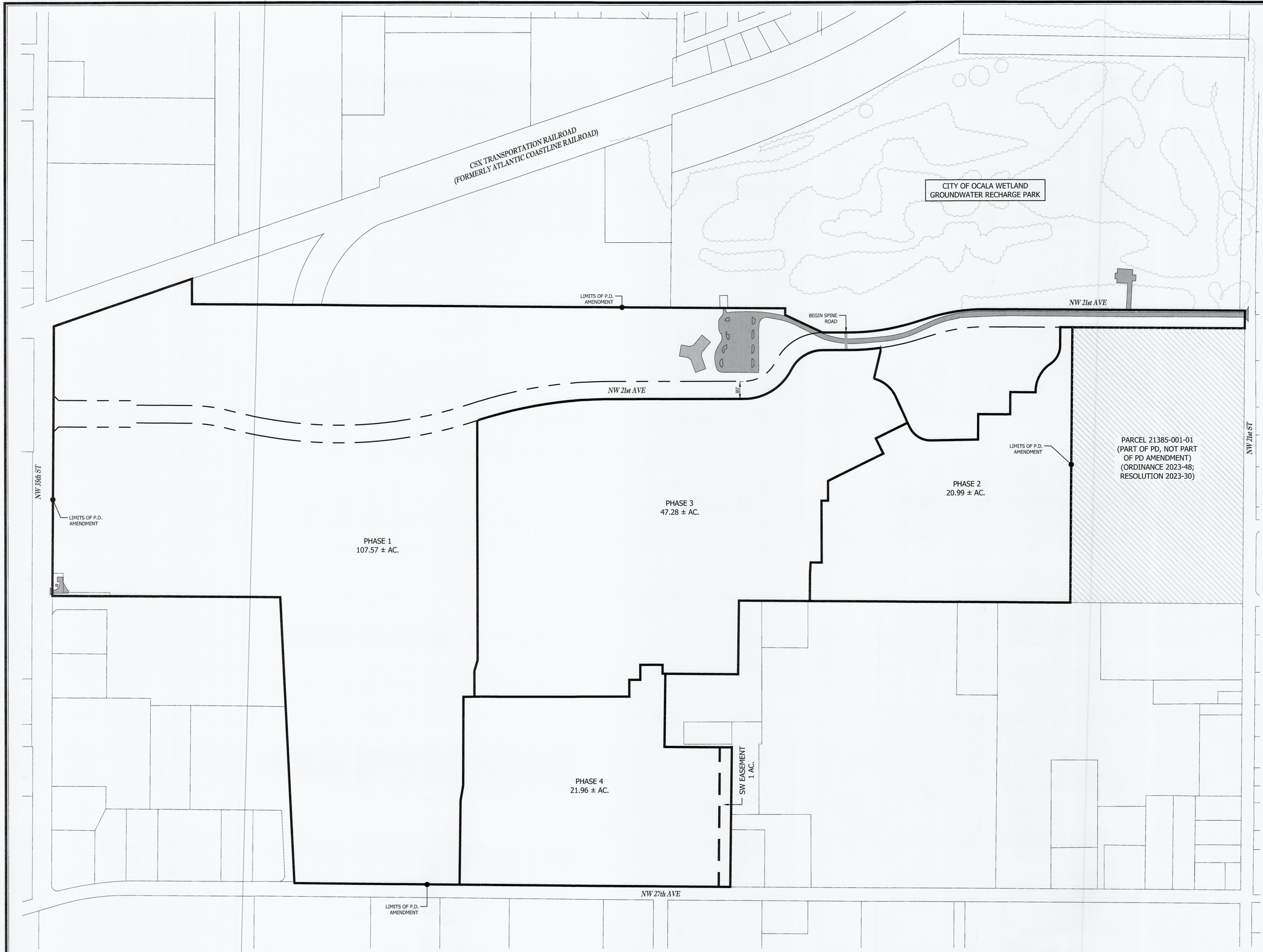

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For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

PHASING SCHEDULE	
PHASE	UNITS / LOTS
1	SPINE ROAD, DRAS ALONG SPINE ROAD, CLUBHOUSE, 936 APT UNITS 150 MFR UNITS, DOG/RV PARK, 2± COMMERCIAL OUTPARCELS
2	100 SFR LOTS
3	138 DUPLEX UNITS + 70 SFR LOTS
4	634 APT UNITS

AFFORDABLE HOUSING UNITS		
DWELLING UNITS	20%	MIN. A.H.U.
2,028	0.20	406

1) A MINIMUM OF 20% OF THE DWELLING UNITS IN PHASE 1 SHALL BE AFFORDABLE HOUSING UNITS.
2) FOR SUBSEQUENT PHASE, THE NUMBER OF DWELLING UNITS TO DEVELOPED BY DEVELOPER AS AFFORDABLE HOUSING UNITS SHALL BE THE GREATER OF: (A) 10%; OR (B) 20% OF THE DWELLING UNITS TO BE DEVELOPED BY DEVELOPER IN SUCH PHASE LESS THE AMOUNT BY WHICH THE NUMBER OF AFFORDABLE HOUSING UNITS IN PREVIOUS PHASES EXCEEDS 20% OF THE TOTAL DWELLING UNITS FOR SUCH PHASES.

NOTES

THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER AND THE CITY, AND IN ACCORDANCE WITH PHASING REQUIREMENTS OF THE CITY REDEVELOPMENT AGREEMENT FOR PINE OAKS.

THE DEVELOPER SHALL NOTIFY THE CITY 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, AND DEVELOPMENT 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.

