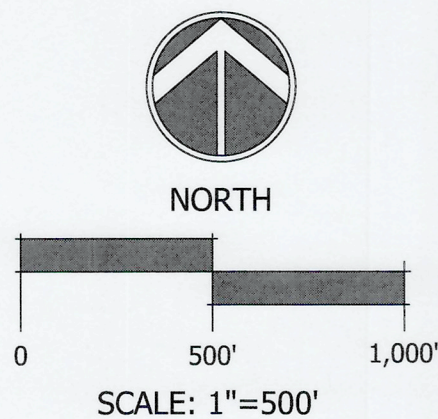


REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

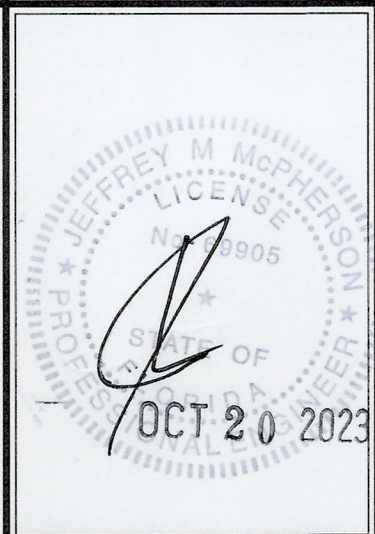


Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

DATE	REVISIONS

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



For Code Compliance
City of Ocala Growth Management

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

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ENGINEERING, LLC.

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REVISIONS

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

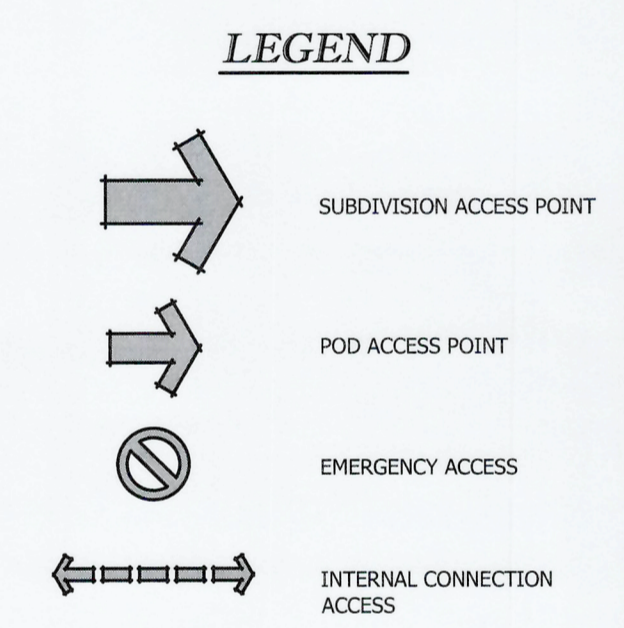
EXISTING CONDITIONS

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

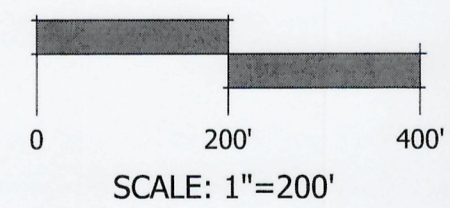

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04

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NORTH



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

05

<u>PHASING SCHEDULE</u>	
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

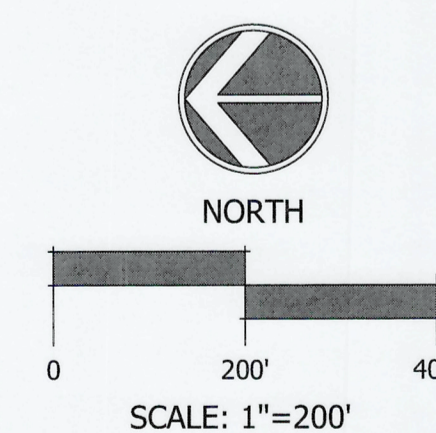
AFFORDABLE HOUSING UNITS		
DWELLING UNITS	20%	MIN. A.H.U.
2,028	0.20	406

- 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.




SCALE: 1"=200

SCALE: 1"=200'

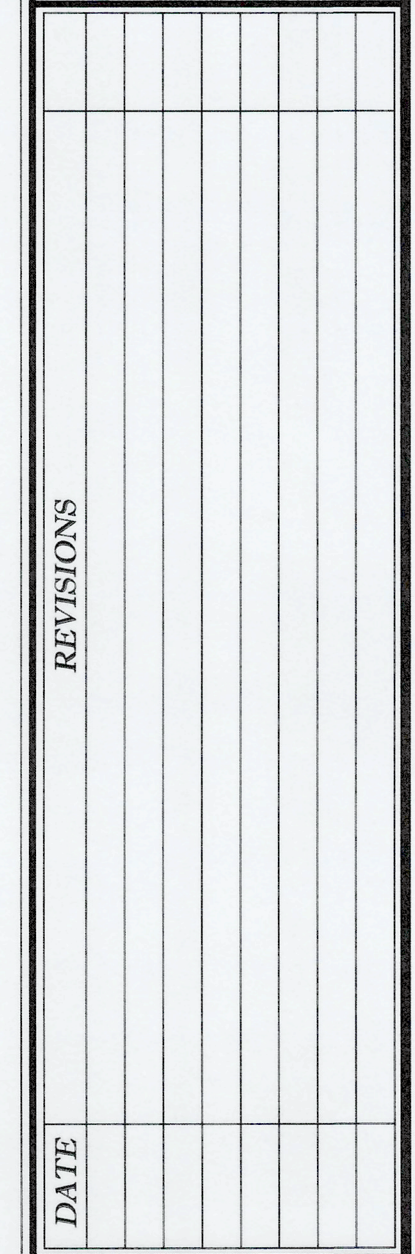
WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.

PHASING PLAN

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


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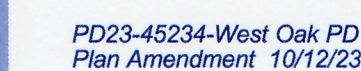
06



