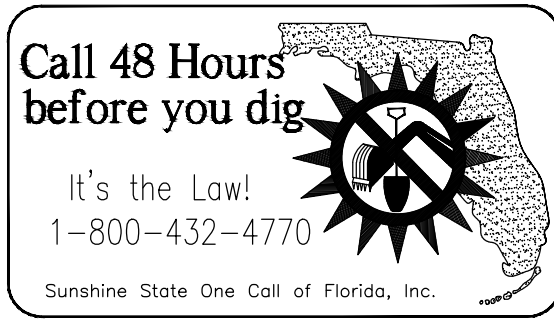




Tillman & Associates
—ENGINEERING, LLC.—
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 26756

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

COMMENCE AT THE NE CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA THENCE N89°43'36" 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 S80°18'24" A DISTANCE OF 35.00 FEET TO A CONCRETE MONUMENT (NO ID.) ON THE MONUMENTED SOUTH RIGHT OF WAY LINE OF NW 1/4 OF 31ST STREET AND THE WEST BOUNDARY OF THE NW 1/4 OF NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE PROCEED S89°33'01" A DISTANCE OF 1048.39 FEET; THENCE SOUTH A DISTANCE OF 248.51 FEET; THENCE N87°52'28" A DISTANCE OF 73.76 FEET; THENCE S80°18'24" A DISTANCE OF 42.21 FEET; THENCE N89°43'36" A DISTANCE OF 315.37 FEET TO THE WEST BOUNDARY OF THE NW 1/4 OF NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N00°28'25" ALONG SAID WEST BOUNDARY A DISTANCE OF 562.00 FEET TO THE POINT OF BEGINNING. CONTAINING 254.139 SQUARE FEET MORE OR LESS.

AND

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 NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'21"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 1, OF HOME ACRES TRACT, COMMENCED AS ABOVE; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, S.89°41'31"W., 168.79 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID BLOCK 1, OF HOME ACRES TRACT, COMMENCED AS ABOVE; LONG SAID SOUTHERLY BOUNDARY LINE, N.89°41'31"W., 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTHWEST BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES, 1) S.00°22'59"W., 47.50 FEET; 2) THENCE S.00°03'50"W., 112.48 FEET; 3) THENCE S.00°44'27"W., 188.69 FEET; 4) THENCE S.00°22'51"W., 139.52 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, BEING 120 FEET WIDE; THENCE DEPARTING SAID SOUTHWEST BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE, S.00°25'08"W., 263.10 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., 132.79 FEET TO THE WEST BOUNDARY LINE OF EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY LINE, N.00°28'33"E., 228.67 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID WEST BOUNDARY LINE 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) N.89°12'32"W., 33.94 FEET; 2) THENCE N.00°31'04"E., 336.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1, BEING 120 FEET WIDE; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG SAID WEST BOUNDARY LINE 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) N.00°31'04"E., 336.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE 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 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, BEING 120 FEET WIDE; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG 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, S.00°30'06"W., 306.18 FEET TO A POINT 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, BEING 120 FEET WIDE; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG 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, ALONG A LINE 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, N.89°41'15"E., 63.25 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (HAVING A 60 FOOT RIGHT OF WAY); THENCE DEPARTING SAID LINE BEING 25 FEET NORTH OF THE SOUTH BOUNDARY OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, ALONG 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, TO THE SOUTH BOUNDARY OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; 3) THENCE N.00°33'57"S., 348.17 FEET TO THE SOUTHWEST CORNER OF PINE OAKS INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 2, PAGE 123 OF THE PUBLIC 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.89°41'E., 89.04 FEET; 2) THENCE S.00°00'00"W., 120 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID PINE OAKS INDUSTRIAL PARK, BEING 120 FEET WIDE; 3) THENCE S.00°00'00"W., 120 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 25TH 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 WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, S.18°53'24"E., 314.71 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 216.75 ACRES, MORE OR LESS.

LESS AND EXCEPT:

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

[illegible]

AND

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

[illegible]

1. CUSTOMER MUST SUBMIT THE OCALA UTILITY SERVICE (O/US) COMMERCIAL LOAD DATA AND THE O/US GENERAL INFORMATION SHEET TO THE GROWTH MANAGEMENT DEPARTMENT PRIOR TO ANY SITE PERMITS BEING ISSUED. DATA SHEETS MUST BE APPROVED BY O/US 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 O/US ENGINEERING DEPARTMENT AT 351-4620 AT LEAST (60) SIX WEEKS PRIOR TO THE START OF CONSTRUCTION TO DISCUSS ANY SPECIAL REQUIREMENTS, TEMPORARY CONSTRUCTION POWER, TRANSFORMER LOCATION, REFERENCE OUS PD22-4864).
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. 70-602).
5. UNDERGROUND ELECTRICAL SERVICES 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, O/US 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@OCALAFLO.US USING THE ABOVE MENTIONED O/US SITE PLAN REFERENCE NUMBER.
12. SPECIAL REQUIREMENTS SHALL BE INCLUDED IN CHAPTER 190 OF THE O/US CODE 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.

