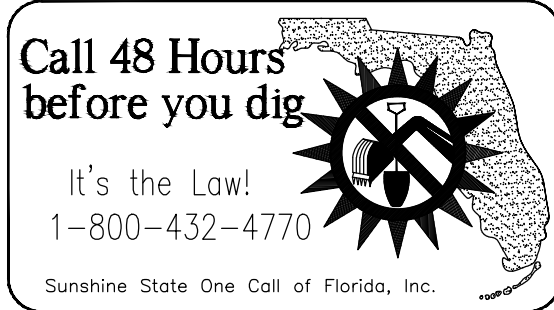
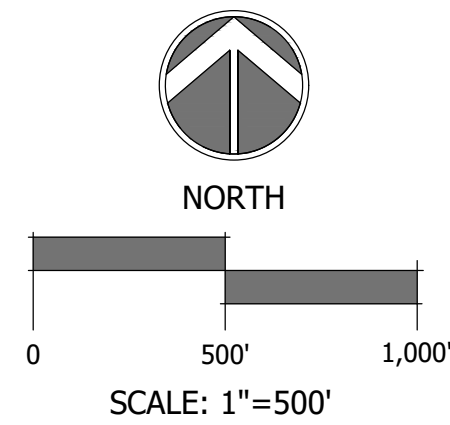
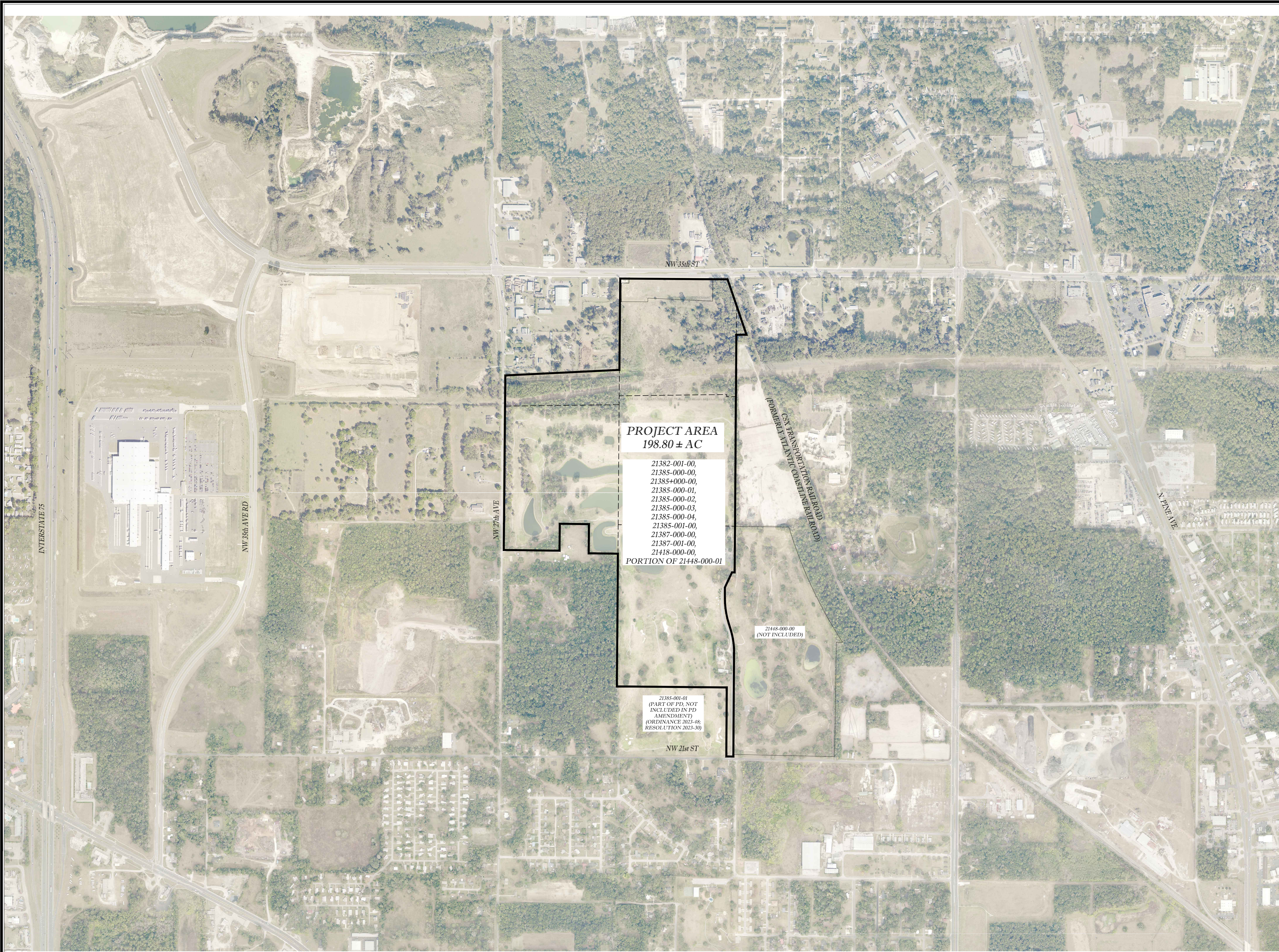






WEST OAK PD PLANS (FIRST AMENDMENT)
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