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JOB NO. 19-5057

07

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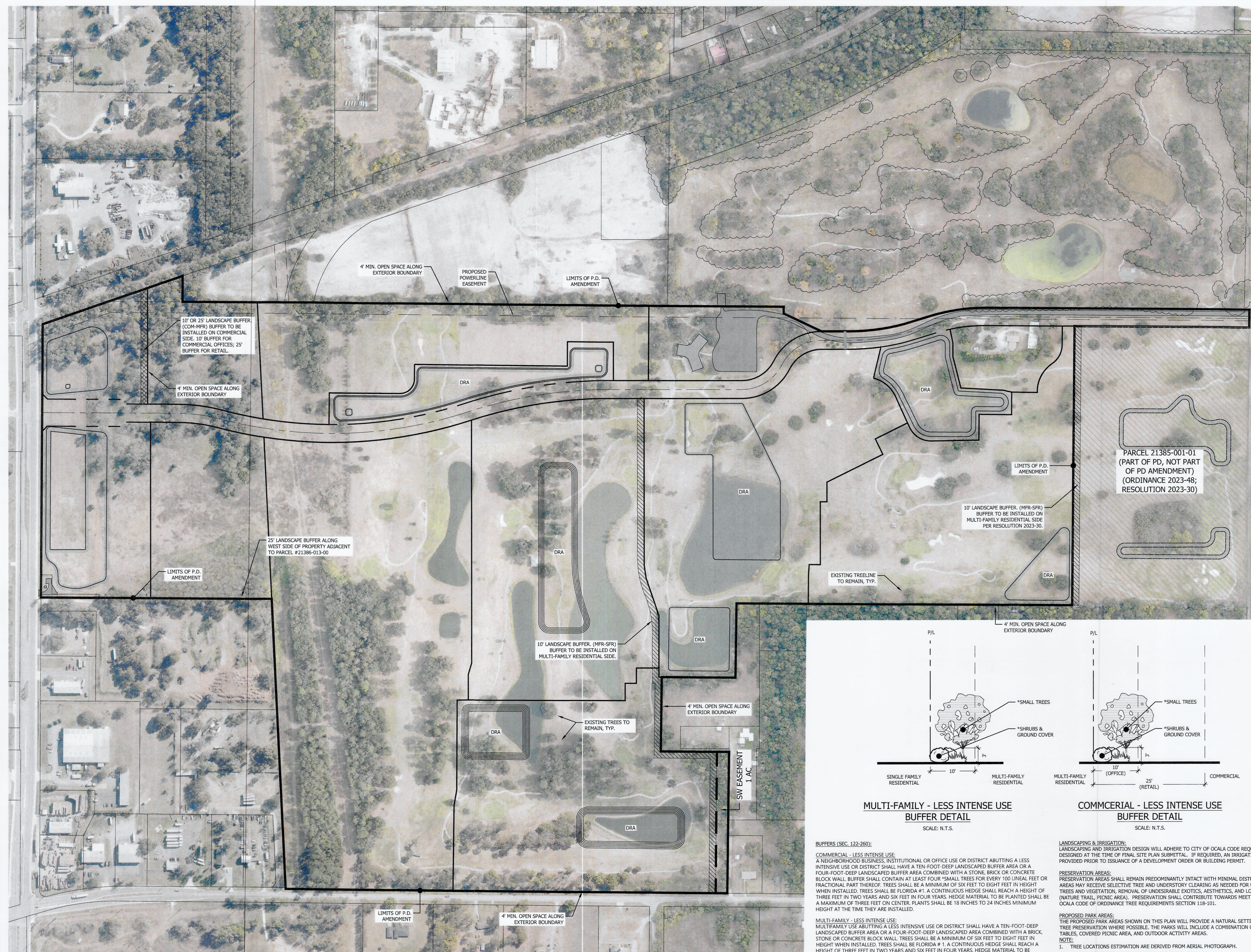
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #03265

DATE _____

BUFFER PLAN



08



SCALE: N.T.S.

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 PAVING BUFFER. BUFFER SHALL BE PLANTED WITH TREES AT LEAST 18 INCHES IN HEIGHT OR A 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 MINIMUM OF THREE INCHES IN GIRTH. 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 CROWN WALL. TREES SHALL USE A MINIMUM OF SIX FEET TO EIGHT FEET IN HEIGHT WHEN INSTALLED. TREES SHALL BE FLORIDA PALM #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.

SCALE: N.T.S.

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 THE ECOSYSTEM, REMOVAL OF UNDERSIRABLE EXOTICS, AESTHETICS, AND LOW IMPACT ANTIENITIES (NATURAL TRAIL, PIONIC 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

2. * USE CURRENT CITY TREE LIST PER SECTION 122 - 260

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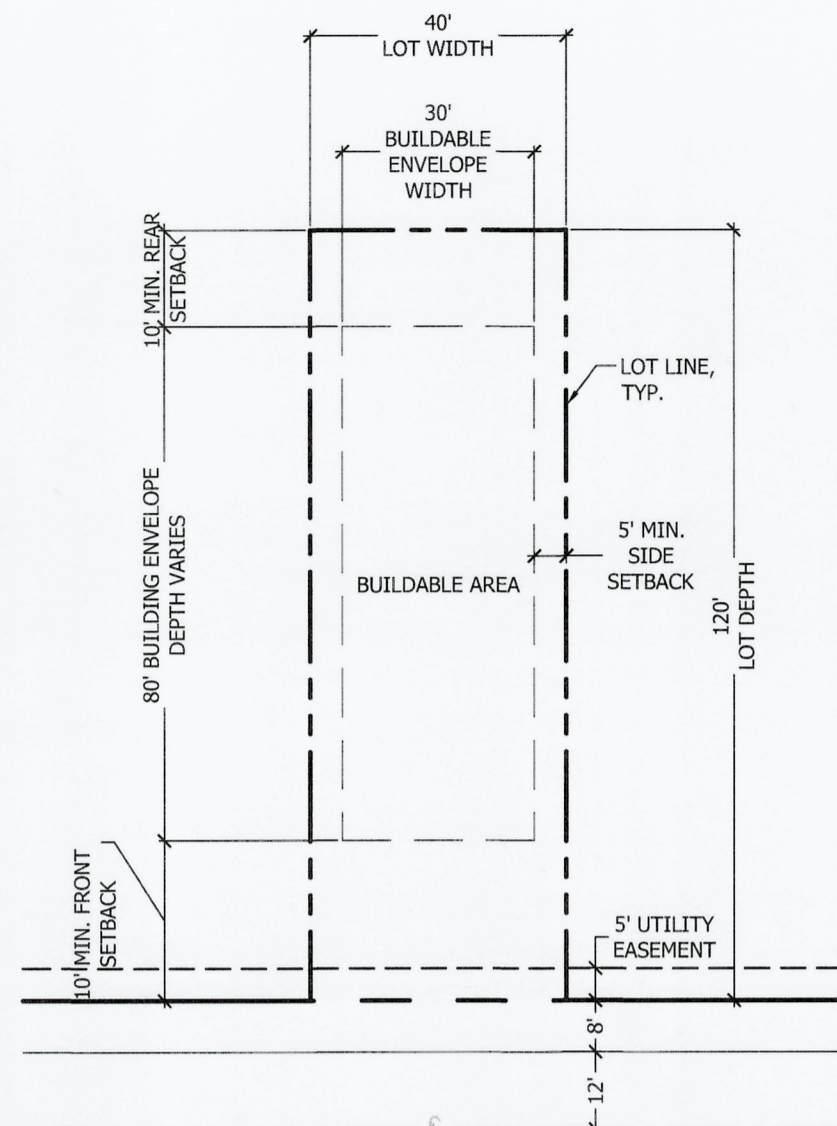
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For Code Compliance
City of Ocala Growth Management