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

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

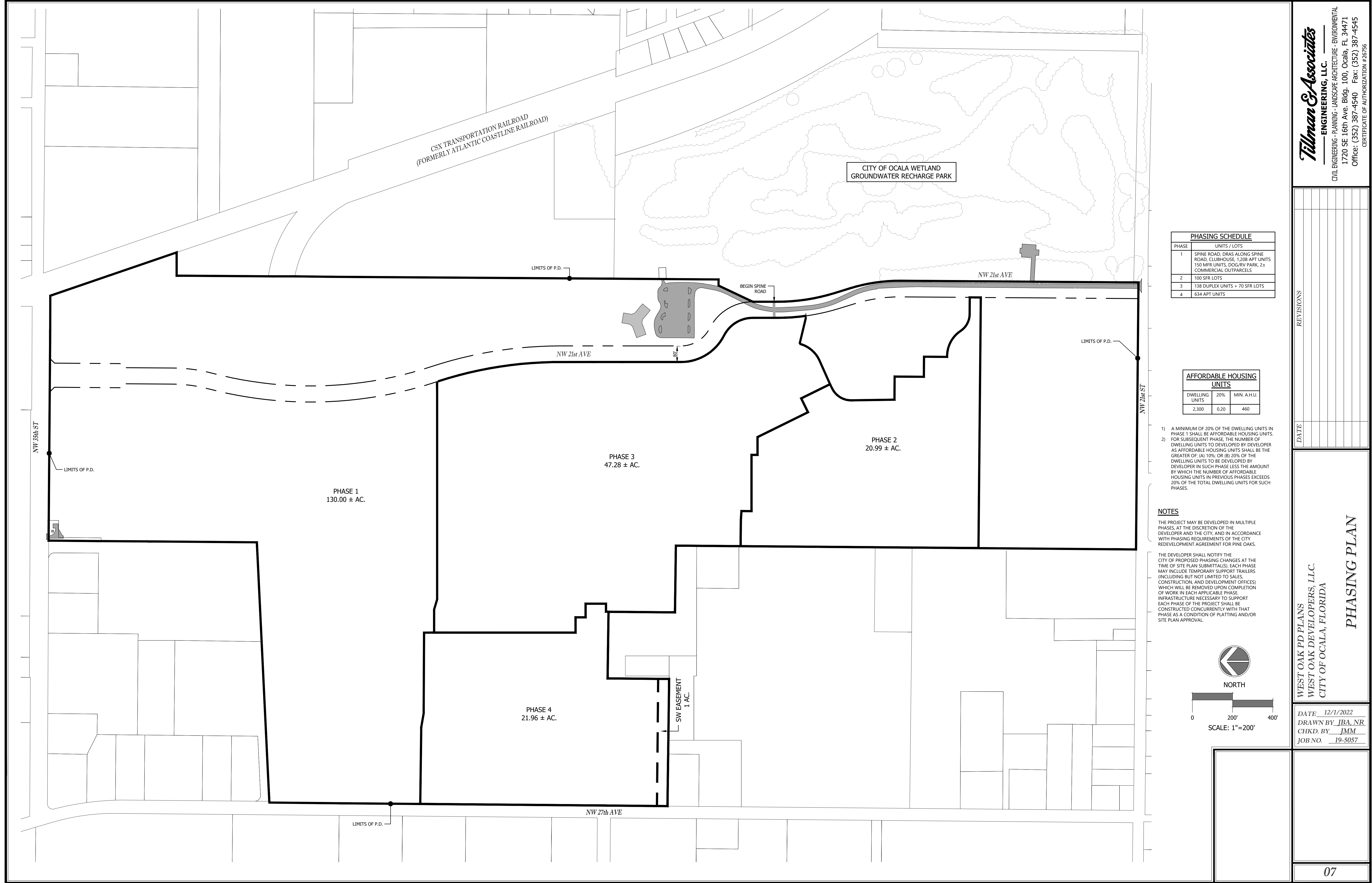
SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., CFM
3128 NW BLITCHTON RD
OCALA, FLORIDA 34475
PHONE (352) 405-1482

[illegible]

WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

DATE 12/1/2022
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

01



PHASING SCHEDULE	
PHASE	UNITS / LOTS
1	SPINE ROAD, DRAS ALONG SPINE ROAD, CLUBHOUSE, 1,208 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.
2,300	0.20	460

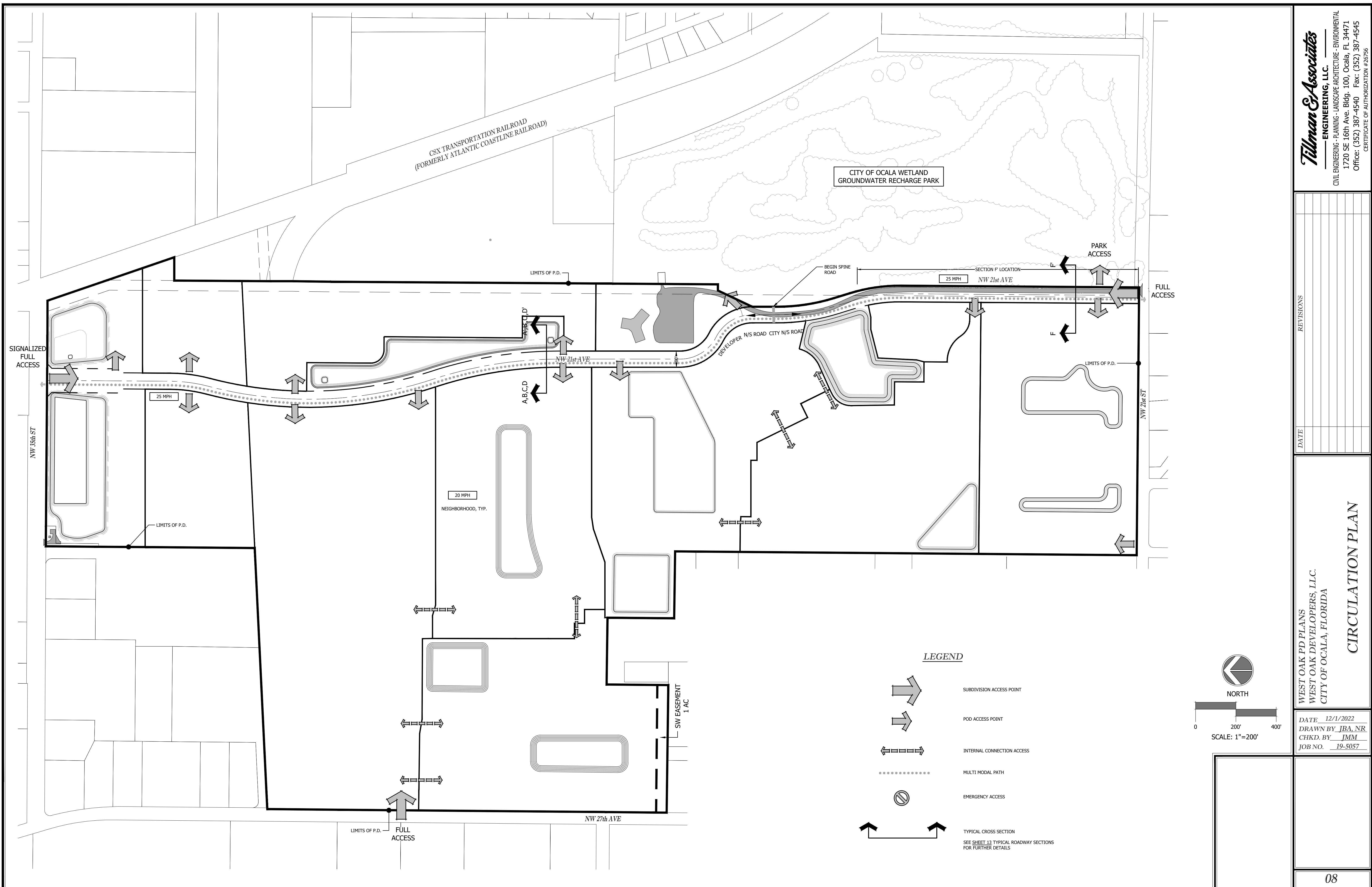
- 1) A MINIMUM OF 20% OF THE DWELLING UNITS IN PHASE 1 SHALL BE AFFORDABLE HOUSING UNITS.
- 2) FOR SUBSEQUENT PHASE, THE NUMBER OF DWELLING UNITS TO BE DEVELOPED BY DEVELOPER AS AFFORDABLE HOUSING UNITS SHALL BE THE GREATER OF: (A) 10% OR (B) 20% OF THE DWELLING UNITS TO BE DEVELOPED BY DEVELOPER IN 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.