AERIAL PHOTOGRAPH

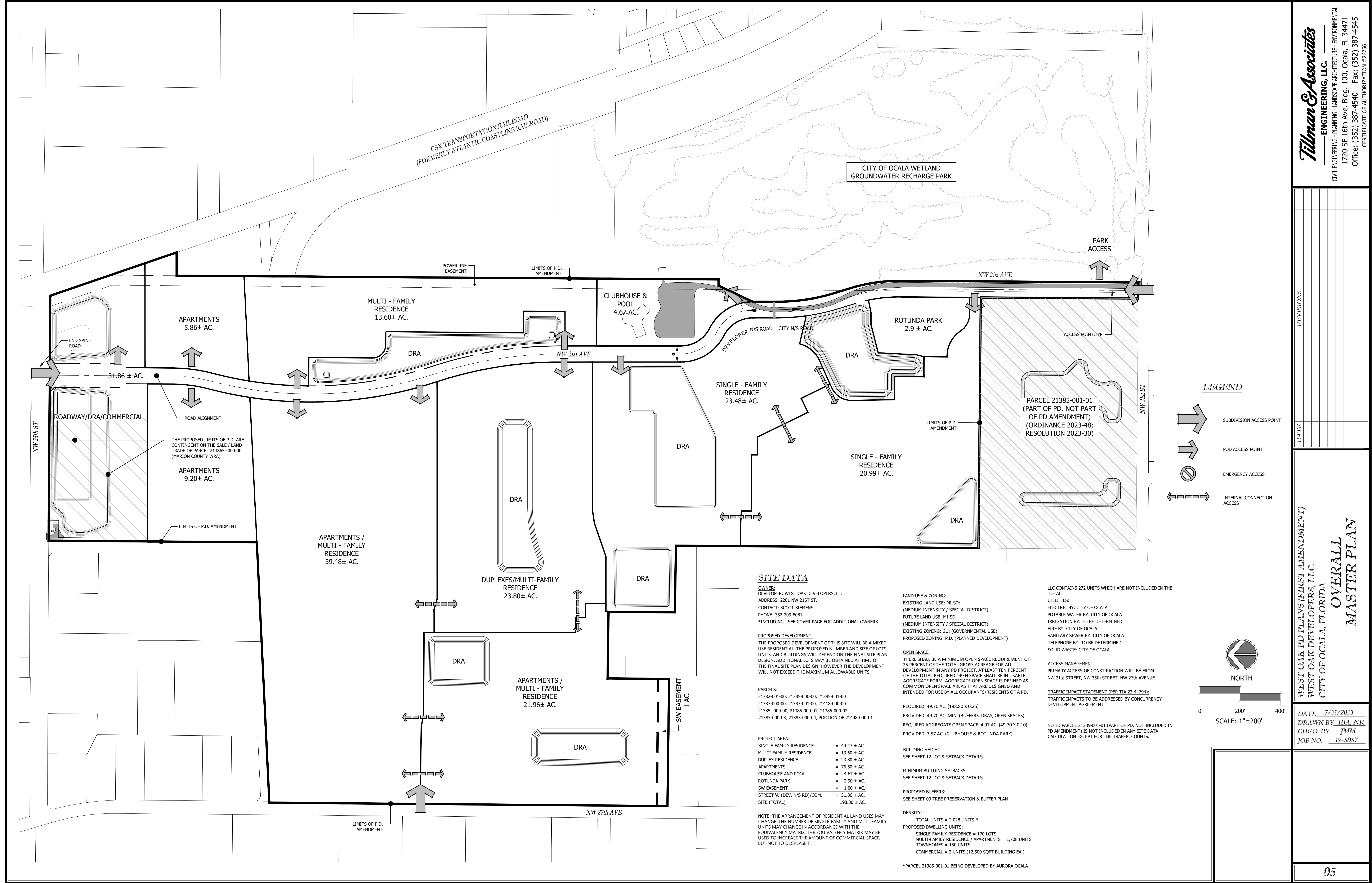
DATE 7/18/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