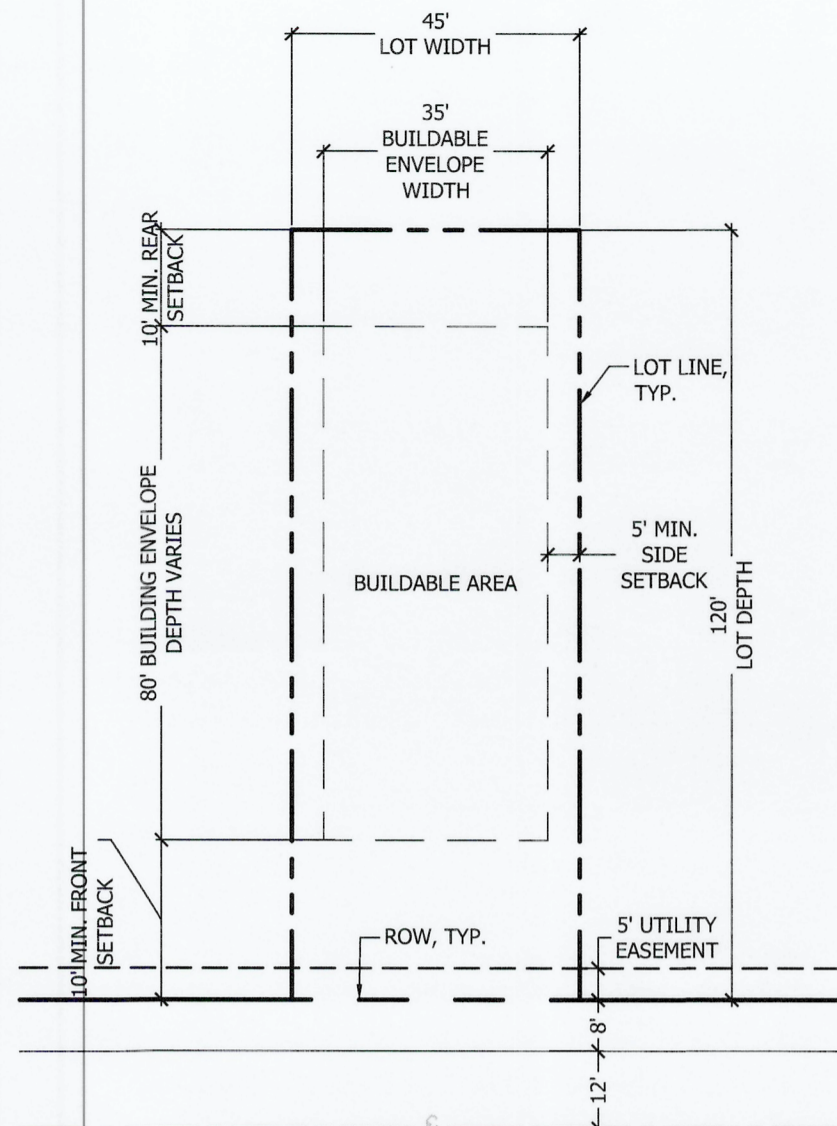
PD23-45234-West Oak PD
Plan Amendment 10/12/23

Tillman & Associates
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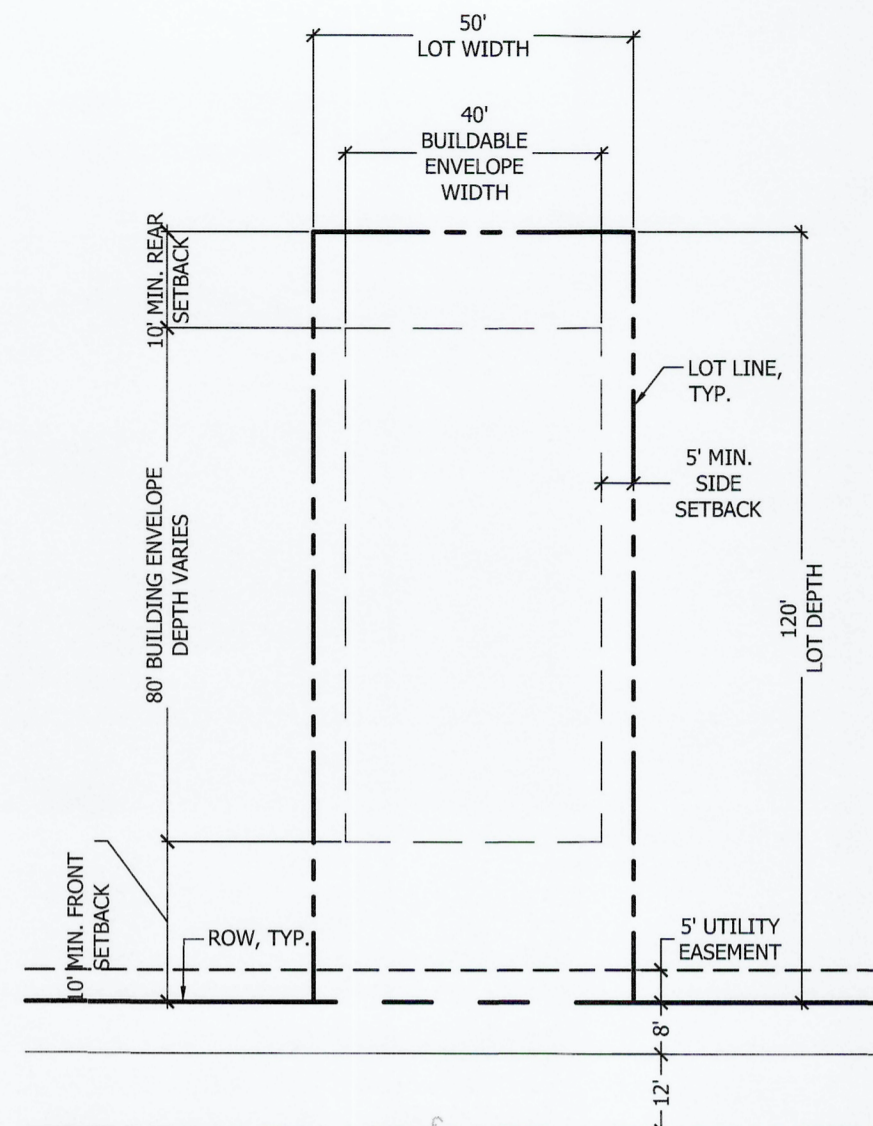
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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CERTIFICATE OF AUTHORIZATION # 26756