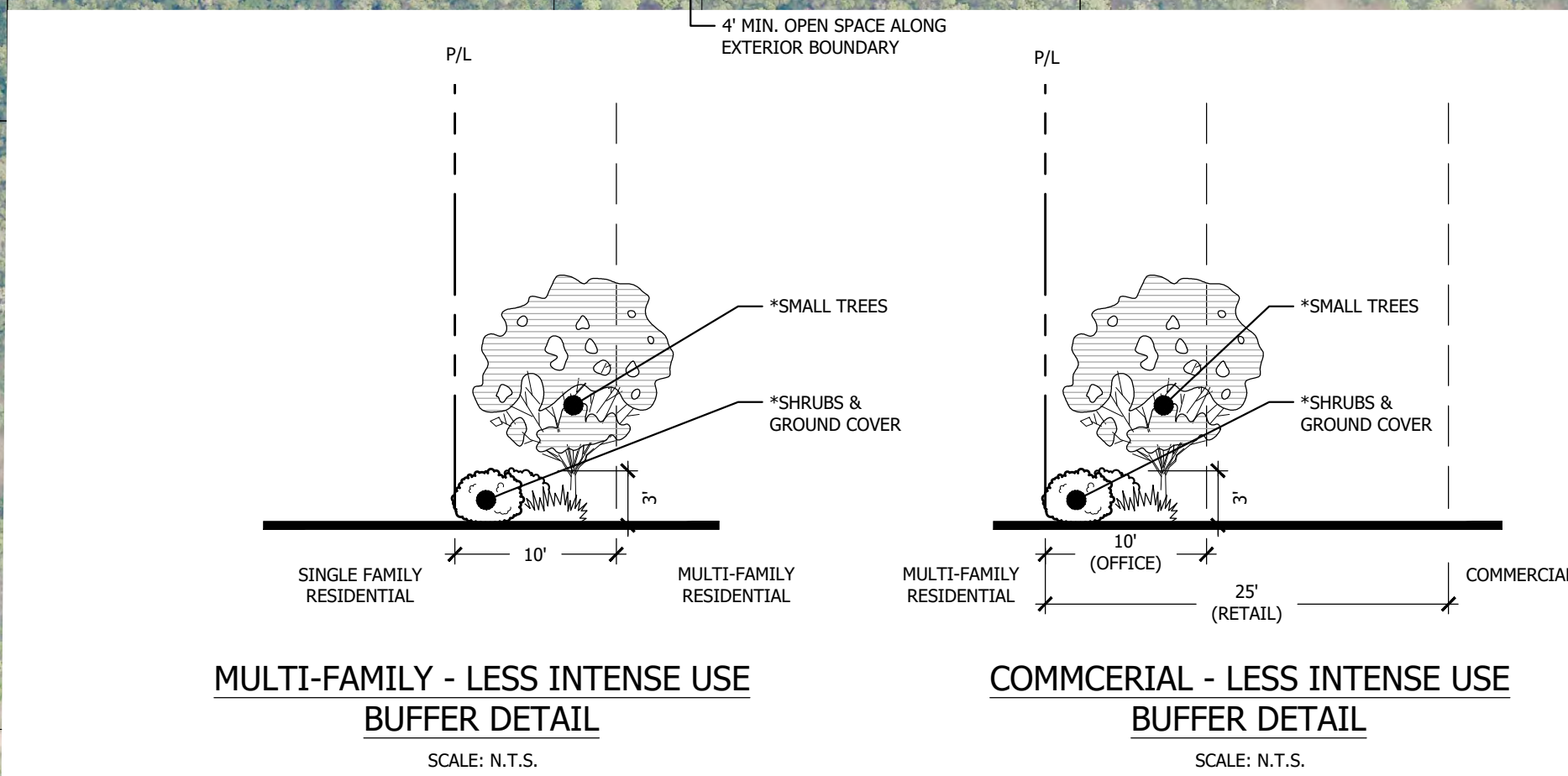
NOTES

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.

REVISIONS	
DATE	



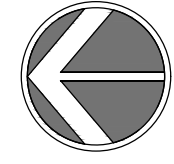


MULTI-FAMILY - LESS INTENSE USE:
MULTI-FAMILY AND MOBILE HOME USE ABUTTING A LESS INTENSIVE USE OR DISTRICT SHALL HAVE A TEN-FOOT-DEEP LANDSCAPED BUFFER AREA OR A FOUR-FOOT-DEEP LANDSCAPED AREA COMBINED WITH A BRICK, STONE OR CONCRETE BLOCK WALL. TREES SHALL BE A MINIMUM OF SIX FEET TO EIGHT FEET IN 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.