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REVISIONS

DATE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

PHASING PLAN

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

JEFFREY M. MATHEWS
LICENSE
No. 73905
STATE OF
FLORIDA

OCT 20 2023

06

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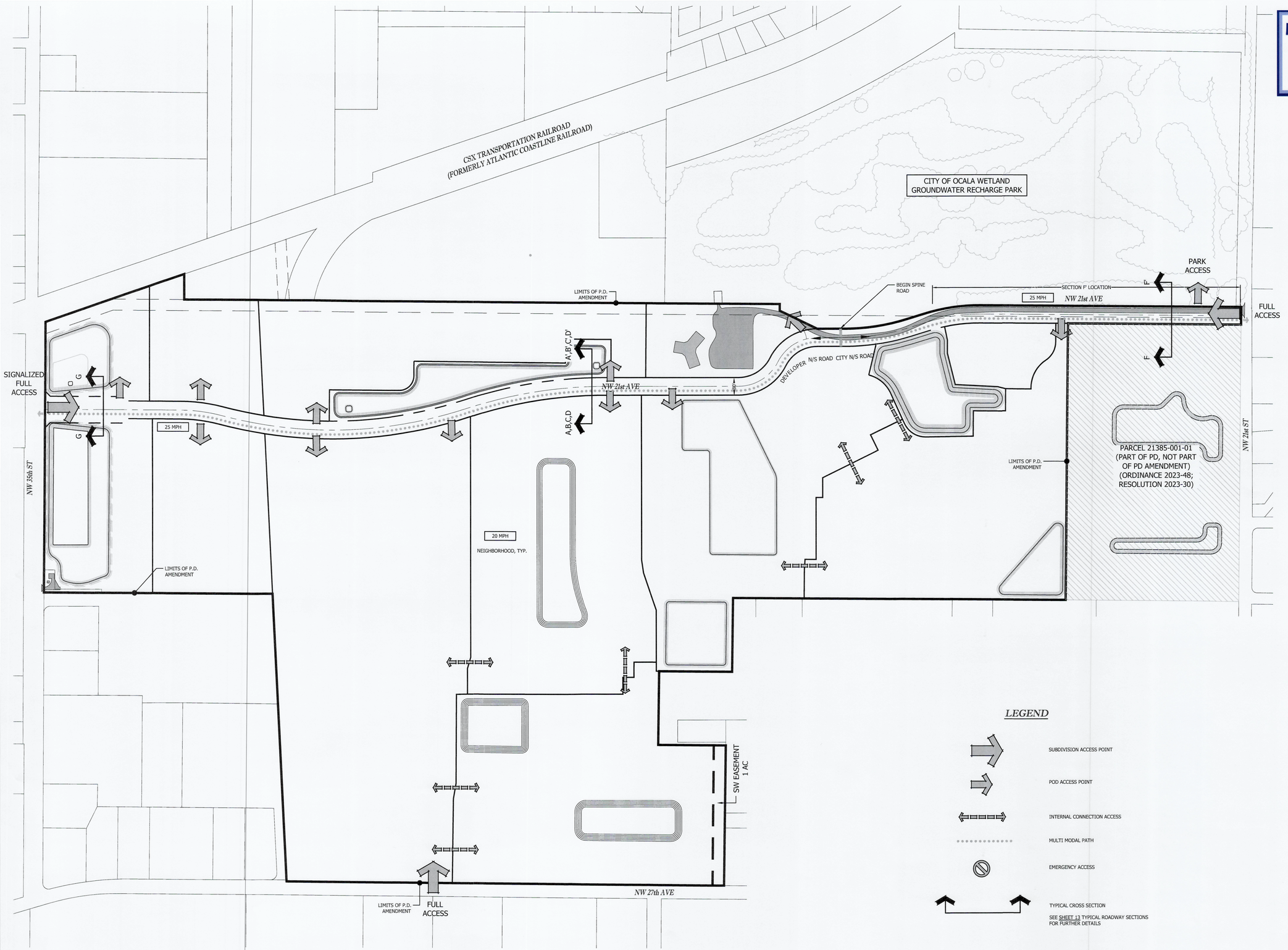

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

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WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

CIRCULATION PLAN

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

JEFFREY M. McPHERSON LICENSE NO. 69905 STATE OF FLORIDA PROFESSIONAL ENGINEER
OCT 20 2023

07

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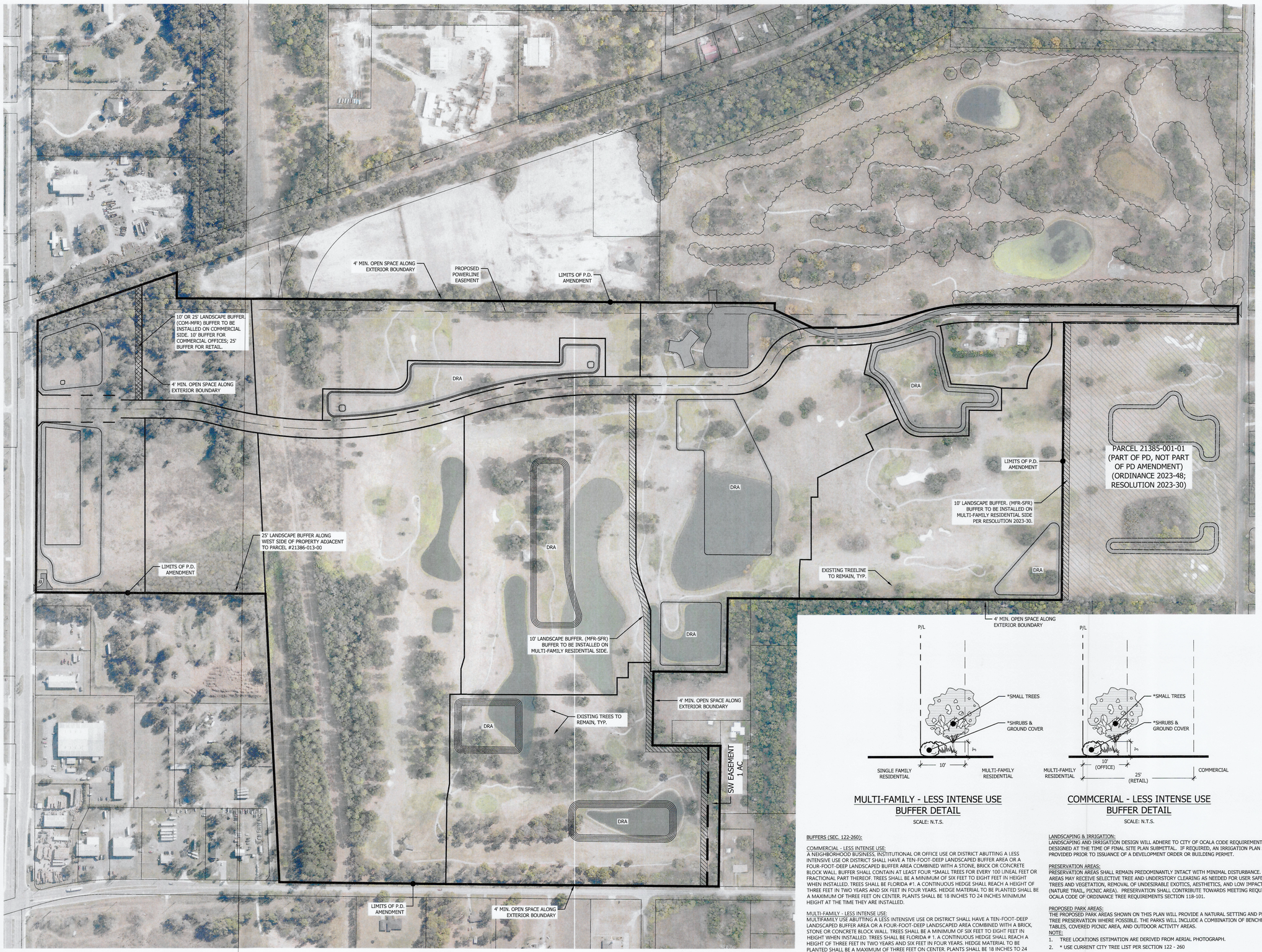
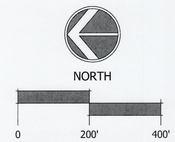


MULTI-FAMILY - LESS INTENSE USE
BUFFER DETAIL

SCALE: N.T.S.