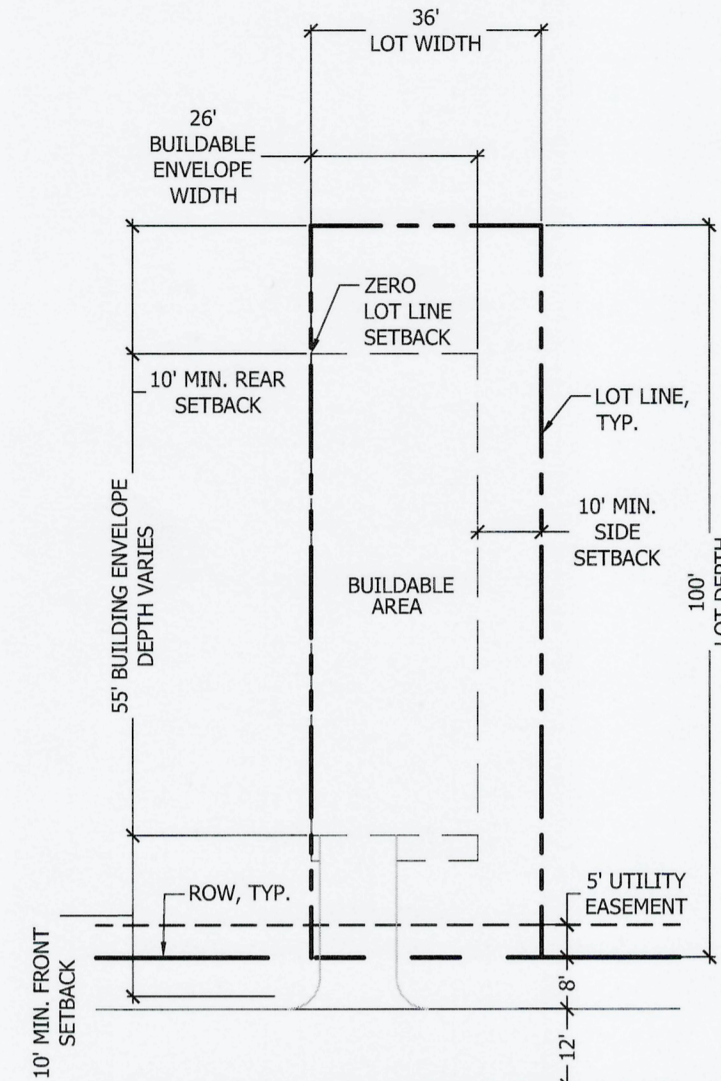
TYPICAL 40' X 120' LOT



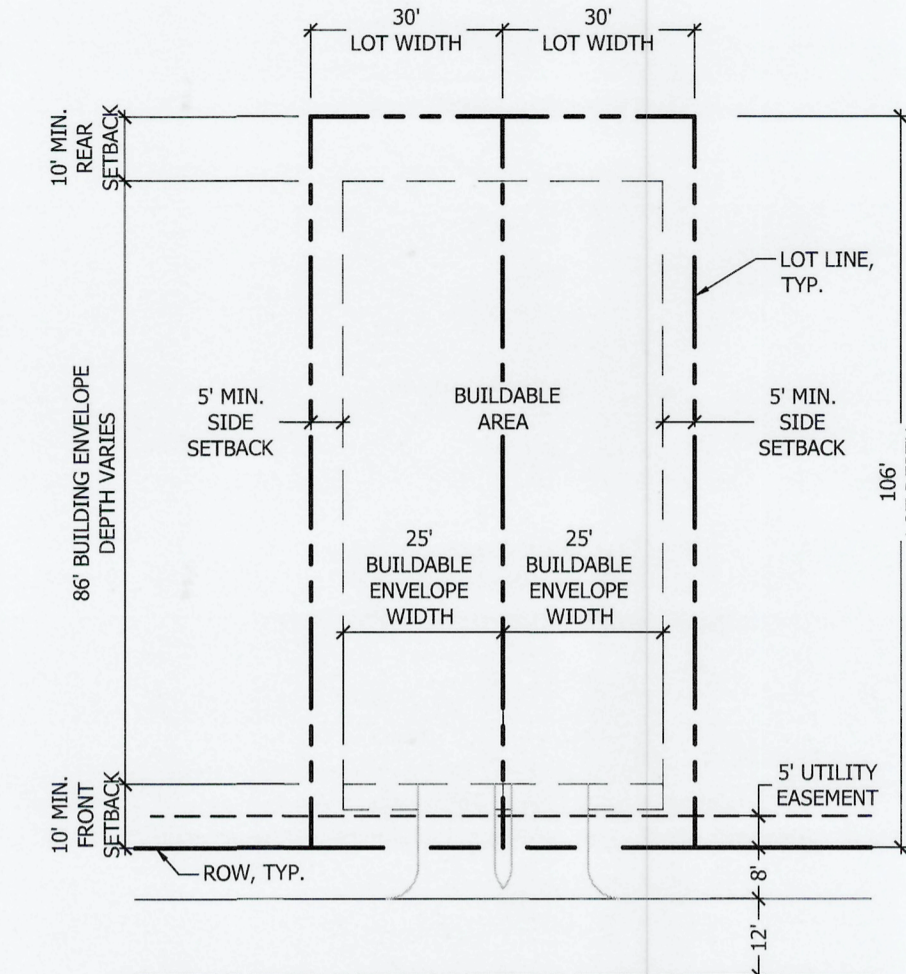
TYPICAL 45' X 120' LOT



TYPICAL 50' X 120' LOT

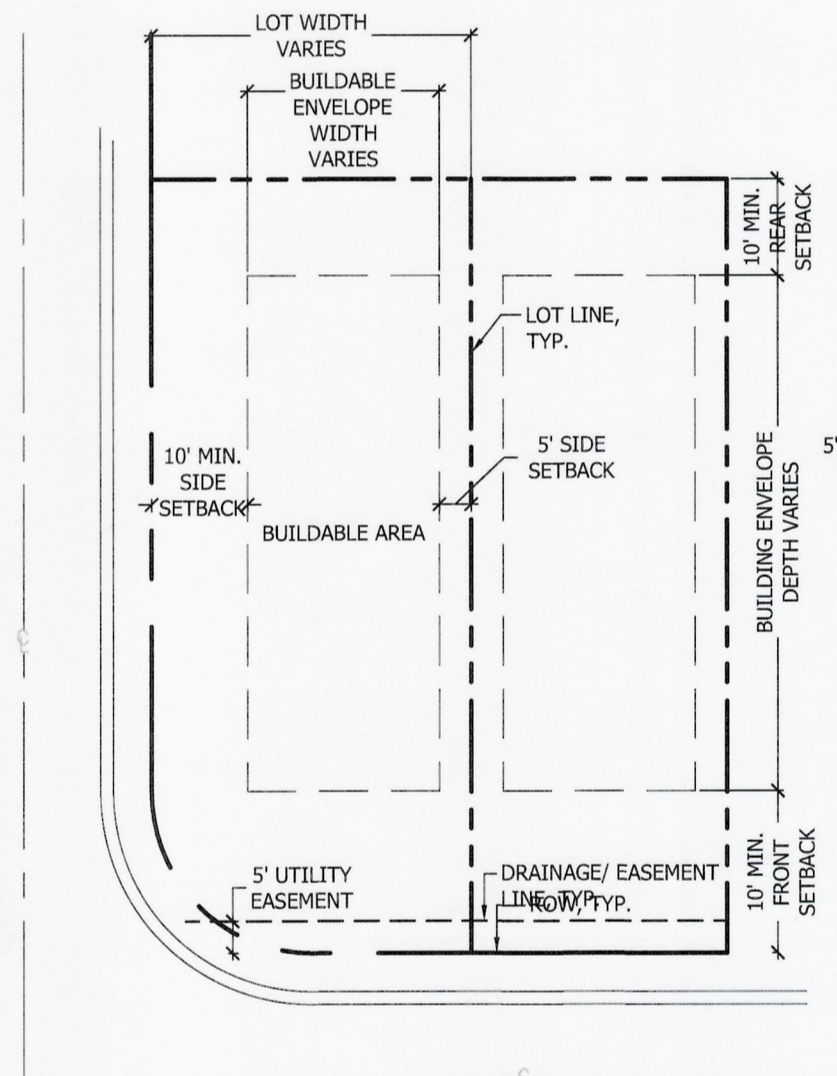


TYPICAL 36' X 100' LOT
(ZERO LOT LINE)