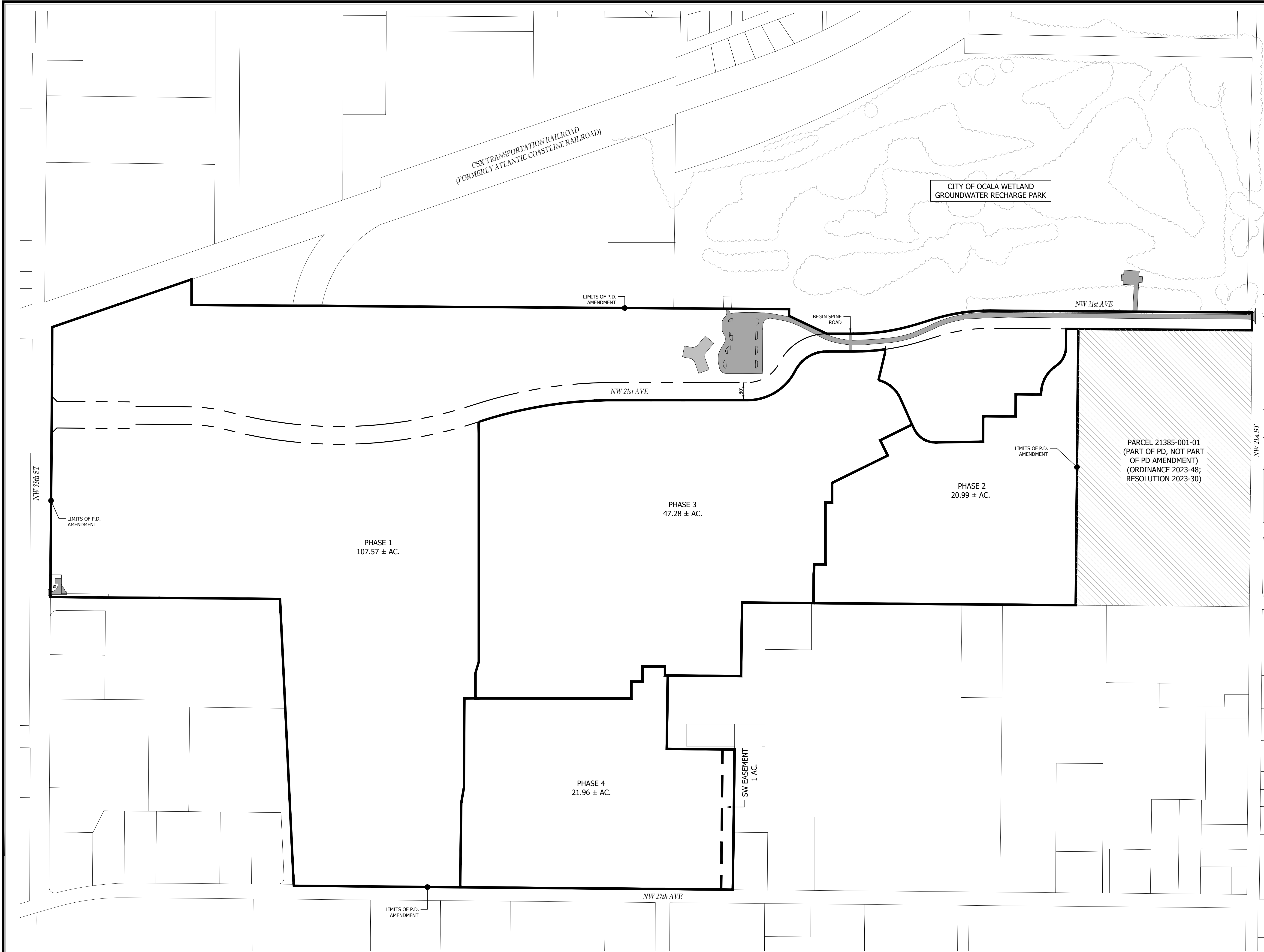
DATE	REVISIONS

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 #25756







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

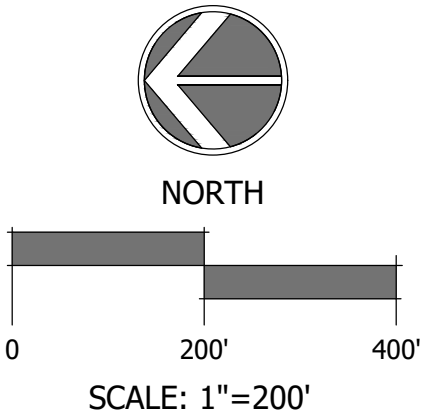
AFFORDABLE HOUSING UNITS		
DWELLING UNITS	20%	MIN. A.H.U.
2,028	0.20	406

- 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 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

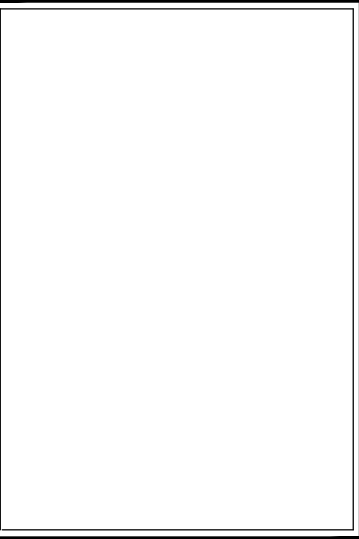
THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER AND THE CITY, AND IN ACCORDANCE WITH PHASING REQUIREMENTS OF THE CITY REDEVELOPMENT AGREEMENT FOR PINE OAKS.

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.