COMMCERIAL - LESS INTENSE USE
BUFFER DETAIL

SCALE: N.T.S.



SCALE: 1"=200'

BUFFERS (SEC. 122-260):

COMMERCIAL - LESS INTENSE USE:
A NEIGHBORHOOD BUSINESS, INSTITUTIONAL OR OFFICE USE OR DISTRICT ABUTTING A LESS INTENSIVE USE OR DISTRICT SHALL HAVE A TEN-FOOT-DEEP LANDSCAPED BUFFER AREA OR A FOUR-FOOT-DEEP LANDSCAPED BUFFER AREA COMBINED WITH A STONE, BRICK OR CONCRETE BLOCK WALL. BUFFER SHALL CONTAIN AT LEAST FOUR *SMALL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE A MINIMUM OF SIX FEET TO EIGHT FEET IN HEIGHT WHEN INSTALLED. TREES SHALL BE FLORIDA #1. A CONTINUOUS HEDGE SHALL REACH A HEIGHT OF THREE FEET IN TWO YEARS AND SIX FEET IN FOUR YEARS. HEDGE MATERIAL TO BE PLANTED SHALL BE A MAXIMUM OF THREE FEET ON CENTER. PLANTS SHALL BE 18 INCHES TO 24 INCHES MINIMUM HEIGHT AT THE TIME THEY ARE INSTALLED.

MULTI-FAMILY - LESS INTENSE USE:
MULTIFAMILY USE ABUTTING A LESS INTENSIVE USE OR DISTRICT SHALL HAVE A TEN-FOOT-DEEP LANDSCAPED BUFFER AREA OR A FOUR-FOOT-DEEP LANDSCAPED AREA COMBINED WITH A BRICK, STONE OR CONCRETE BLOCK WALL. TREES SHALL BE A MINIMUM OF SIX FEET TO EIGHT FEET IN HEIGHT WHEN INSTALLED. TREES SHALL BE FLORIDA # 1. A CONTINUOUS HEDGE SHALL REACH A HEIGHT OF THREE FEET IN TWO YEARS AND SIX FEET IN FOUR YEARS. HEDGE MATERIAL TO BE PLANTED SHALL BE A MAXIMUM OF THREE FEET ON CENTER. PLANTS SHALL BE 18 INCHES TO 24 INCHES MINIMUM HEIGHT AT THE TIME THEY ARE INSTALLED.

LANDSCAPING & IRRIGATION:
LANDSCAPING AND IRRIGATION DESIGN WILL ADHERE TO CITY OF OCALA CODE REQUIREMENTS AND WILL BE DESIGNED AT THE TIME OF FINAL SITE PLAN SUBMITTAL. IF REQUIRED, AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT.

PRESERVATION AREAS:
PRESERVATION AREAS SHALL REMAIN PREDOMINANTLY INTACT WITH MINIMAL DISTURBANCE. PRESERVATION AREAS MAY RECEIVE SELECTIVE TREE AND UNDERSTORY CLEARING AS NEEDED FOR USER SAFETY, HEALTH OF TREES AND VEGETATION, REMOVAL OF UNDESIRABLE EXOTICS, AESTHETICS, AND LOW IMPACT AMENITIES (NATURE TRAIL, PICNIC AREA). PRESERVATION SHALL CONTRIBUTE TOWARDS MEETING REQUIREMENTS OF OCALA CODE OF ORDINANCE TREE REQUIREMENTS SECTION 118-101.

PROPOSED PARK AREAS:
THE PROPOSED PARK AREAS SHOWN ON THIS PLAN WILL PROVIDE A NATURAL SETTING AND PROVIDE NATURAL TREE PRESERVATION WHERE POSSIBLE. THE PARKS WILL INCLUDE A COMBINATION OF BENCHES, PICNIC TABLES, COVERED PICNIC AREA, AND OUTDOOR ACTIVITY AREAS.

NOTE:
1. TREE LOCATIONS ESTIMATION ARE DERIVED FROM AERIAL PHOTOGRAPH.
2. * USE CURRENT CITY TREE LIST PER SECTION 122 - 260

REVIEWED
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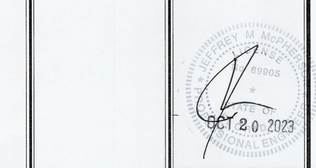
REVISIONS