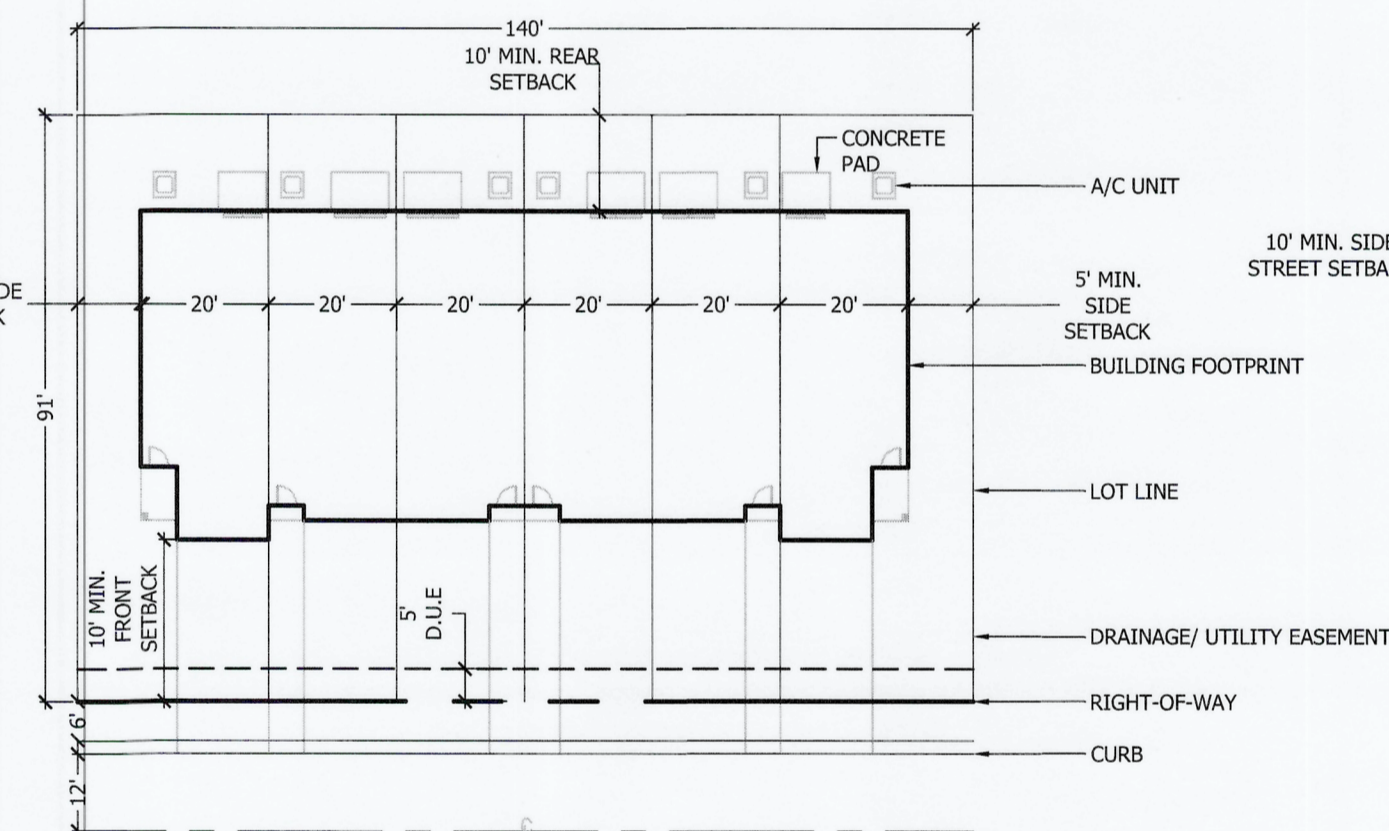


TYPICAL 30' X 106' DUPLEX/VILLAS LOT

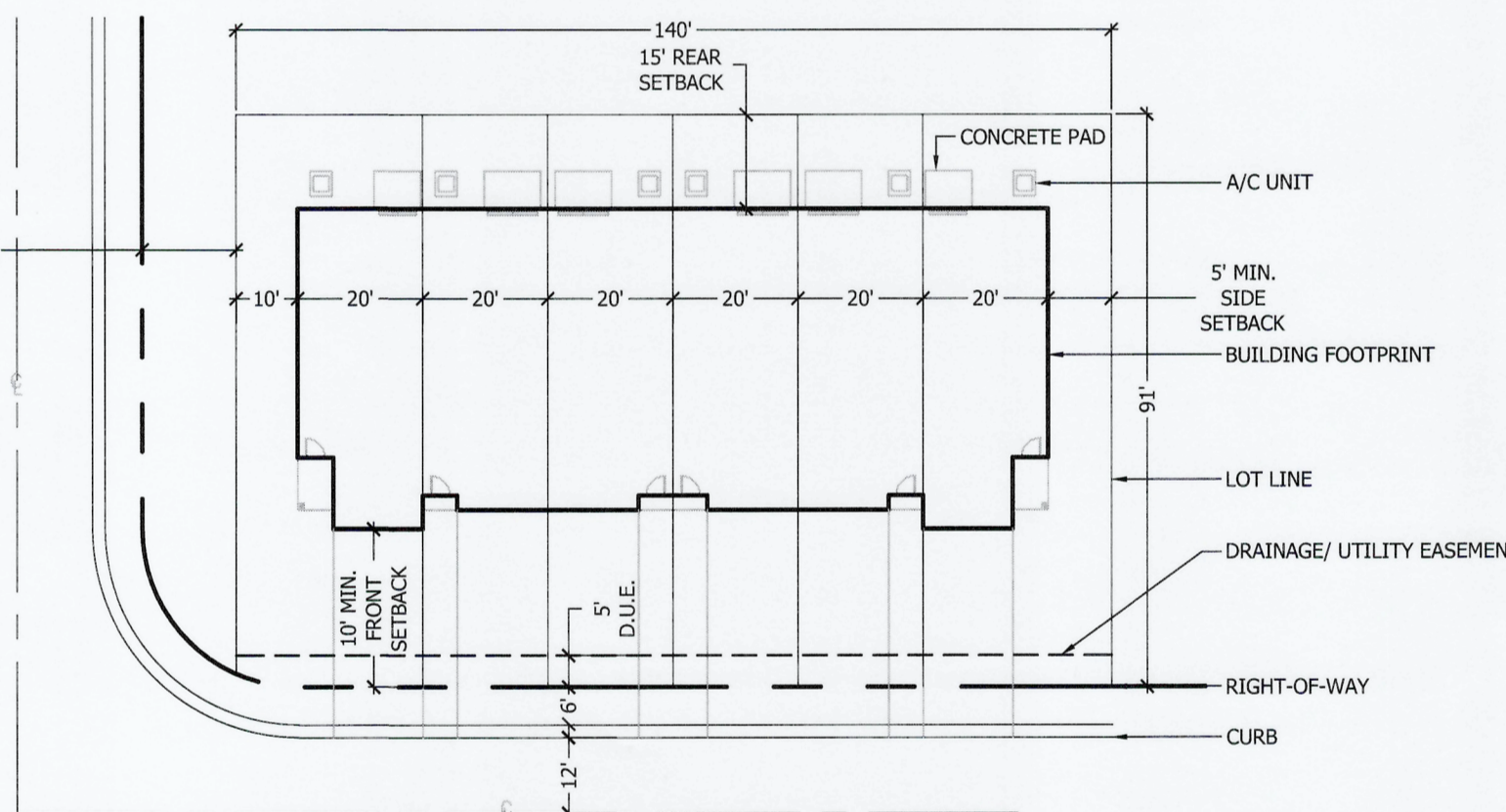
NOTE: LOT DEPTHS MAY VARY BUT SHALL NOT BE LESS THAN 100'.