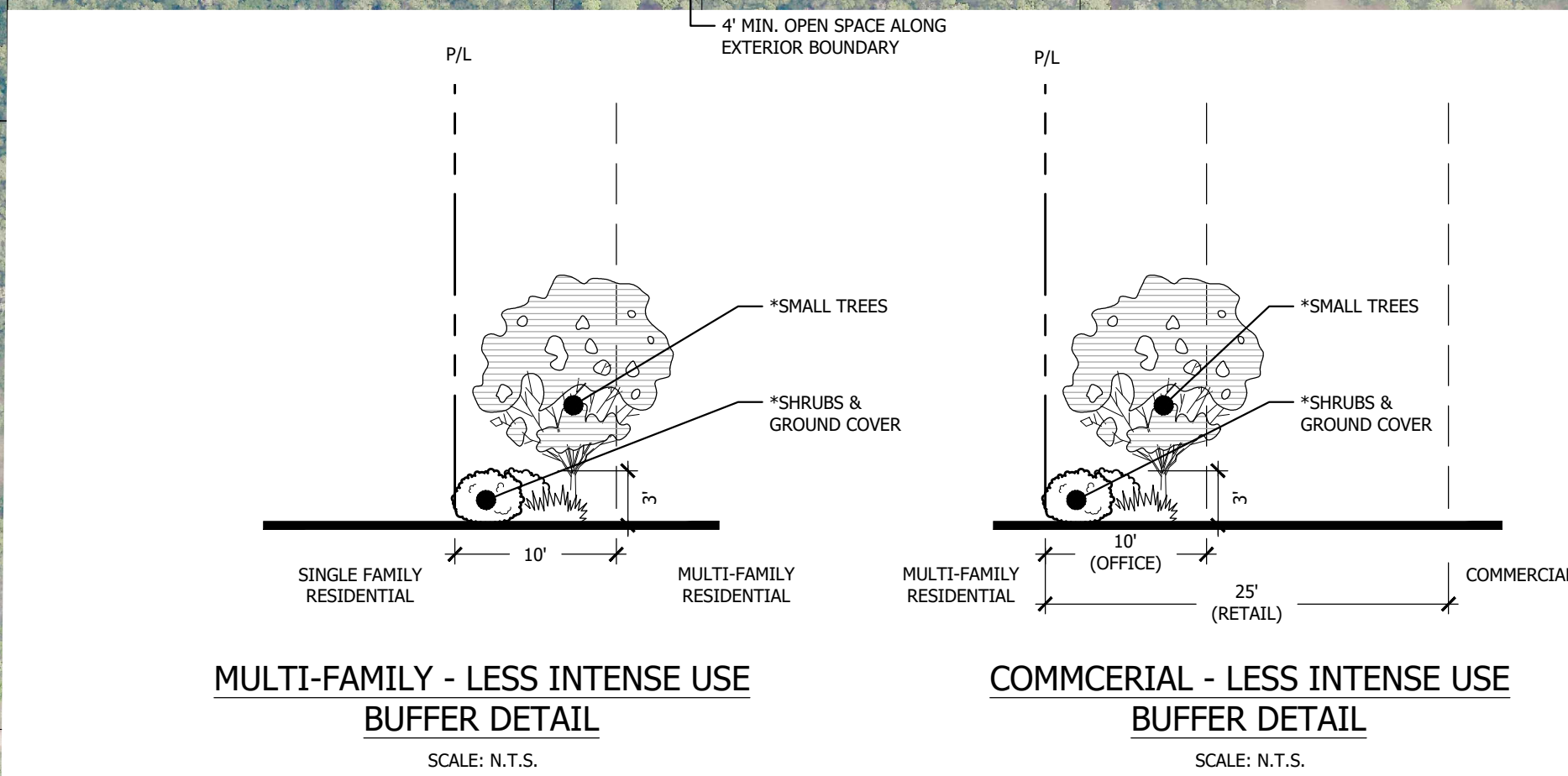


REVISIONS	
DATE	

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DRAWN BY: JBA, NR
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BUFFERS (SEC. 122-260):

COMMERCIAL - LESS INTENSIVE 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 100 FEET OF DISTRICT BOUNDARY. 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 INTENSIVE USE:
A MULTIFAMILY UNIT 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 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.

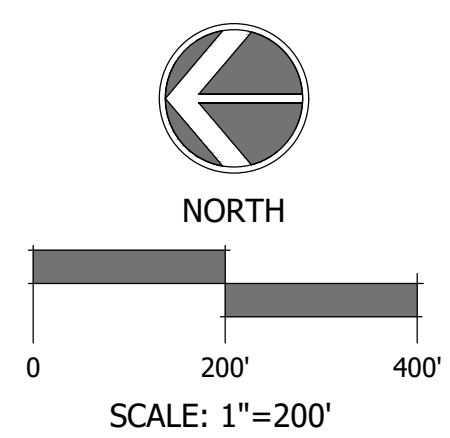
LANDSCAPING & IRRIGATION:
LANDSCAPING AND IRRIGATION DESIGN WILL ADHERE TO CITY OF OCALA CODE REQUIREMENTS AND WILL BE DESIGNED AT THE TIME OF FINAL SITE PLAN SUBMITTAL. IF REQUIRED, AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT.