DATE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

BUFFER PLAN

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057



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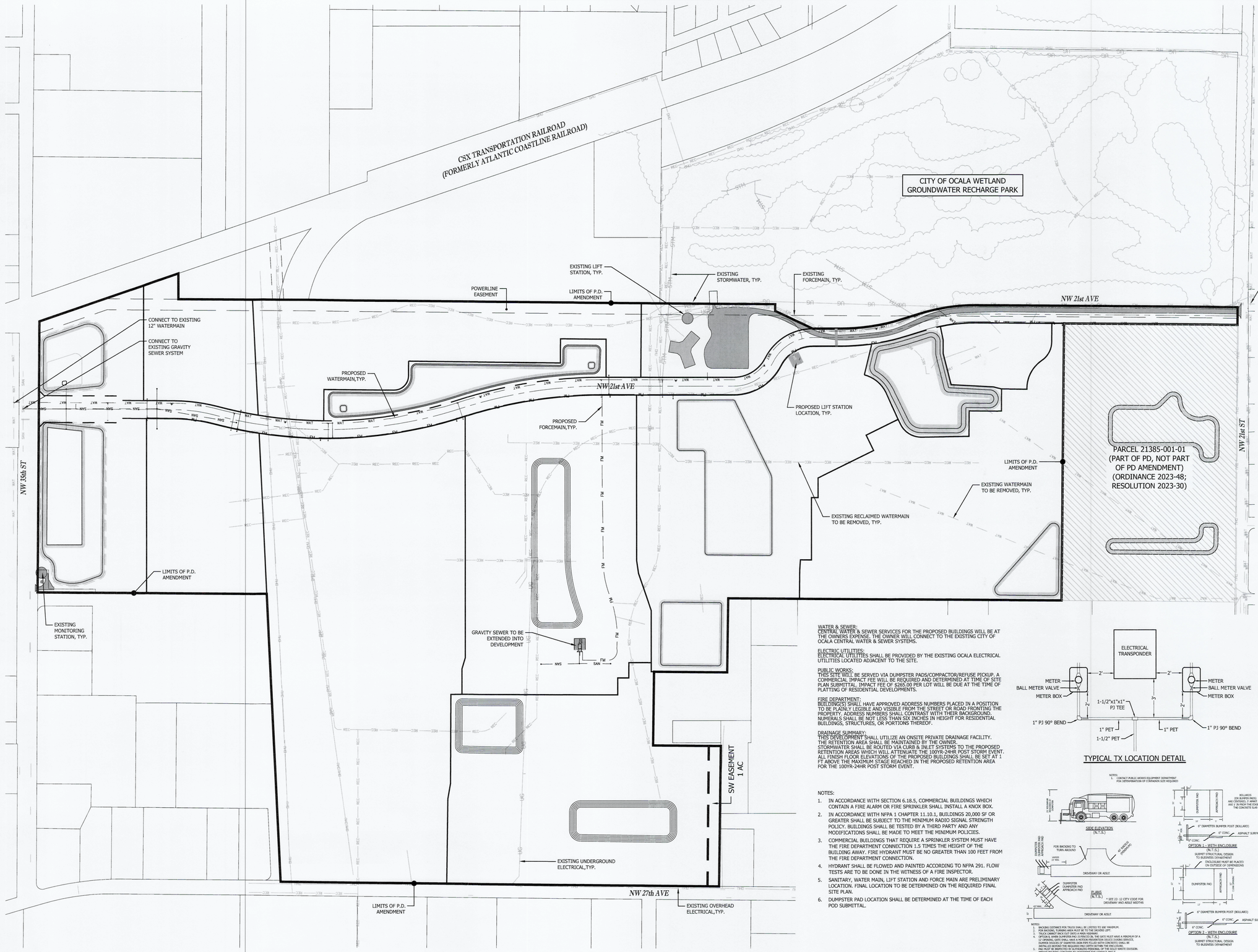

UTILITIES LEGEND

EXISTING

- STM — STORMWATER
- SAN — SANITARY
- WAT — WATER MAIN
- REC — RECLAIMED WATER
- UG — UNDERGROUND UTILITIES
- OHU — OVERHEAD UTILITIES
- FM — FORCEMAIN

PROPOSED

- SAN — SANITARY
- WAT — WATER MAIN
- FM — FORCEMAIN

WATER & SEWER:
CENTRAL WATER & SEWER SERVICES FOR THE PROPOSED BUILDINGS WILL BE AT THE OWNERS EXPENSE. THE OWNER WILL CONNECT TO THE EXISTING CITY OF OCALA CENTRAL WATER & SEWER SYSTEMS.

ELECTRIC UTILITIES:
ELECTRICAL UTILITIES SHALL BE PROVIDED BY THE EXISTING OCALA ELECTRICAL UTILITIES LOCATED ADJACENT TO THE SITE.

PUBLIC WORKS:
THIS SITE WILL BE SERVED VIA DUMPSTER PADS/COMPACTOR/REFUSE PICKUP. A COMMERCIAL IMPACT FEE WILL BE REQUIRED AND DETERMINED AT TIME OF SITE PLAN SUBMITTAL. IMPACT FEE OF $265.00 PER LOT WILL BE DUE AT THE TIME OF PLATTING OF RESIDENTIAL DEVELOPMENTS.

FIRE DEPARTMENT:
BUILDING(S) SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE NOT LESS THAN SIX INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF.

DRAINAGE SUMMARY:
THIS DEVELOPMENT SHALL UTILIZE AN ONSITE PRIVATE DRAINAGE FACILITY. THE RETENTION AREA SHALL BE MAINTAINED BY THE OWNER. STORMWATER SHALL BE ROUTED VIA CURB & INLET SYSTEMS TO THE PROPOSED RETENTION AREAS WHICH WILL ATTENUATE THE 100YR-24HR POST STORM EVENT. ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE MAXIMUM STAGE REACHED IN THE PROPOSED RETENTION AREA FOR THE 100YR-24HR POST STORM EVENT.

NOTES:

1. IN ACCORDANCE WITH SECTION 6.18.5, COMMERCIAL BUILDINGS WHICH CONTAIN A FIRE ALARM OR FIRE SPRINKLER SHALL INSTALL A KNOX BOX.
2. IN ACCORDANCE WITH NFPA 1 CHAPTER 11.10.1, BUILDINGS 20,000 SF OR GREATER SHALL BE SUBJECT TO THE MINIMUM RADIO SIGNAL STRENGTH POLICY. BUILDINGS SHALL BE TESTED BY A THIRD PARTY AND ANY MODIFICATIONS SHALL BE MADE TO MEET THE MINIMUM POLICIES.
3. COMMERCIAL BUILDINGS THAT REQUIRE A SPRINKLER SYSTEM MUST HAVE THE FIRE DEPARTMENT CONNECTION 1.5 TIMES THE HEIGHT OF THE BUILDING AWAY. FIRE HYDRANT MUST BE NO GREATER THAN 100 FEET FROM THE FIRE DEPARTMENT CONNECTION.
4. HYDRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NFPA 291. FLOW TESTS ARE TO BE DONE IN THE WITNESS OF A FIRE INSPECTOR.
5. SANITARY, WATER MAIN, LIFT STATION AND FORCE MAIN ARE PRELIMINARY LOCATION. FINAL LOCATION TO BE DETERMINED ON THE REQUIRED FINAL SITE PLAN.
6. DUMPSTER PAD LOCATION SHALL BE DETERMINED AT THE TIME OF EACH POD SUBMITTAL.