TYPICAL CORNER



TYPICAL TOWNHOME DETAIL



TYPICAL TOWNHOME CORNER DETAIL

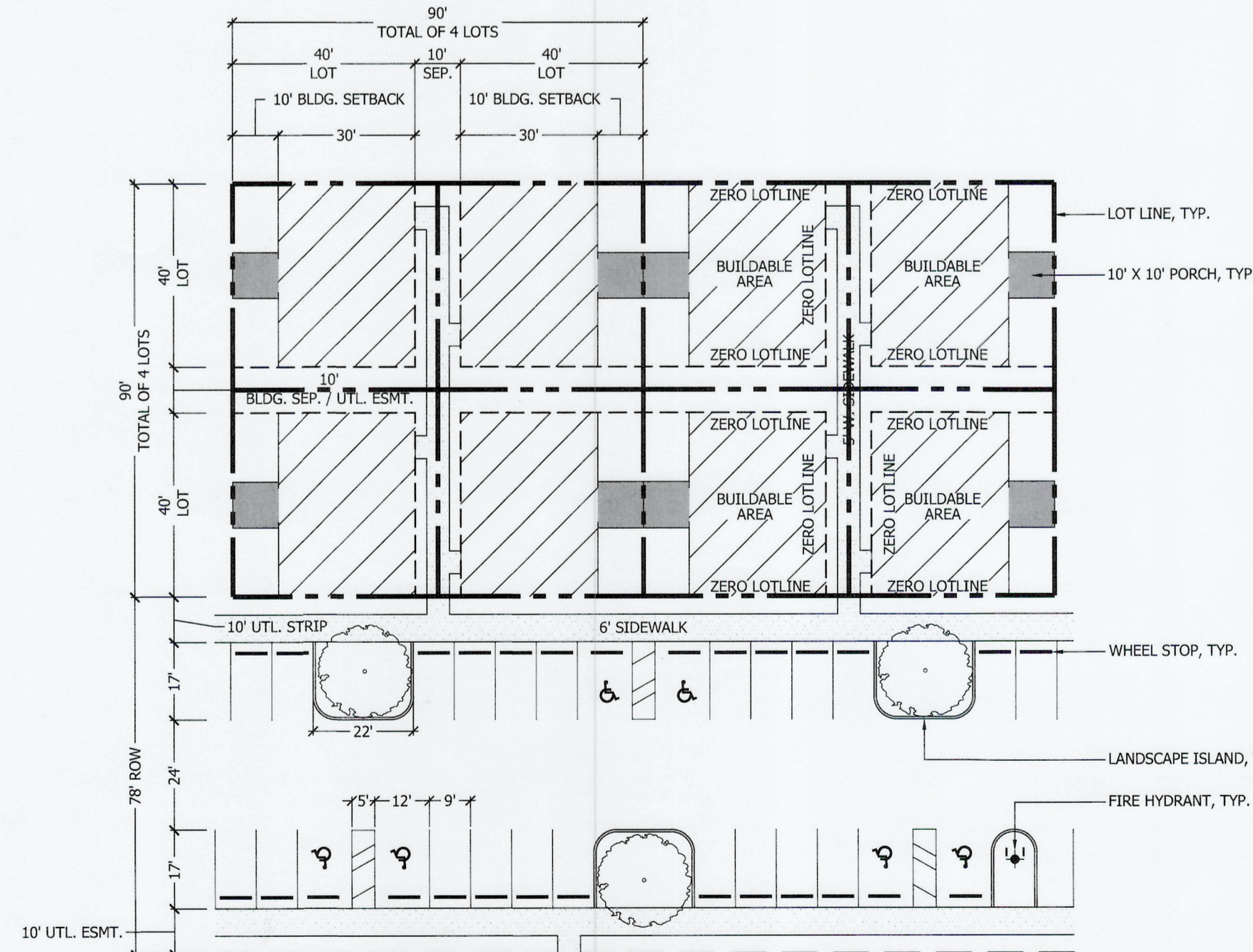
TABLE 1: PROPOSED USES

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 *
A/P	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 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.