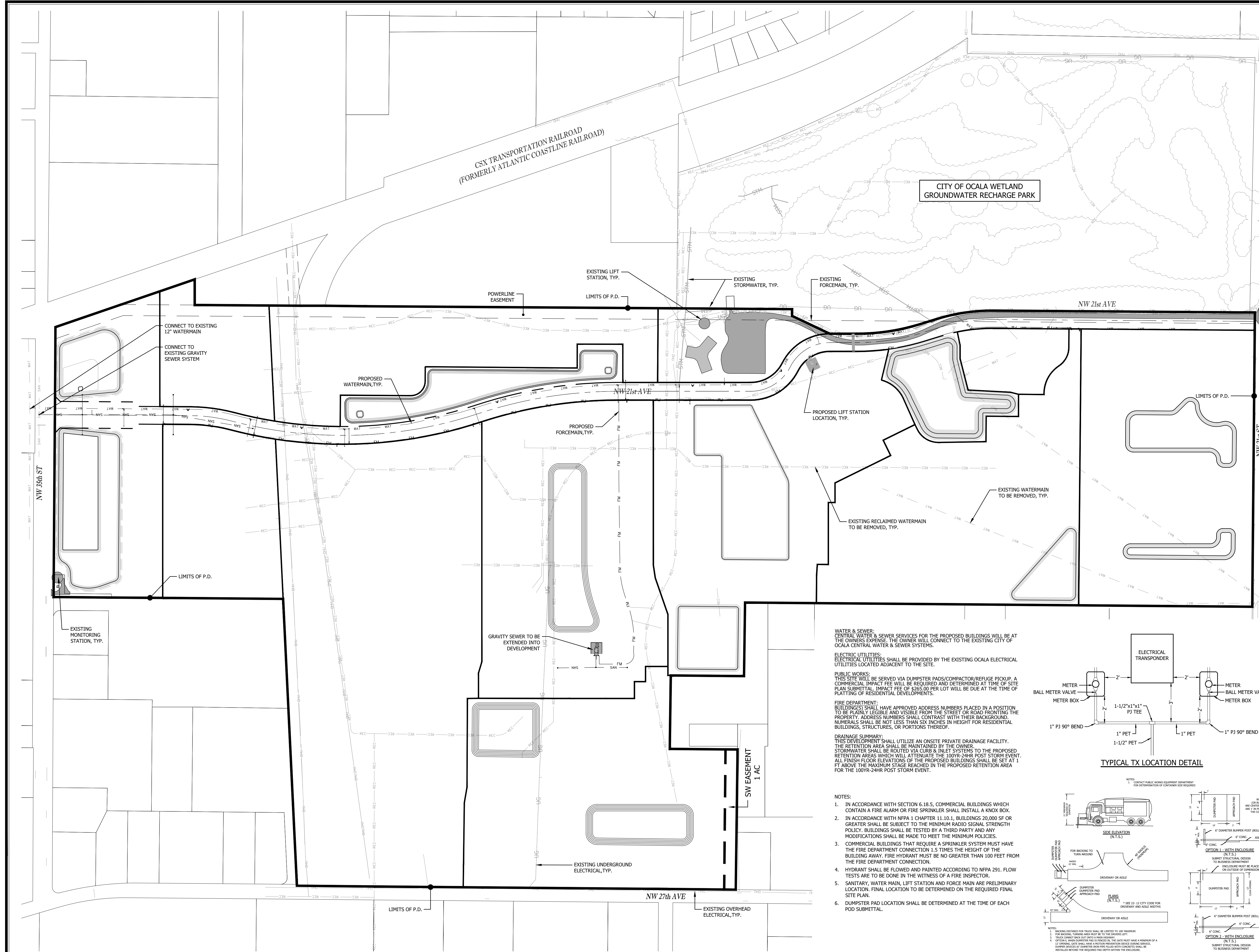
PROPOSED PARK AREAS:
THE PROPOSED PARK AREAS SHOWN ON THIS PLAN WILL PROVIDE A NATURAL SETTING AND PROVIDE NATURAL TREE PRESERVATION WHERE POSSIBLE. THE PARKS WILL INCLUDE A COMBINATION OF BENCHES, PICNIC TABLES, COVERED PICNIC AREA, AND OUTDOOR ACTIVITY AREAS.

NOTE:

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



09



CITY OF OCALA WETLAND
GROUNDWATER RECHARGE PARK

UTILITIES LEGEND	
EXISTING	
STW	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

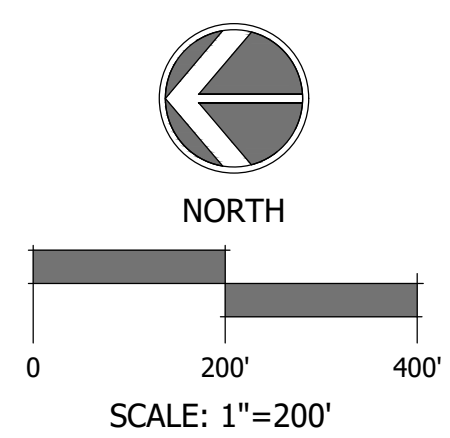
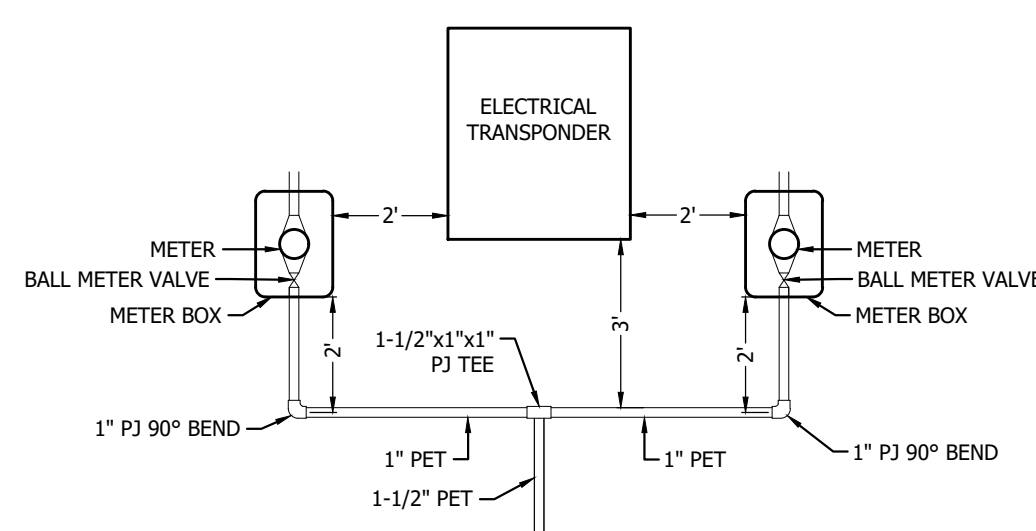
WATER & SEWER:
CENTRAL WATER & SEWER SERVICES FOR THE PROPOSED BUILDINGS WILL BE AT THE OWNERS EXPENSE. THE OWNER WILL CONNECT TO THE EXISTING CITY OF OCALA CENTRAL WATER & SEWER SYSTEMS.