TYPICAL TX LOCATION DETAIL

NORTH

0 200' 400'

SCALE: 1"=200'

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REVISIONS

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WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

UTILITY PLAN

DATE 7/18/2023
DRAWN BY JBA, NR
CHK'D. BY JMM
JOB NO. 19-5057

JEFFREY M. McPHERSON LICENSE NUMBER 69905 STATE OF FLORIDA REGISTERED ENGINEER

OCT 20 2023

09

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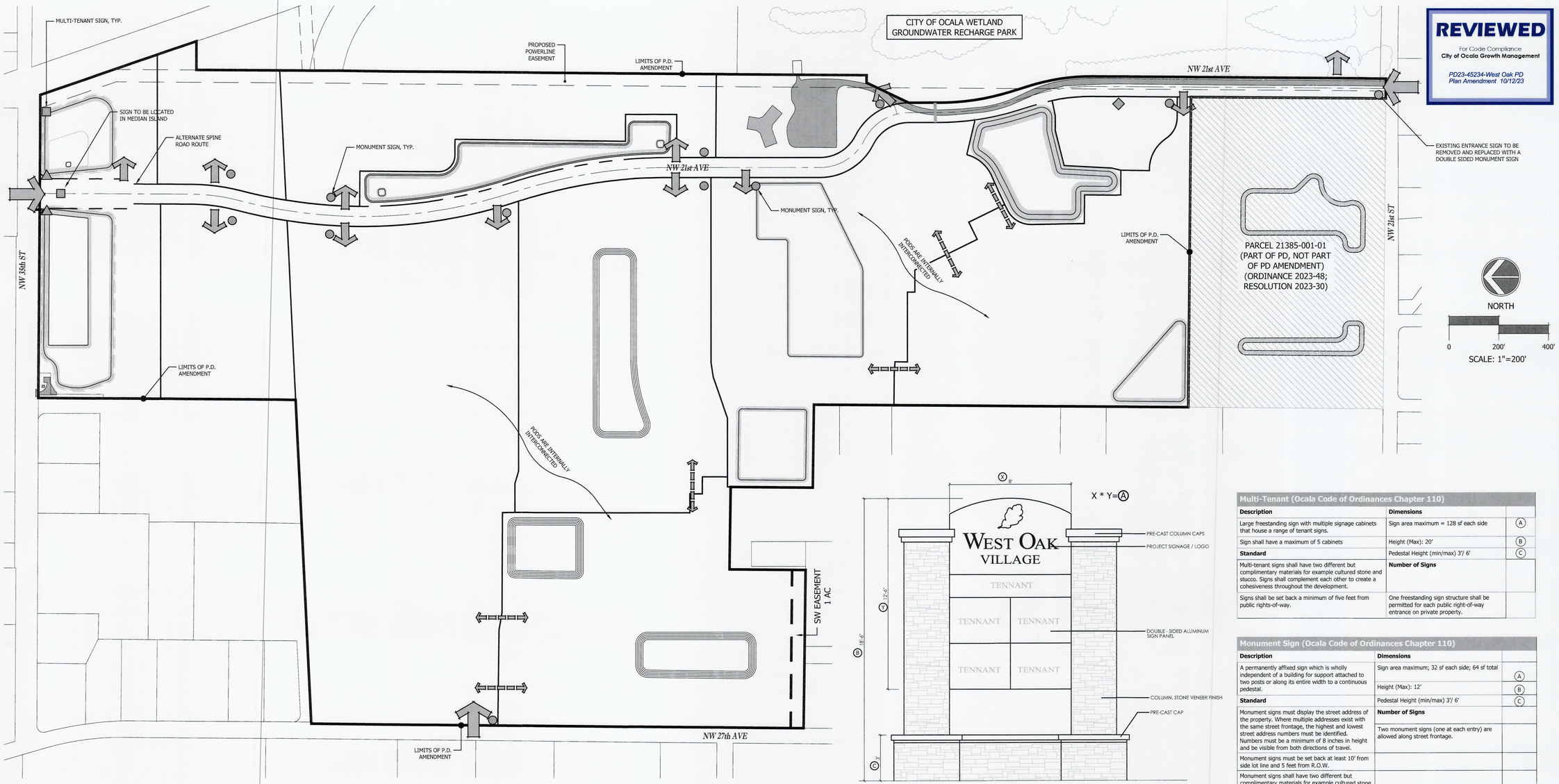

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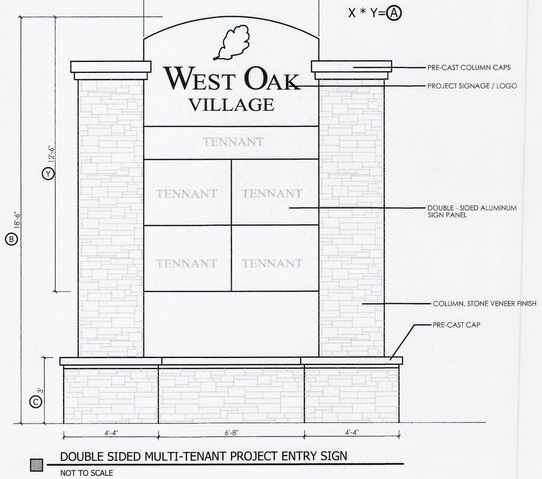
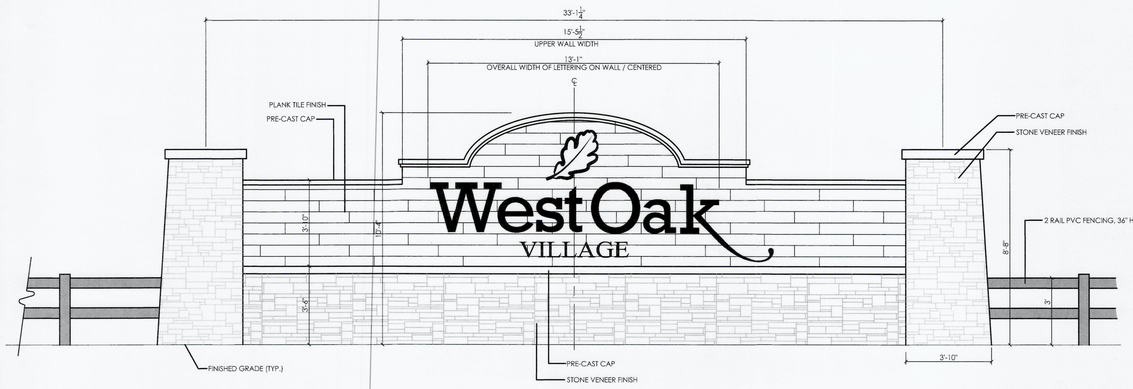