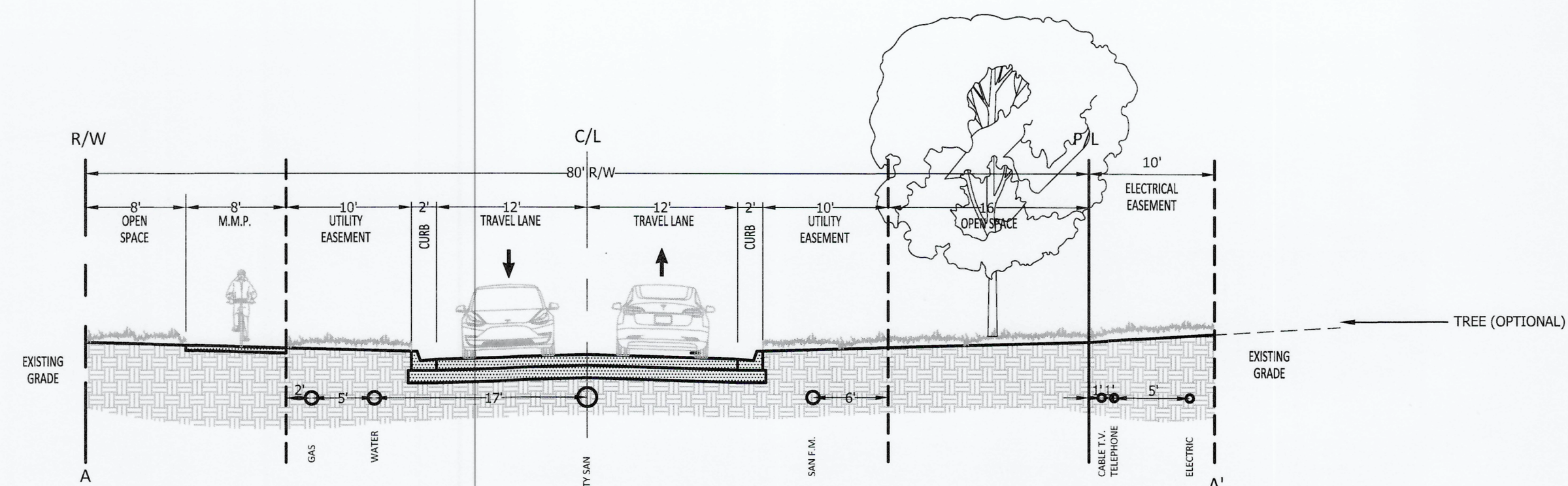
TYPICAL APARTMENT DETAIL

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

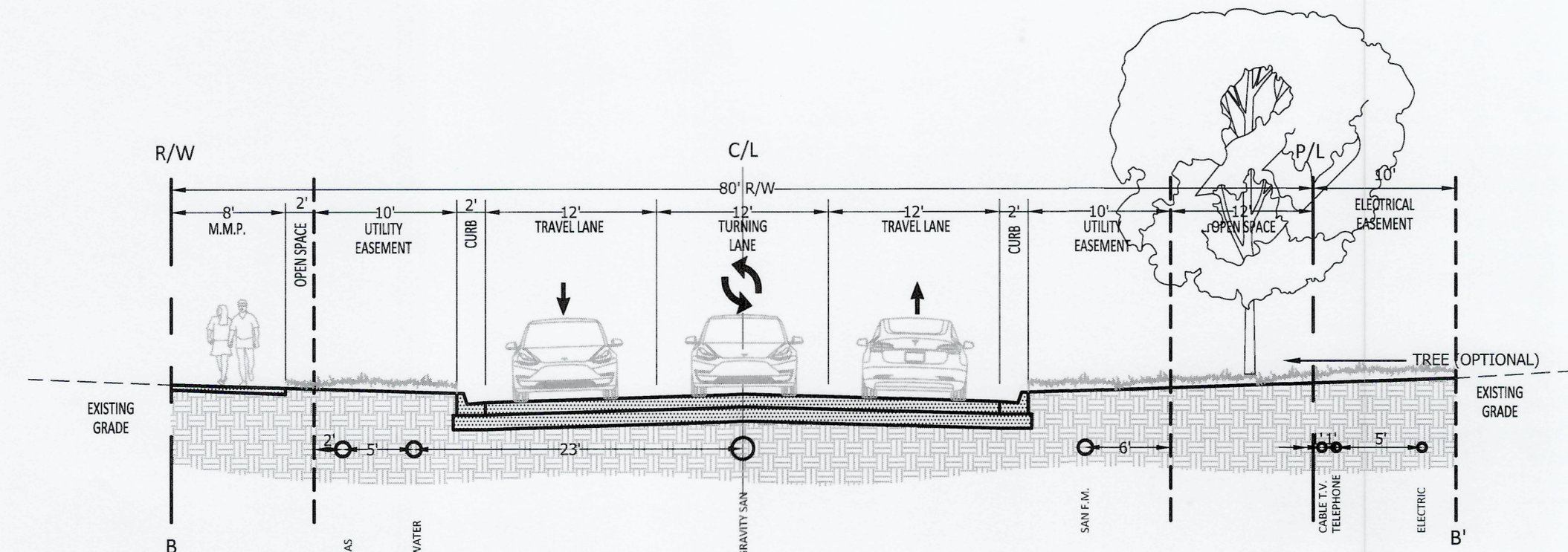
LOT DIMENSIONS & SETBACKS

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

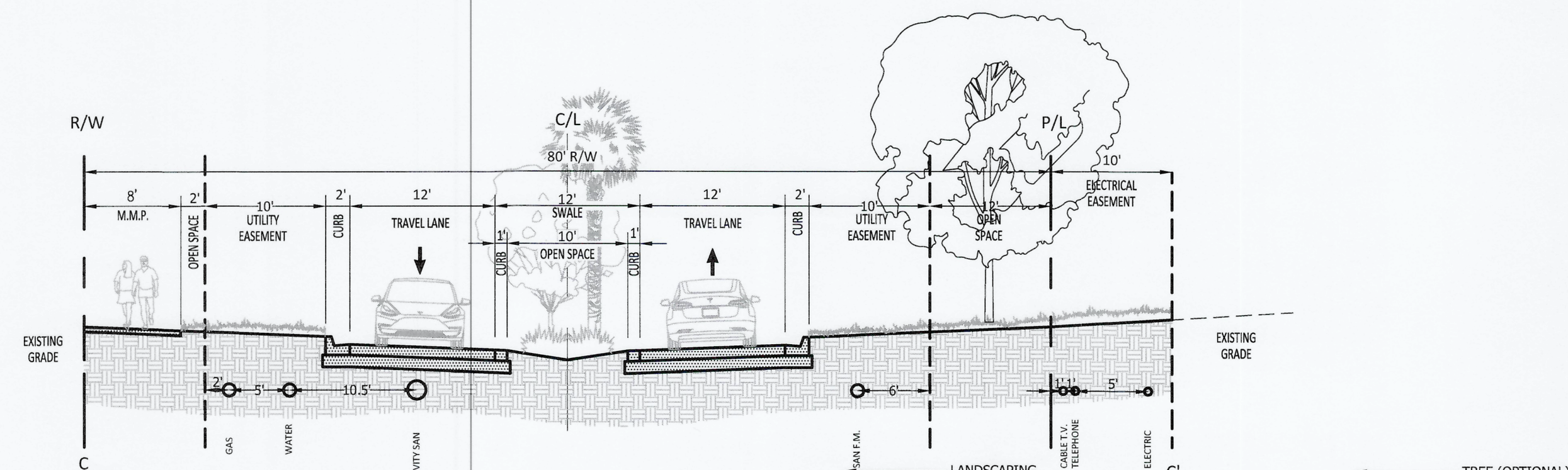
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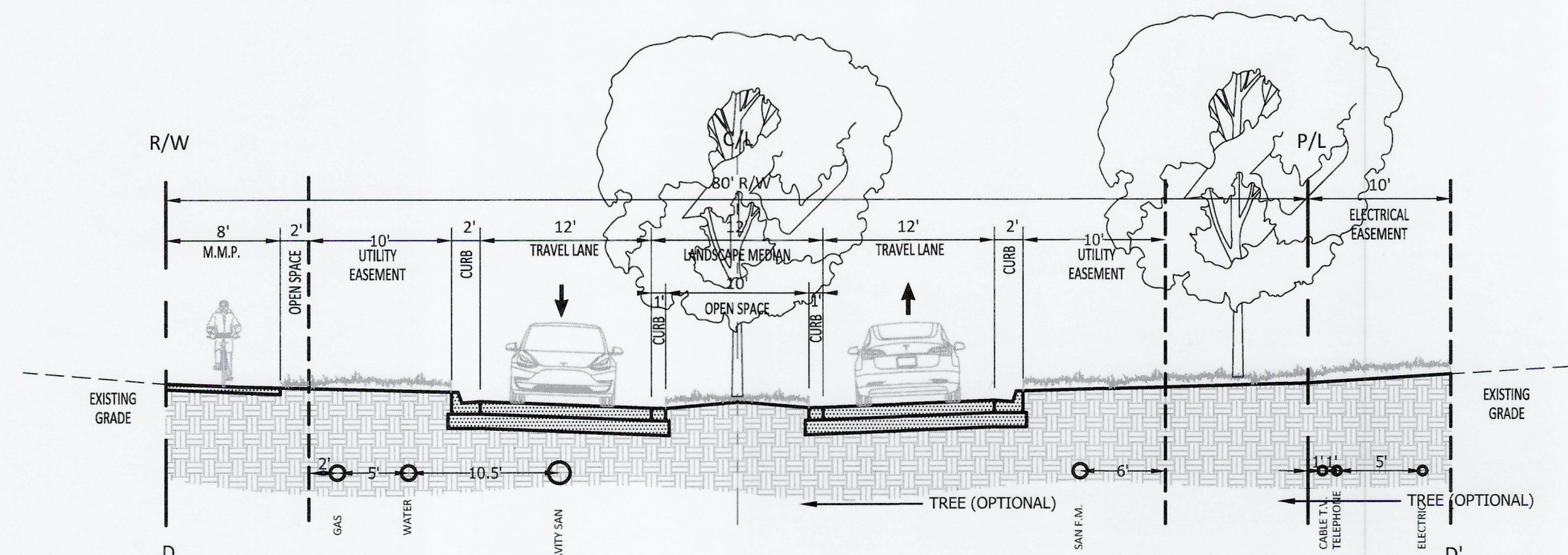
TYPICAL SPINE ROAD CROSS SECTION
(OPTION A) 80' R.O.W.
NOT TO SCALE