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

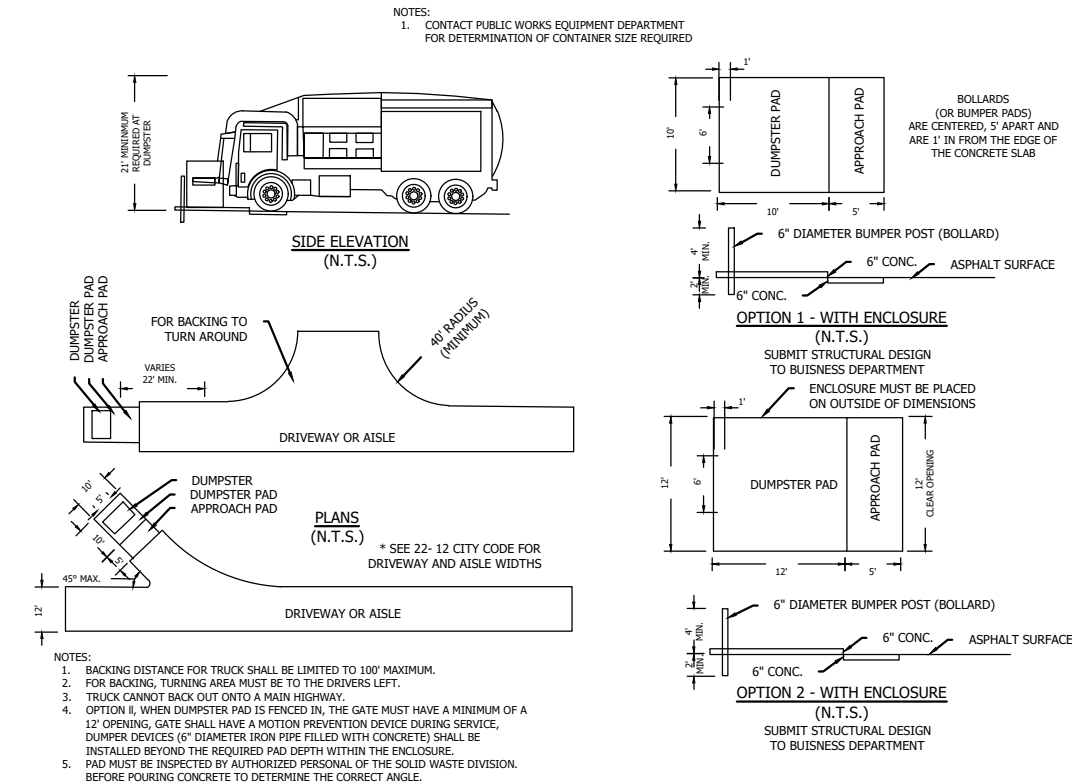
PUBLIC WORKS:
THIS SITE WILL BE SERVED VIA DUMPSTER PADS/COMPACTOR/REFUGE PICKUP. A COMMERCIAL IMPACT FEE WILL BE REQUIRED AND DETERMINED AT TIME OF SITE PLAN SUBMITTAL. IMPACT FEE OF \$265.00 PER LOT WILL BE DUE AT THE TIME OF PLATTING OF RESIDENTIAL DEVELOPMENTS.

FIRE DEPARTMENT:
BUILDINGS 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 AREA 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:
- IN ACCORDANCE WITH SECTION 6.18.5, COMMERCIAL BUILDINGS WHICH CONTAIN A FIRE ALARM OR FIRE SPRINKLER SHALL INSTALL A KNOX BOX.
 - 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.
 - 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.
 - HYDRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NFPA 291. FLOW TESTS ARE TO BE DONE IN THE WITNESS OF A FIRE INSPECTOR.
 - SANITARY, WATER MAIN, LIFT STATION AND FORCE MAIN ARE PRELIMINARY LOCATION. FINAL LOCATION TO BE DETERMINED ON THE REQUIRED FINAL SITE PLAN.
 - DUMPSTER PAD LOCATION SHALL BE DETERMINED AT THE TIME OF EACH POD SUBMITTAL.

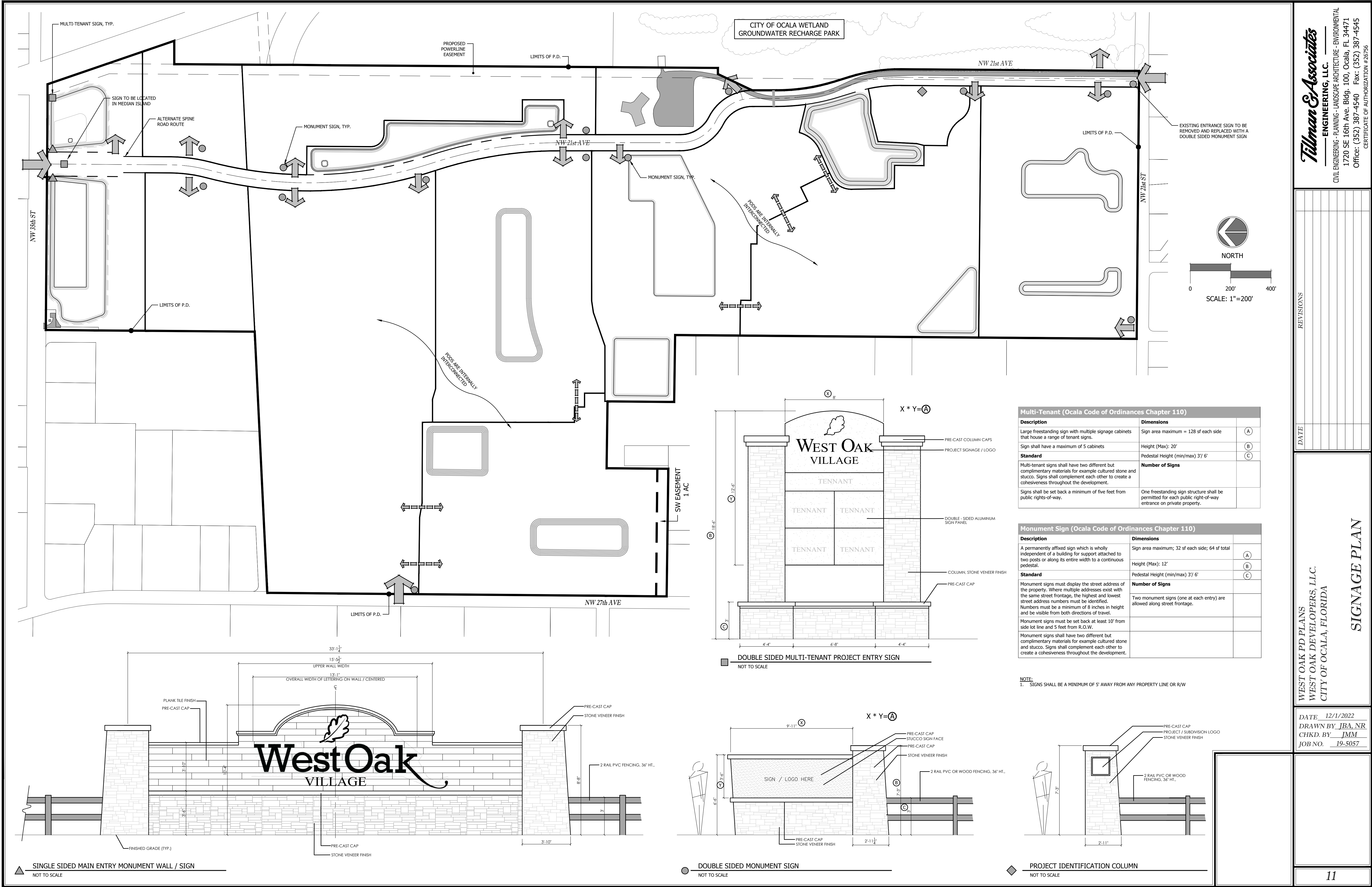


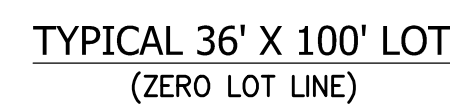
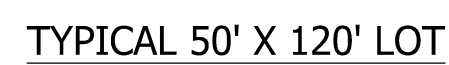
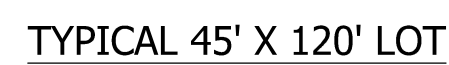
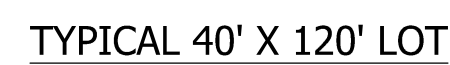
REVISIONS	
DATE	