DOUBLE SIDED MULTI-TENANT PROJECT ENTRY SIGN
NOT TO SCALE

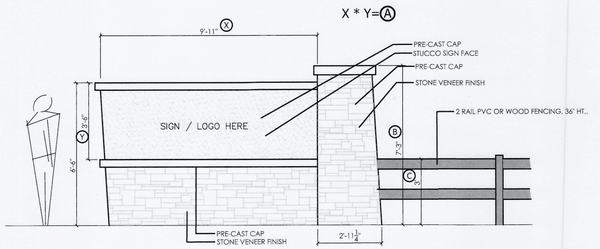
Multi-Tenant (Ocala Code of Ordinances Chapter 110)		
Description	**Dimensions**	
Large freestanding sign with multiple signage cabinets that house a range of tenant signs.	Sign area maximum = 128 sf each side	Ⓐ
Sign shall have a maximum of 5 cabinets	Height (Max): 20'	Ⓑ
Standard	Pedestal Height (min/max) 3'/ 6'	Ⓒ
Multi-tenant signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.	**Number of Signs**	
Signs shall be set back a minimum of five feet from public rights-of-way.	One freestanding sign structure shall be permitted for each public right-of-way entrance on private property.	

Monument Sign (Ocala Code of Ordinances Chapter 110)		
Description	**Dimensions**	
A permanently affixed sign which is wholly independent of a building for support attached to two posts or along its entire width to a continuous pedestal.	Sign area maximum; 32 sf each side; 64 sf total	Ⓐ
	Height (Max): 12'	Ⓑ
Standard	Pedestal Height (min/max) 3'/ 6'	Ⓒ
Monument signs must display the street address of the property. Where multiple addresses exist with the same street frontage, the highest and lowest street address numbers must be identified. Numbers must be a minimum of 8 inches in height and be visible from both directions of travel.	**Number of Signs**	
	Two monument signs (one at each entry) are allowed along street frontage.	
Monument signs must be set back at least 10' from side lot line and 5 feet from R.O.W.		
Monument signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.		

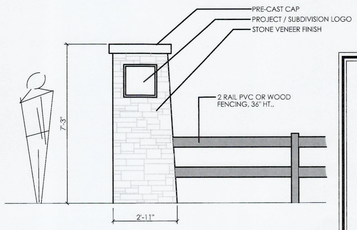
NOTE:
1. SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W



SINGLE SIDED MAIN ENTRY MONUMENT WALL / SIGN
NOT TO SCALE



DOUBLE SIDED MONUMENT SIGN
NOT TO SCALE



PROJECT IDENTIFICATION COLUMN
NOT TO SCALE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

SIGNAGE PLAN

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

JEFFREY M. MATTHEWS LICENSE NO. 66805 STATE OF FLORIDA
OCT 20 2023

10

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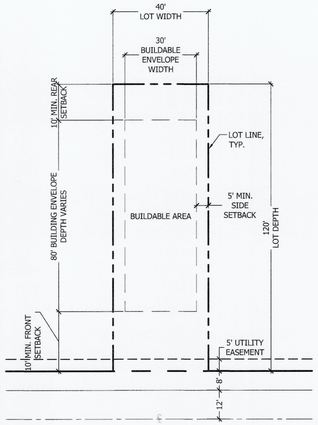
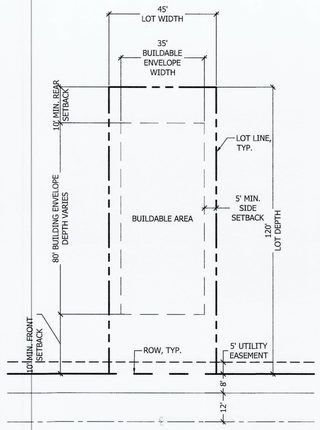
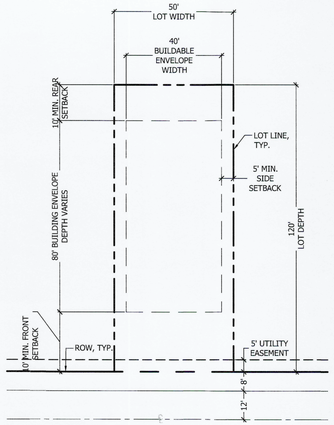


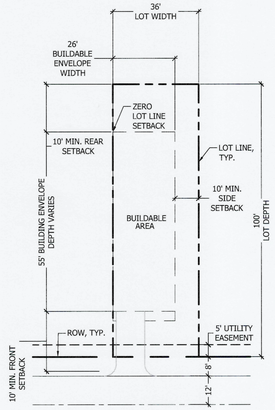
TYPICAL 40' X 120' LOT



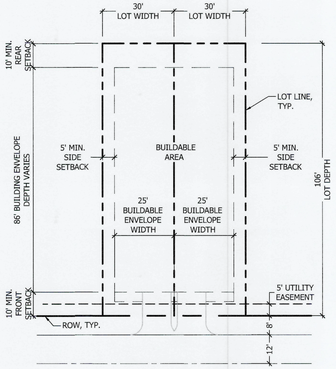
TYPICAL 45' X 120' LOT



TYPICAL 50' X 120' LOT

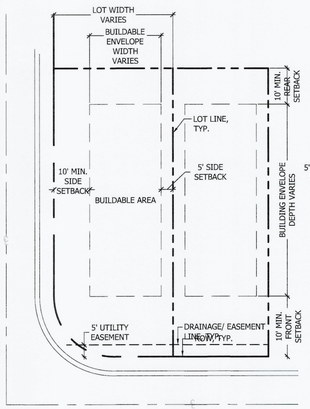


TYPICAL 36' X 100' LOT
(ZERO LOT LINE)

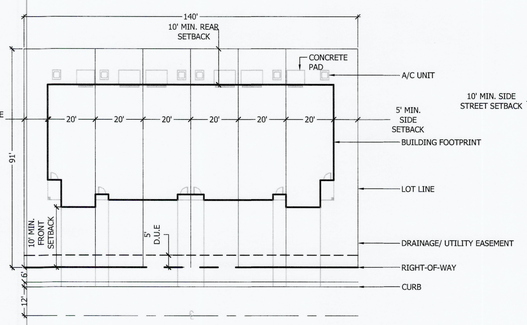


TYPICAL 30' X 106' DUPLEX/VILLAS LOT

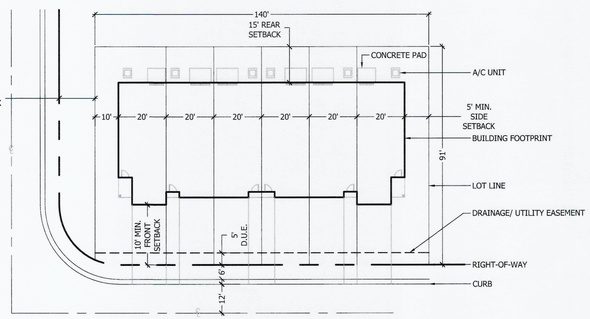
NOTE: LOT DEPTHS MAY VARY BUT SHALL NOT BE LESS THAN 100'.