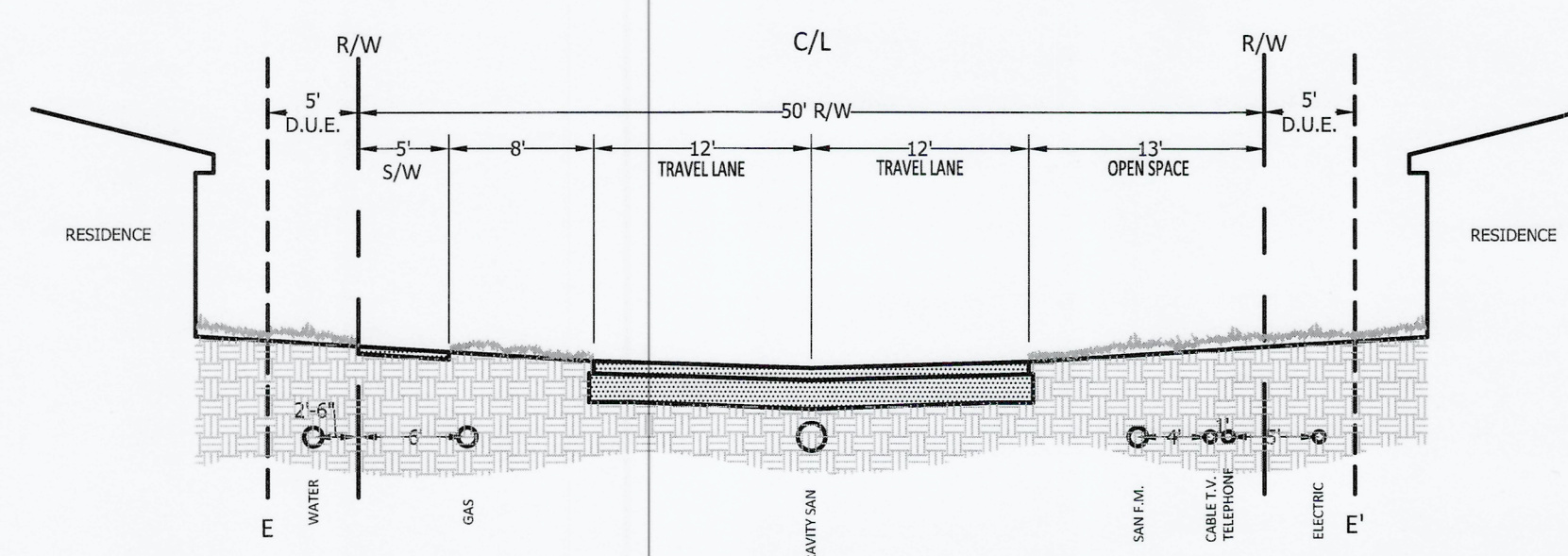
TYPICAL SPINE ROAD CROSS SECTION
(OPTION B) 80' R.O.W.
NOT TO SCALE



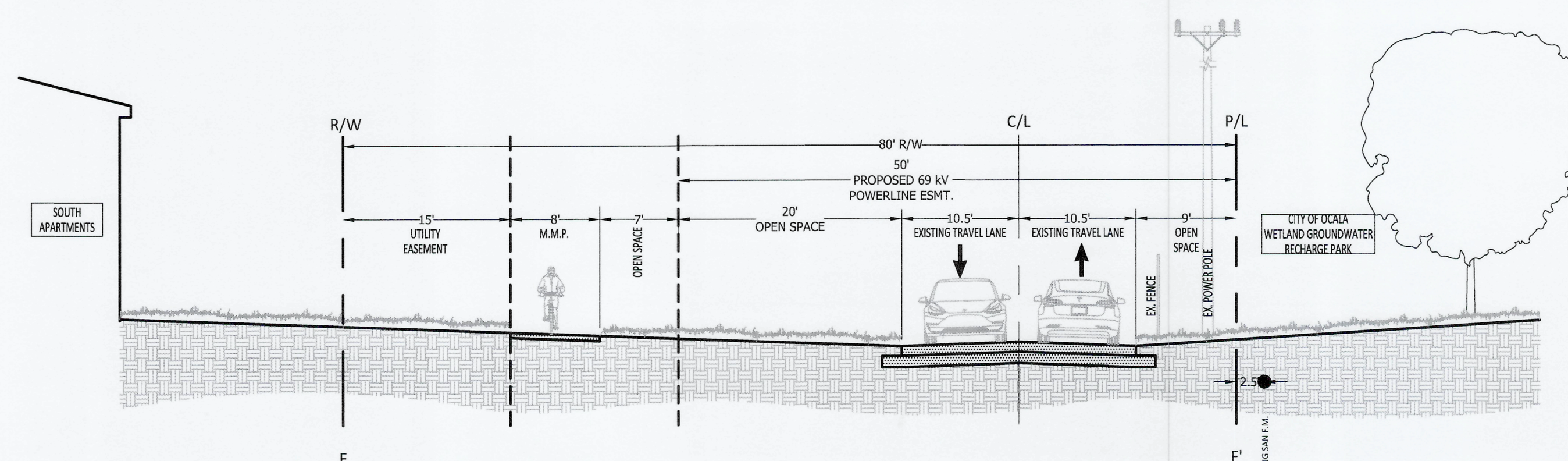
TYPICAL SPINE ROAD CROSS SECTION
(OPTION C) 80' R.O.W.
NOT TO SCALE



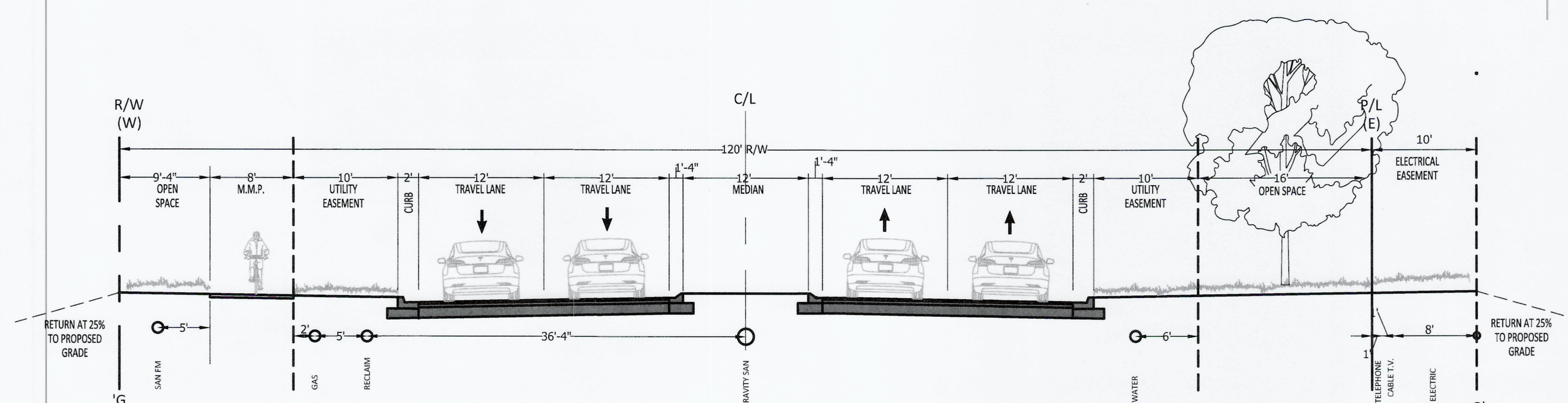
TYPICAL SPINE ROAD CROSS SECTION
(OPTION D) 80' R.O.W.
NOT TO SCALE



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.



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

Tillman & Associates
—ENGINEERING, LLC. —

_____ 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

TYPICAL ROADWAY SECTIONS

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



12

REVIEWED

For Code Compliance
City of Ocala Growth Management

PD23-45234-West Oak PD
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Tillman & Associates

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SINGLE-FAMILY RESIDENCE



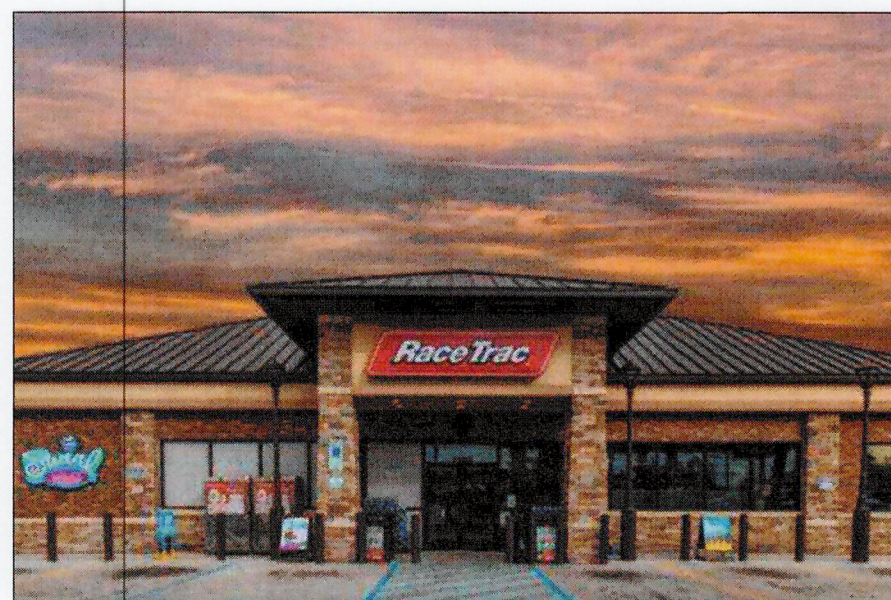
MULTI-FAMILY RESIDENCE



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.

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
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