WEST OAK PD PLANS
DRAWN BY: JBA, NR
CHKD. BY: JMM
JOB NO. 19-5057

CITY OF OCALA, FLORIDA

UTILITY PLAN



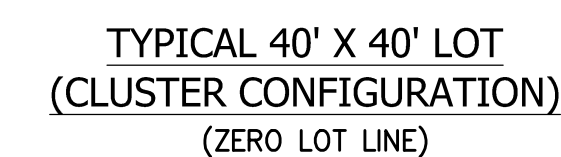


NOTE: LOT DEPTHS MAY VARY BUT SHALL NOT BE LESS THAN 100'.

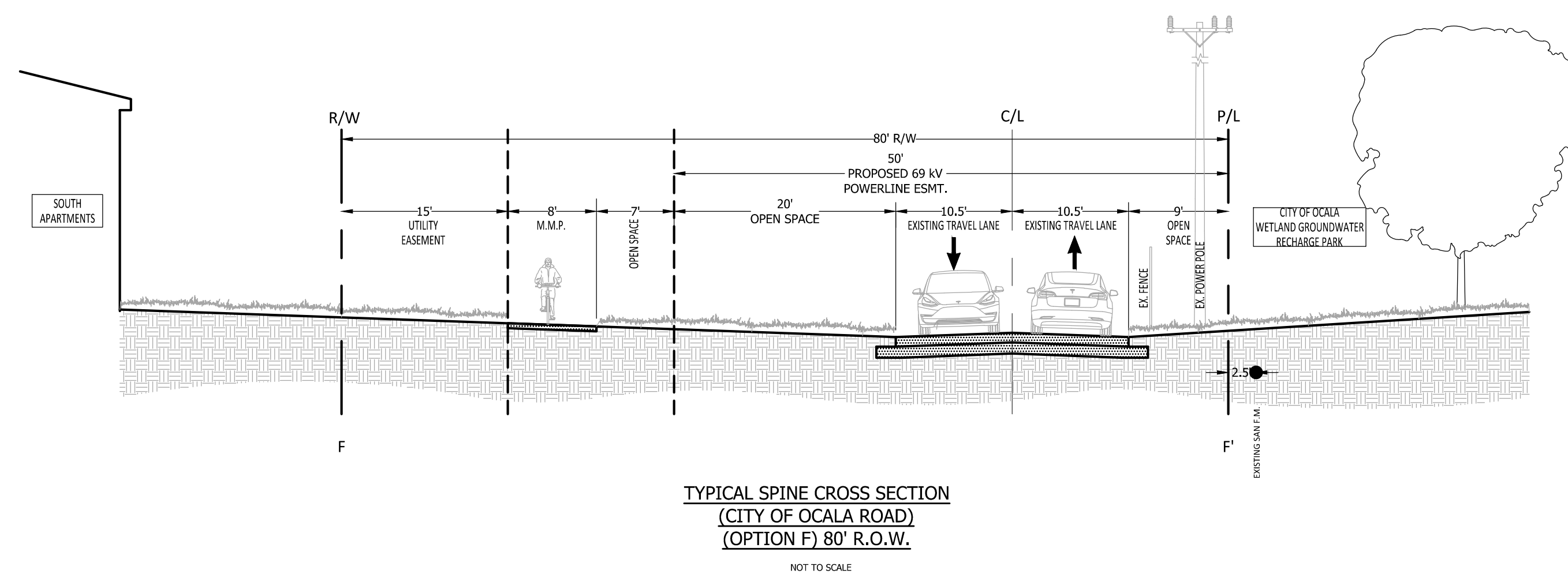
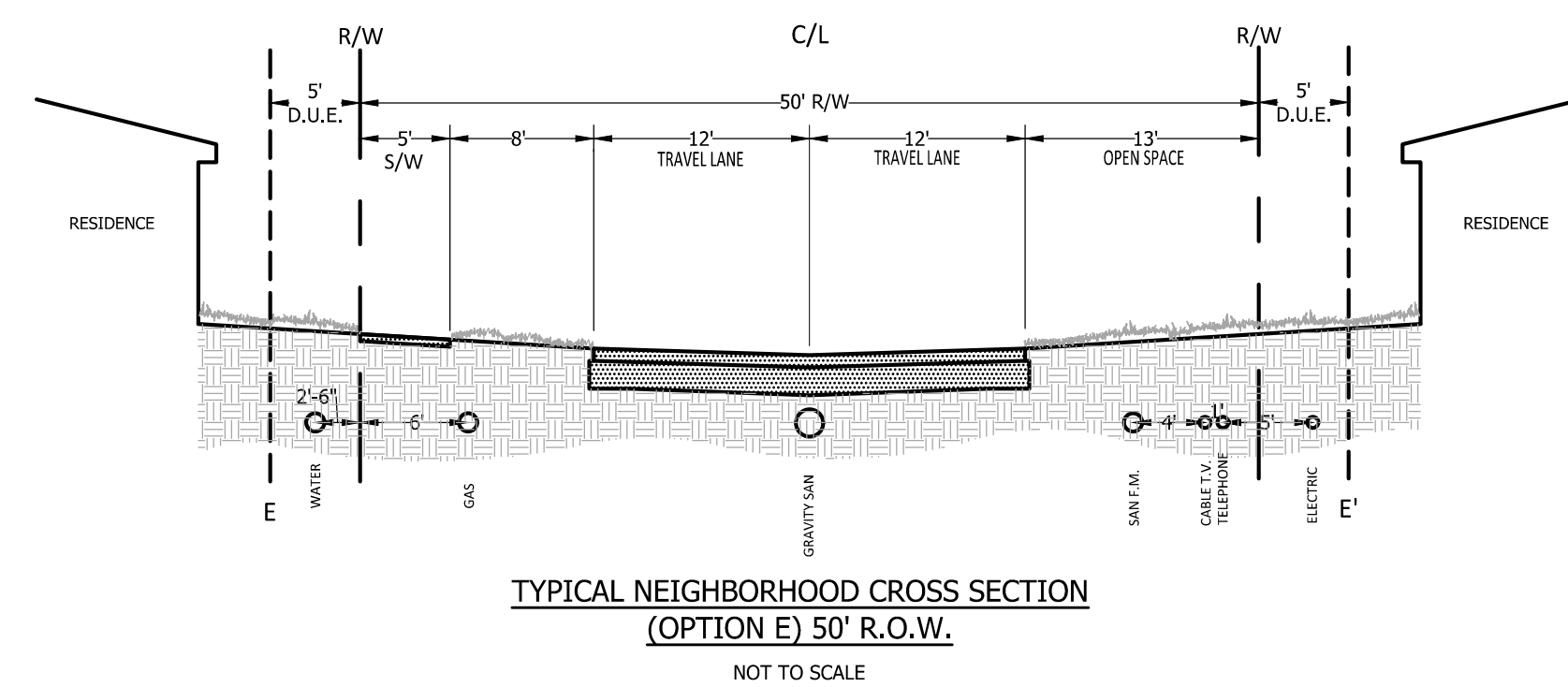
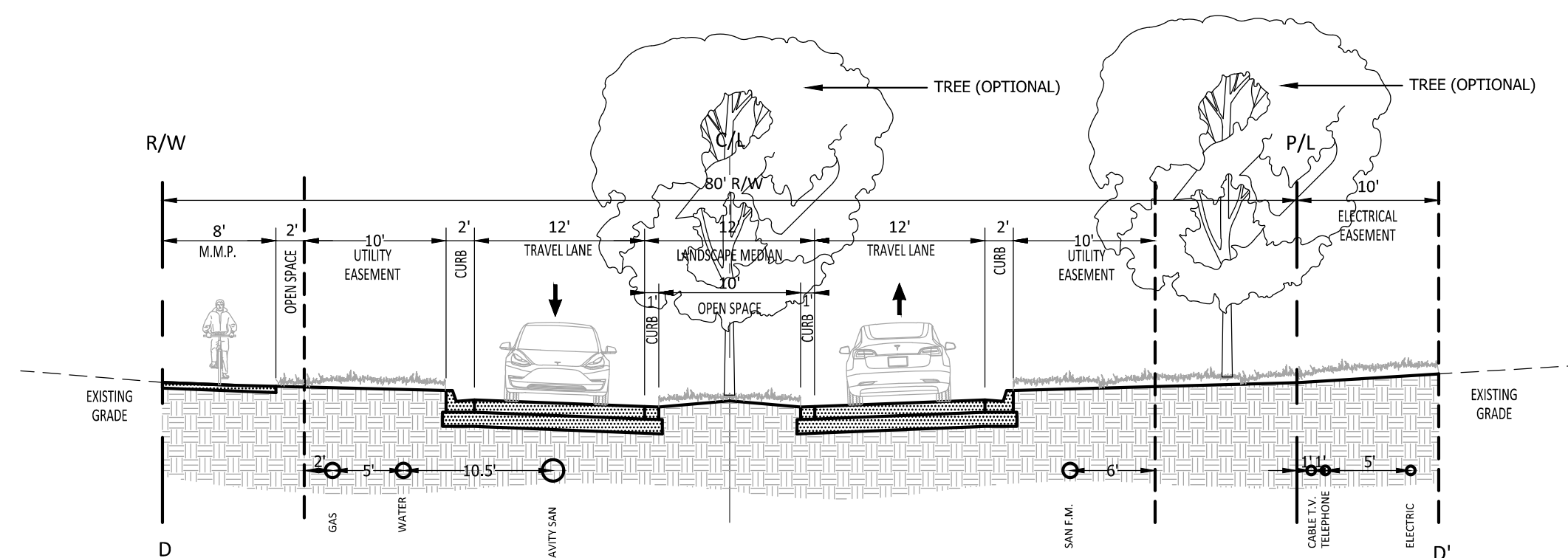
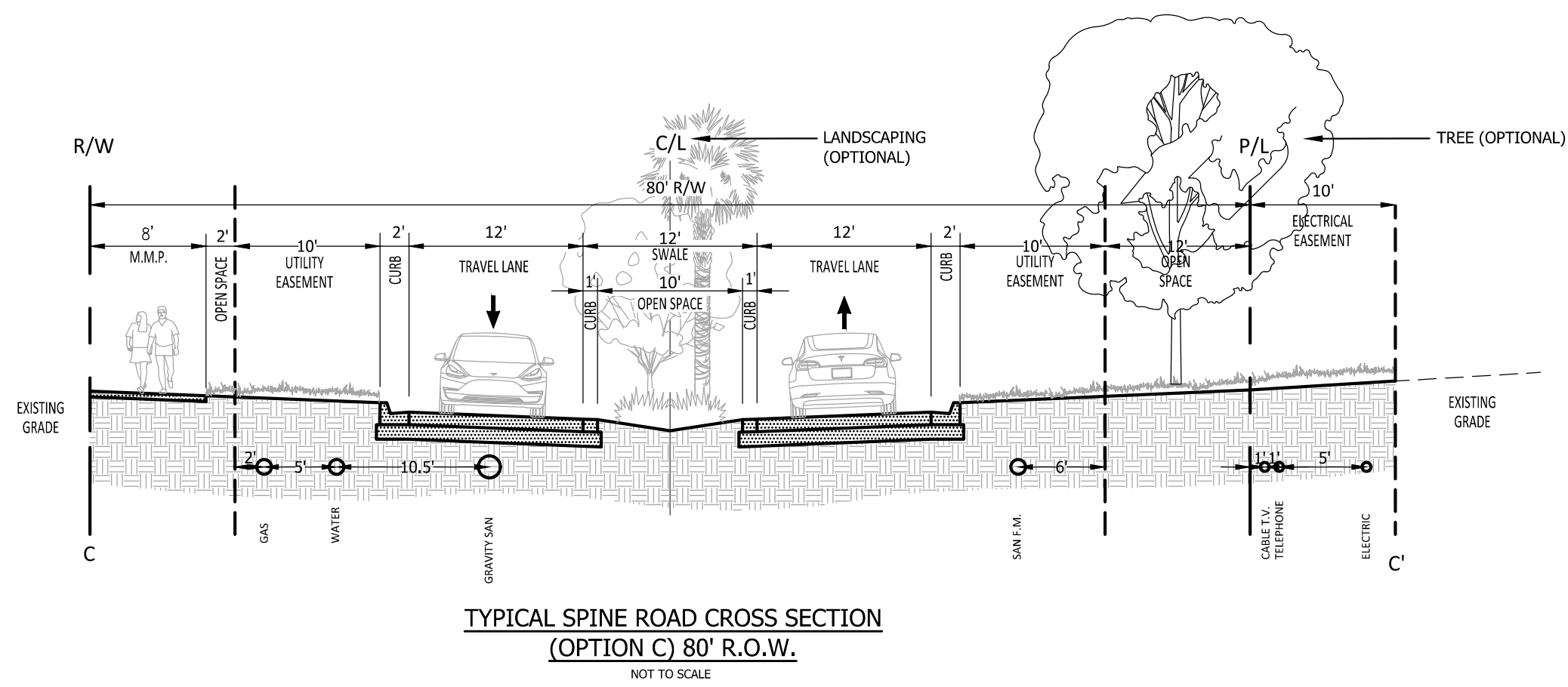