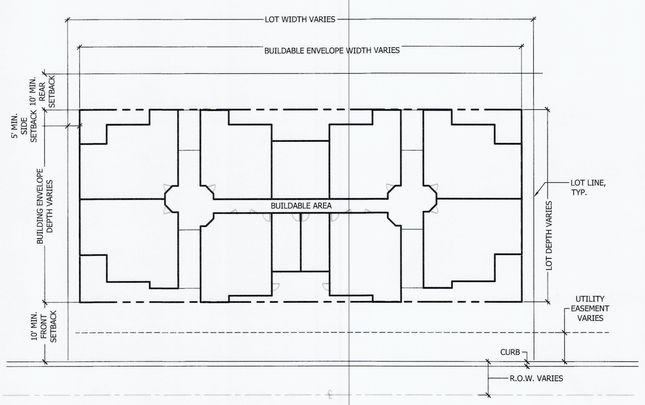
TYPICAL CORNER



TYPICAL TOWNHOME DETAIL



TYPICAL TOWNHOME CORNER DETAIL



TYPICAL APARTMENT DETAIL

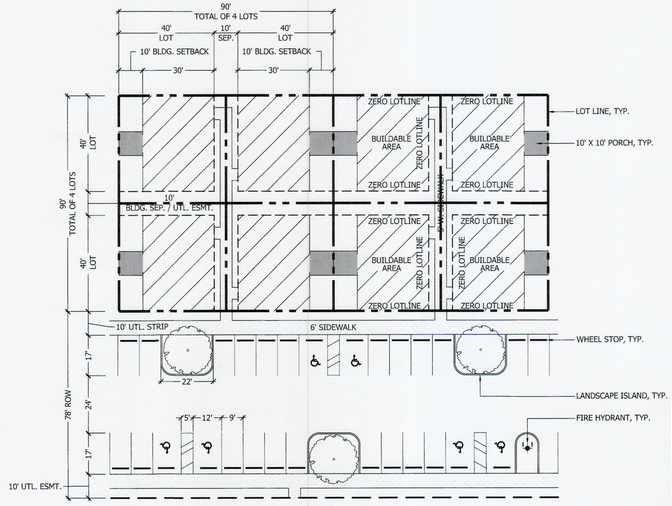
TABLE 1: PROPOSED USES

CATEGORY	USES
COMMERCIAL	B-1 (NEIGHBORHOOD BUSINESS) AND B-2 (COMMUNITY BUSINESS) USES ONLY. B-4, B-5, AND IND. USES SHALL NOT BE PERMITTED.
SFR	RESIDENTIAL LOTS
MFR	TOWNHOMES, DUPLEXES *
APT	AFFORDABLE OR MARKET RATE APARTMENTS

TABLE 2: PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE		MINIMUM LOT			MINIMUM SETBACKS			MAX HEIGHT
		WIDTH	DEPTH	AREA	FRONT	REAR	SIDE/ SIDE YARD	
COM	PRINCIPLE	180'	250'	45,000	40'	25'	10'/15'	50'
	ACCESSORY				*	5'	5'/5'	30'
SFR	PRINCIPLE	36'	100'	3,600	10'	10'	5' / 10'	50'
	ACCESSORY				*	5'	5'/5'	18'
MFR/APT	PRINCIPLE	91'	140'	12,740	10'	10'	5' / 10'	75'
	ACCESSORY				*	5'	5'/5'	30'
DUPLEXES *	PRINCIPLE	30'	106'	3,180	10'	10'	5' / 10'	50'
	ACCESSORY				*	5'	5'/5'	30'

PRINCIPAL STRUCTURE
A STRUCTURE ON A LOT OR PARCEL WHICH IS USED, ARRANGED, ADAPTED OR DESIGNED FOR THE PREDOMINANT OR PRIMARY USE FOR WHICH THE LOT OR PARCEL IS OR MAY BE USED, SUCH AS HOME, TOWNHOME, APARTMENT, OR COMMERCIAL BUILDING.
ACCESSORY STRUCTURE
A SUBORDINATE BUILDING OR STRUCTURE ON THE SAME LOT THAT IS DEVOTED TO THE PRINCIPLE STRUCTURE, SUCH AS SHED, CARPORT, POOL, AND POOL ENCLOSURE. *ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED IN THE SIDE AND REAR YARDS.



TYPICAL 40' X 40' LOT
(CLUSTER CONFIGURATION)
(ZERO LOT LINE)

NOTE: LOT CONFIGURATION SHALL REQUIRE A CONDOMINIUM PLAT.

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

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
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS
DATE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, L.L.C.
CITY OF OCALA, FLORIDA

LOT DIMENSIONS & SETBACKS

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

JEFFREY M. McINTOSH LICENSE NO 89905 STATE OF FLORIDA PROFESSIONAL ENGINEER
OCT 20 2023

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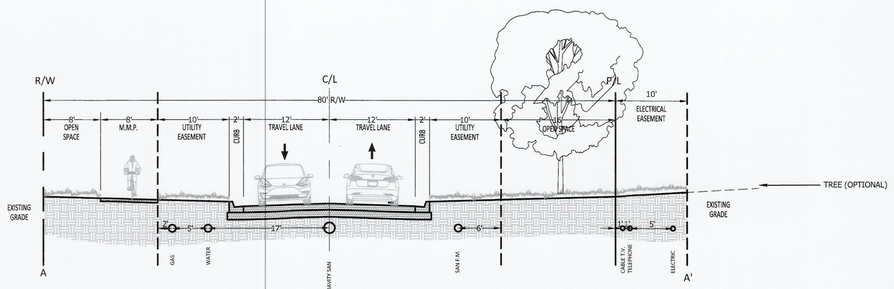
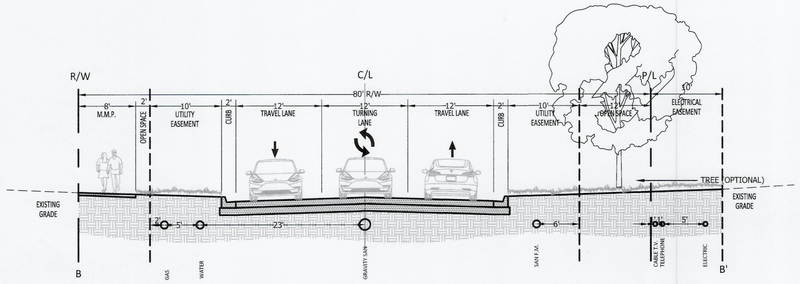
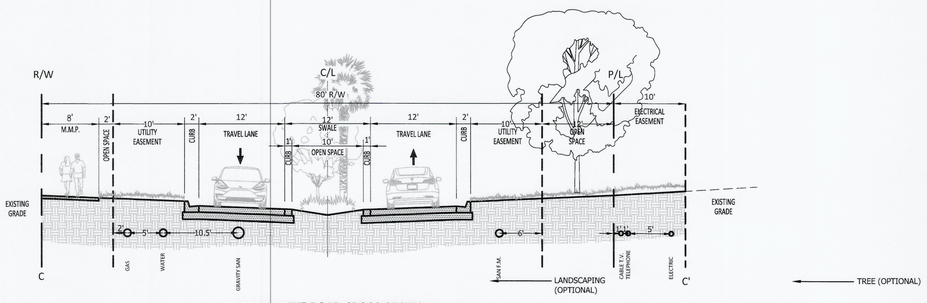