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

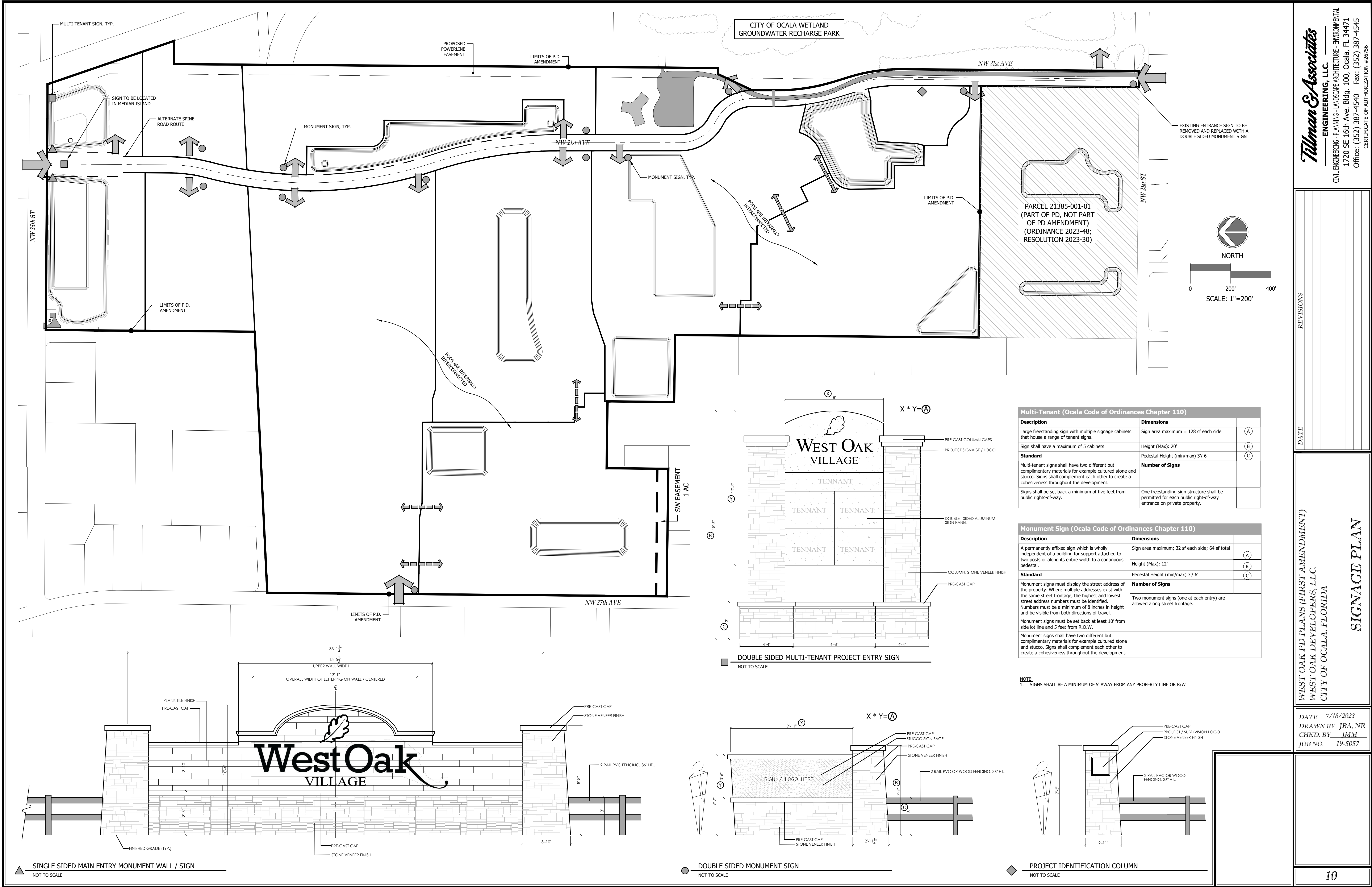


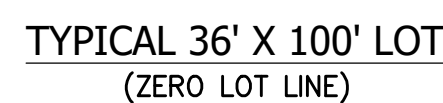
Tillman & Associates
— **ENGINEERING, LLC.** —
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[illegible]

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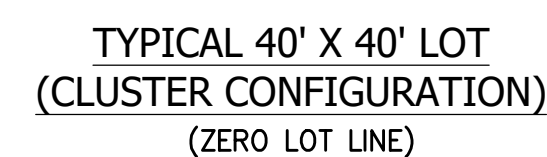


NOTE: LOT DEPTHS MAY VARY BUT SHALL NOT BE LESS THAN 100'.