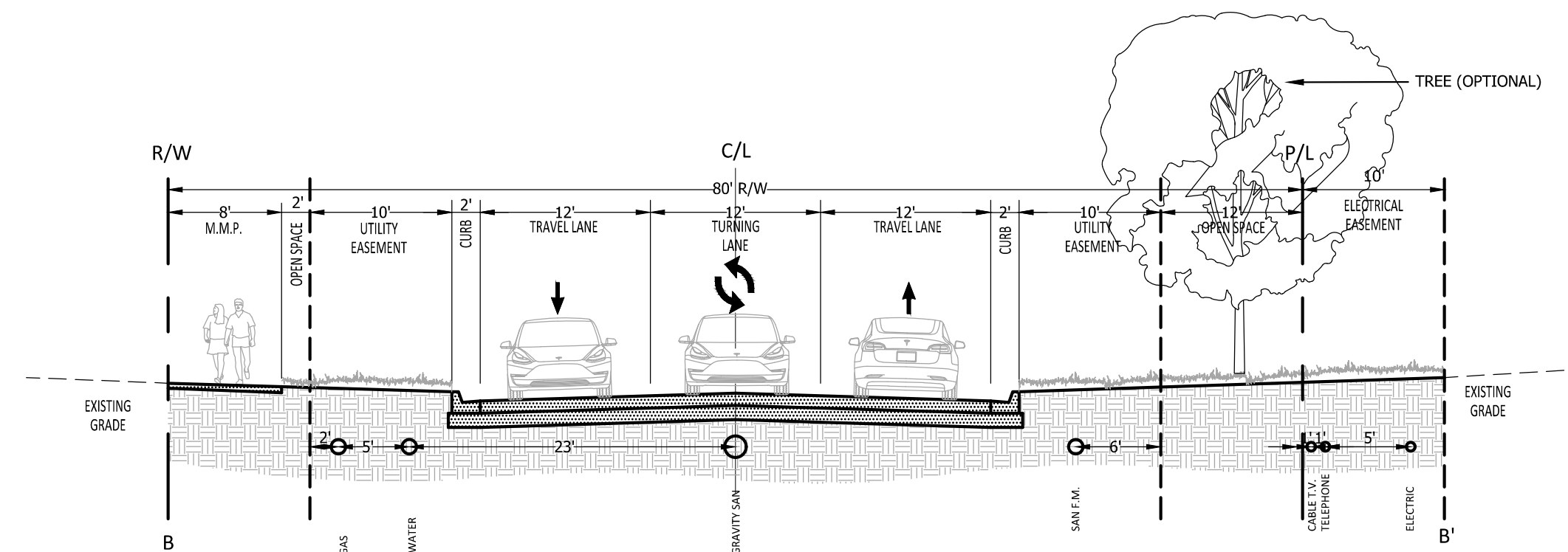
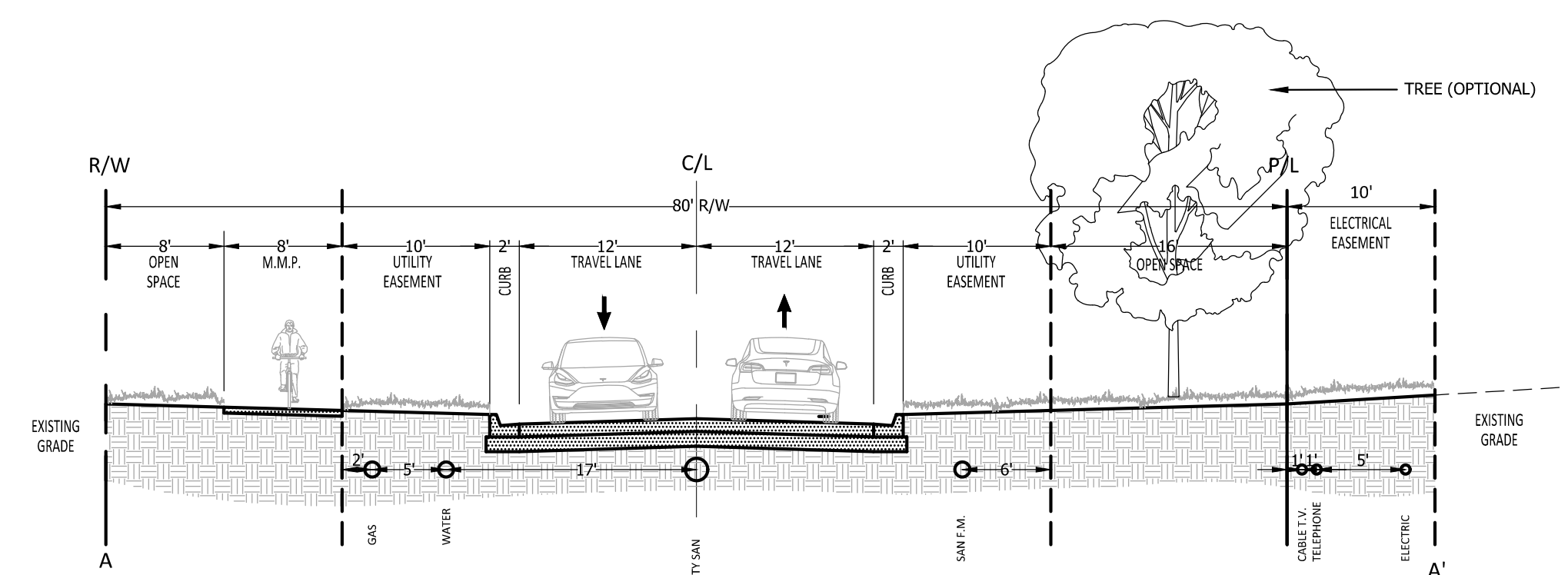
TABLE 2: PROPOSED DEVELOPMENT STANDARDS

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.



NOTE: LOT CONFIGURATION SHALL REQUIRE A CONDOMINIUM PLAT.

[illegible]

WEST OAK PLAINS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

WEST OAK PD PLAINS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

DATE 8/11/2022
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

Elevation 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
CERTIFICATE OF AUTHORIZATION #26756

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WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

ARCHITECTURAL STYLES

DATE 11/3/2022
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057