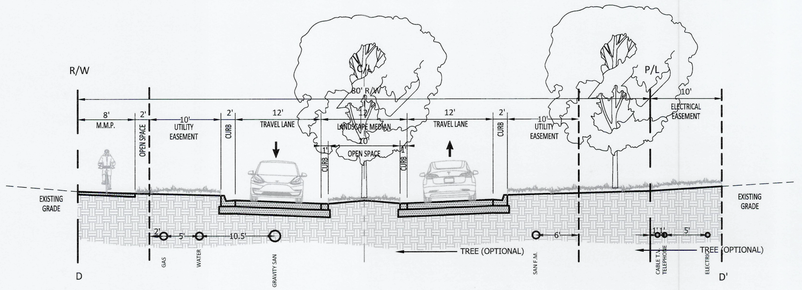
TYPICAL SPINE ROAD CROSS SECTION
(OPTION A) 80' R.O.W.
NOT TO SCALE



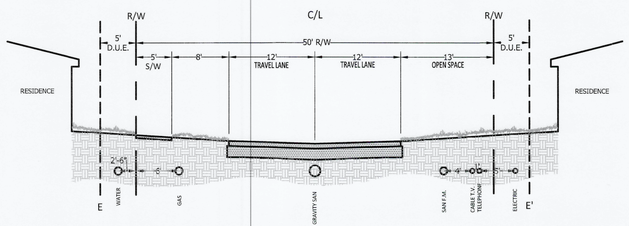
TYPICAL SPINE ROAD CROSS SECTION
(OPTION B) 80' R.O.W.
NOT TO SCALE



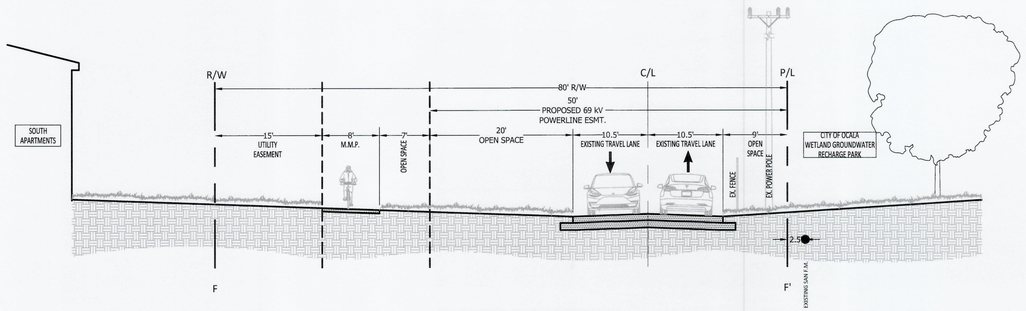
TYPICAL SPINE ROAD CROSS SECTION
(OPTION C) 80' R.O.W.
NOT TO SCALE



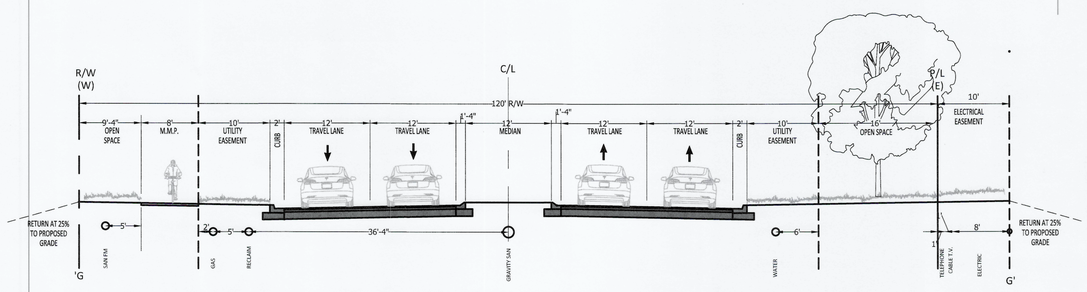
TYPICAL SPINE ROAD CROSS SECTION
(OPTION D) 80' R.O.W.
NOT TO SCALE



TYPICAL NEIGHBORHOOD CROSS SECTION
(OPTION E) 50' R.O.W.
NOT TO SCALE



TYPICAL SPINE CROSS SECTION
(CITY OF OCALA ROAD)
(OPTION F) 80' R.O.W.
NOT TO SCALE



TYPICAL SPINE ROAD CROSS SECTION
(OPTION G) 120' R.O.W.
NOT TO SCALE

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

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CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE	

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

TYPICAL ROADWAY SECTIONS

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

JEFFREY M McPHERSON LICENSE 69805 STATE OF FLORIDA REGISTERED ENGINEER
OCT 20 2023

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REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
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SINGLE-FAMILY RESIDENCE

MULTI-FAMILY RESIDENCE

APARTMENTS

COMMERCIAL

NOTE:
1. THE IMAGES ILLUSTRATED HERE ARE TO REPRESENT THE ANTICIPATED ARCHITECTURAL STYLE FOR THE DEVELOPMENT. FINAL ARCHITECTURAL PLANS AND ELEVATIONS WILL BE SUBMITTED AT THE TIME OF MAJOR SITE PLAN REVIEW FOR EACH LOT.

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REVISIONS
DATE

WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

ARCHITECTURAL STYLES

DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

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