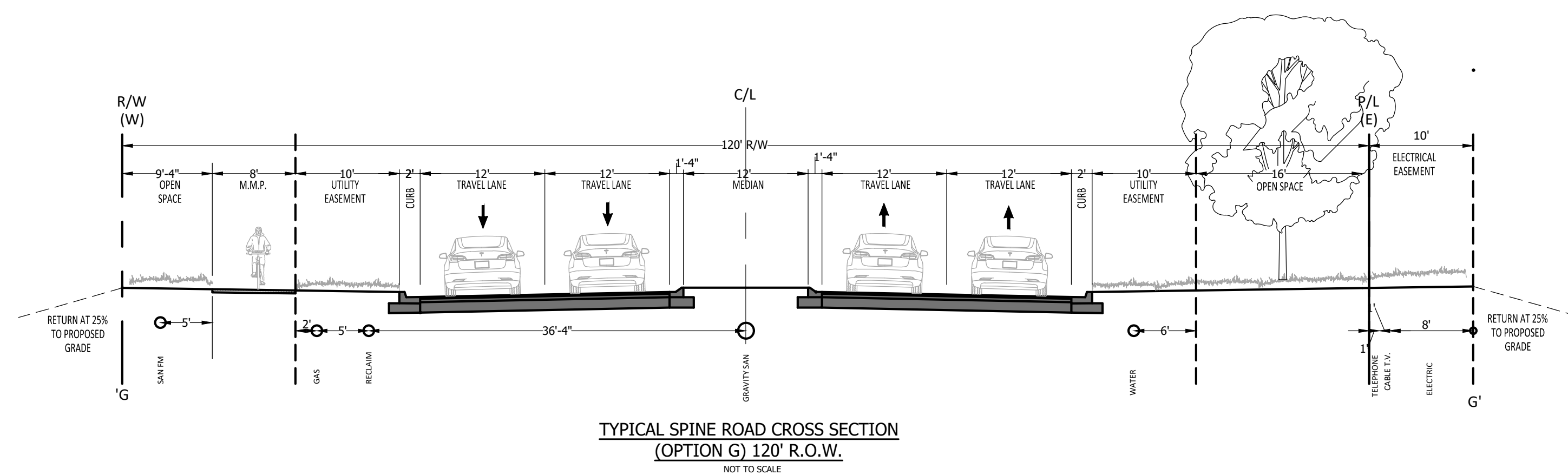
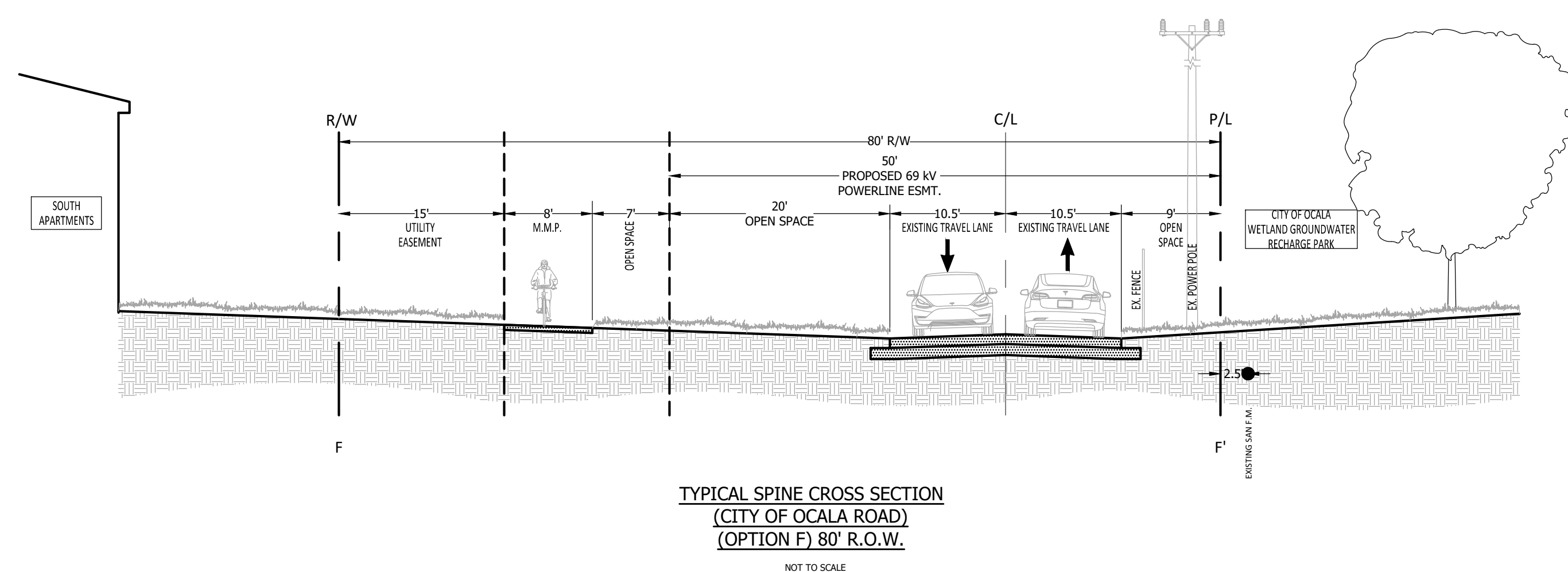
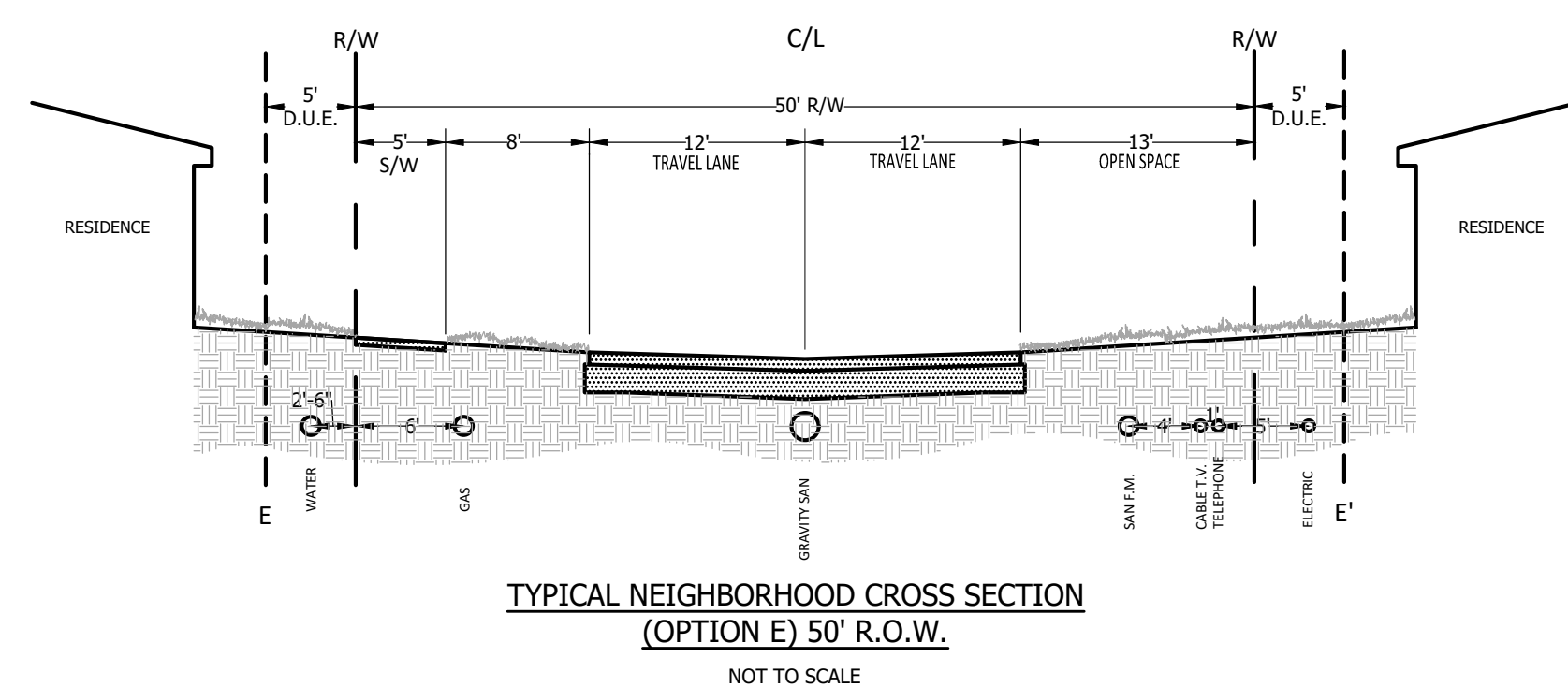
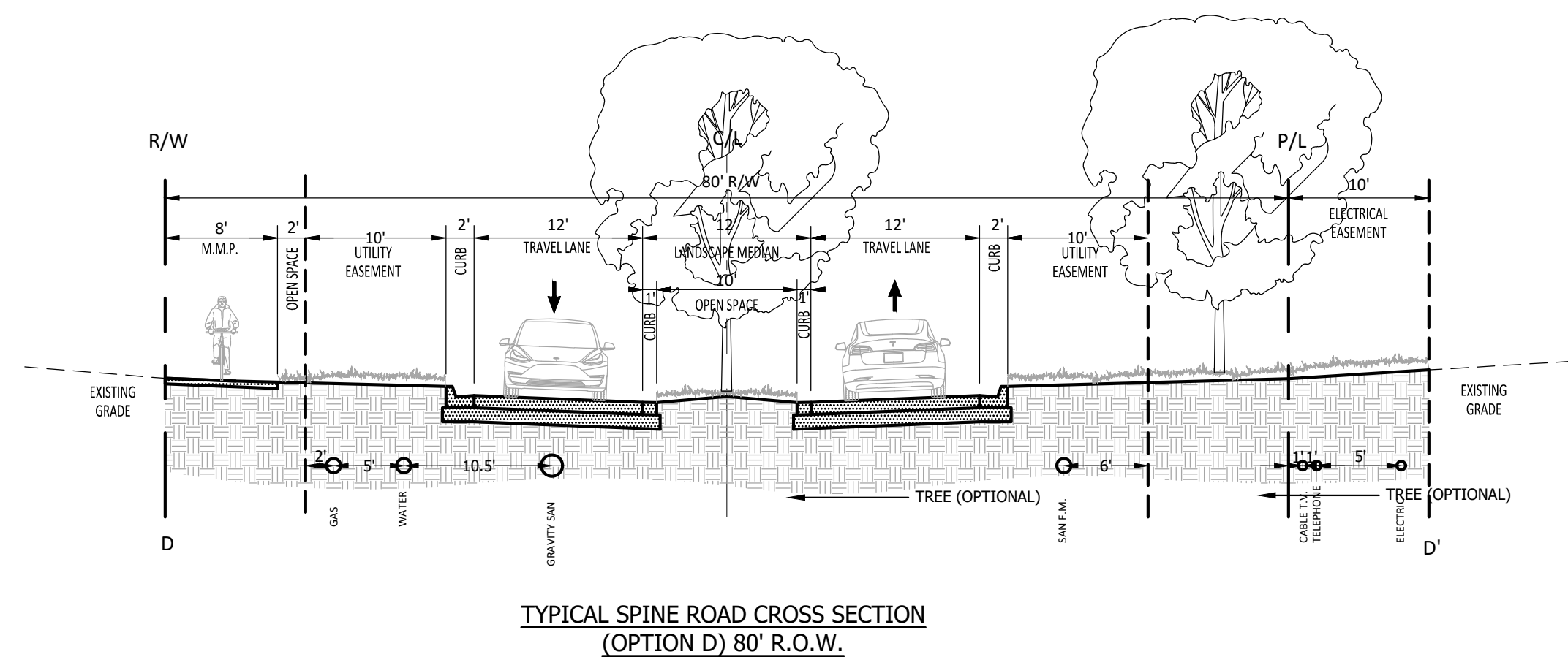
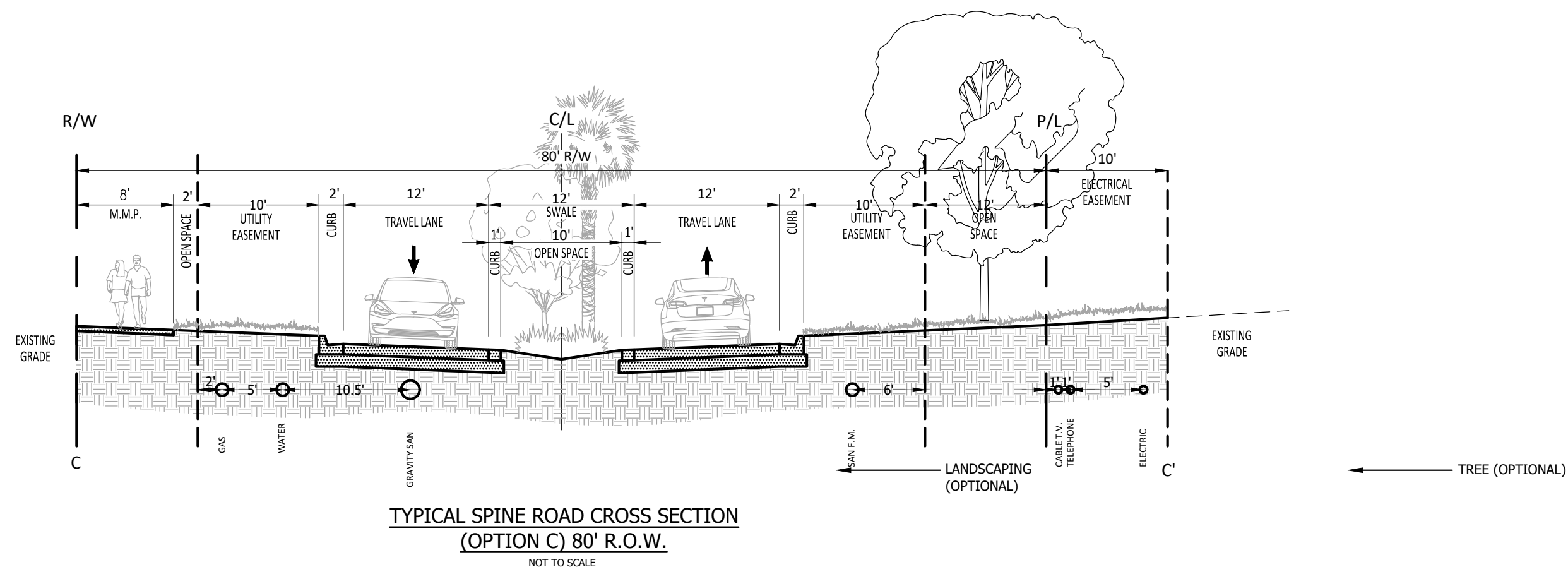
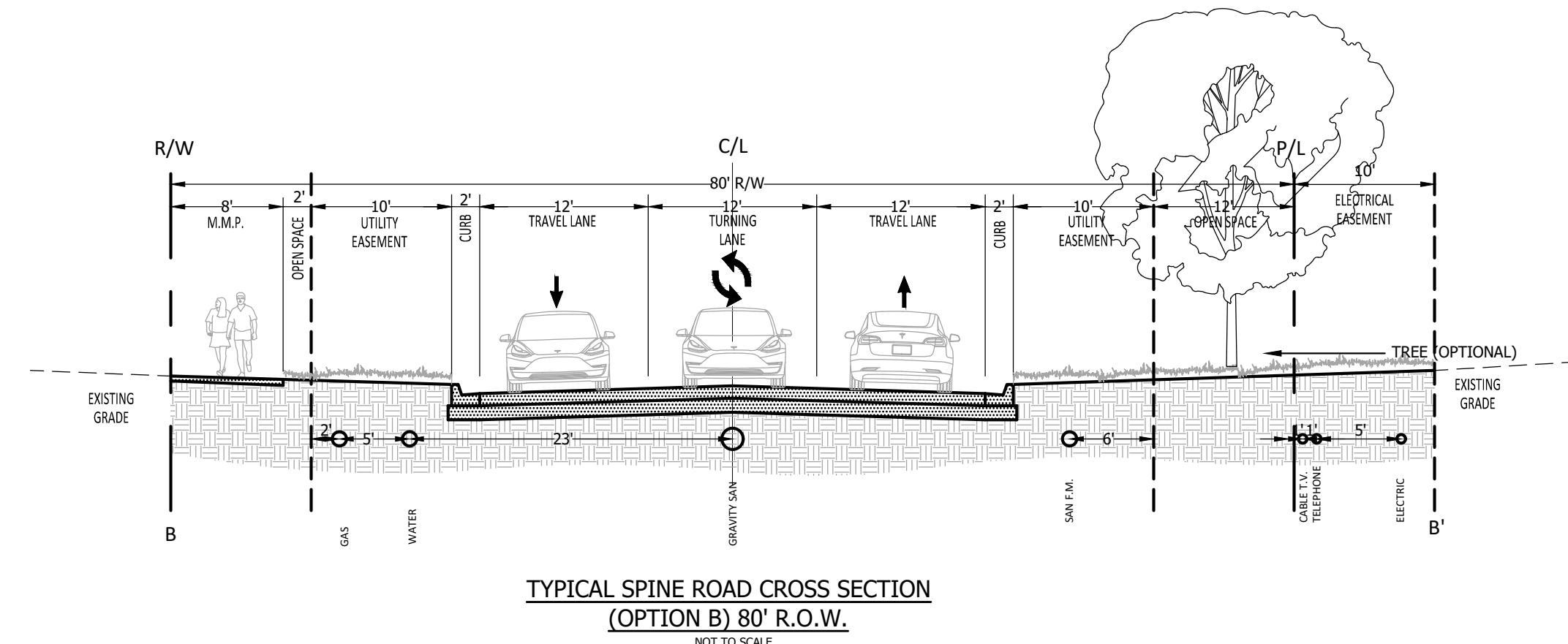
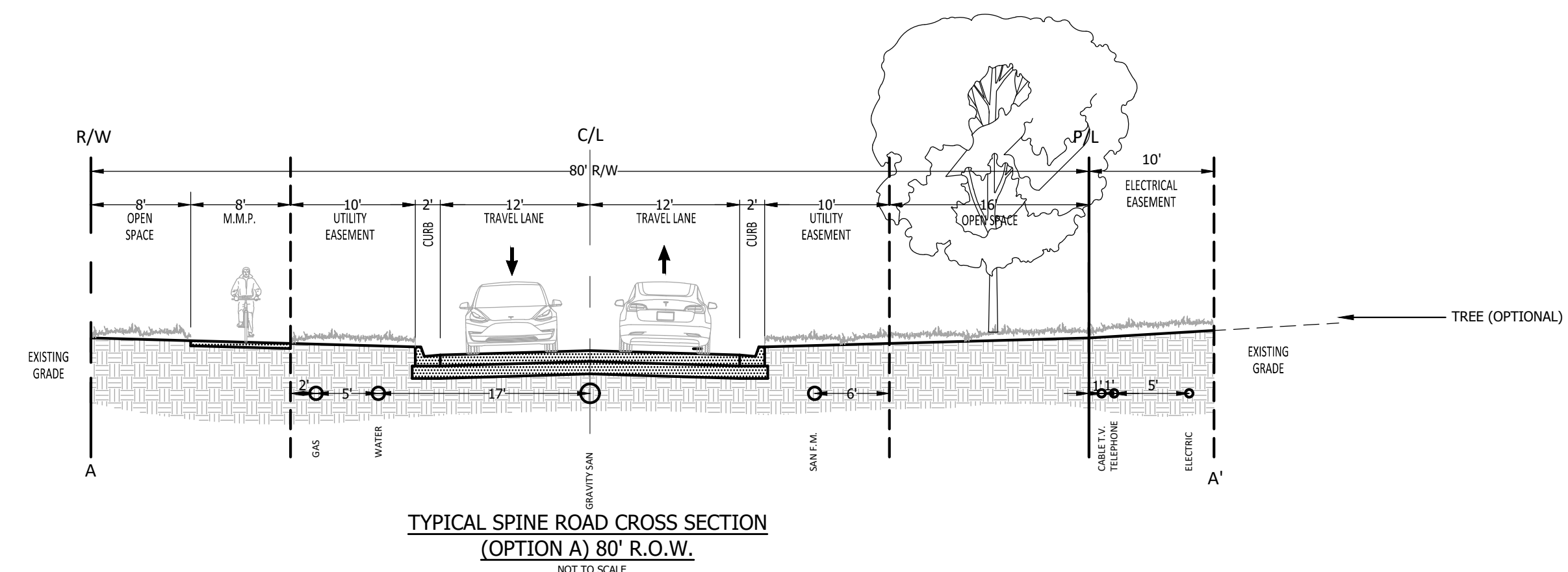
TABLE 2: PROPOSED DEVELOPMENT STANDARDS

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]

A 3D architectural rendering of the front elevation of a single-story house. The house features a brown gabled roof with a wide overhang. The exterior walls are finished with tan-colored horizontal siding. On the left side, there is a large multi-paned window. In the center, a dark brown front door is set within a small recessed porch area. To the right of the door is a large two-car garage with a brown paneled door. The house is surrounded by a green lawn, a concrete driveway, and lush green trees and shrubs in the background under a blue sky with light clouds.

Elevation A



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[illegible]

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