

REQUIRED PERMITS:

1. CITY OF OCALA - IMPROVEMENT AND CONSTRUCTION PLANS
2. SJRWMD - E.R.P.
3. FDEP - POTABLE WATER
4. FDEP - SANITARY SEWER
5. NPDES (BY OTHERS)

NOTES

1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIALS REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA CODE OF ORDINANCE.
2. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITIES FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.
3. A COPY OF ALL PERMITS OBTAINED FROM REGULATORY AGENCIES AND WATER MANAGEMENT DISTRICTS WILL BE FORWARDED TO THE CITY PRIOR TO ISSUANCE OF BUILDING PERMITS.
4. STORM WATER UTILITY INFORMATION AND COMPLETION REPORT WILL BE SUBMITTED PRIOR TO FINAL INSPECTION.
5. A COPY OF THE NOI SENT TO FDEP FOR THE NPDES GENERAL CONSTRUCTION PERMIT REQUIREMENTS WILL BE SUBMITTED TO THE CITY (FOR CONSTRUCTION PROJECTS DISTURBING 1 OR MORE ACRES OF LAND).
6. NO VERTICAL CONSTRUCTION MAY COMMENCE ON ANY STRUCTURE UNTIL THERE IS EITHER AN EXISTING OR NEW FIRE HYDRANT IN OPERATION WITHIN 500 FEET OF THE STRUCTURE.
7. RESIDENTIAL SOLID WASTE IMPACT FEES ARE DUE AND PAYABLE AT THE TIME OF COUNCIL APPROVAL OF THE FINAL PLAT PER FEES RESOLUTION.
8. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREA.
9. THIS DEVELOPMENT WAS INCLUDED IN THE WEST OAKS TRAFFIC STUDY (TIA 19-0002)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

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., 356.37 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 SOUTHERLY 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 S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 1; THENCE DEPARTING THE EAST BOUNDARY LINE OF THE N.W. 1/4 OF SAID SECTION 1, ALONG THE EAST BOUNDARY LINE OF THE S.W. 1/4 OF SAID SECTION 1, S.00°25'08"W., 1829.50 FEET; THENCE DEPARTING SAID EAST BOUNDARY, N.89°28'23"W., 80.00 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7464, PAGE 157 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID LANDS, N.89°28'23"W., 1,246.92 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG WEST BOUNDARY LINE OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 1, N.00°28'33"E., 1,183.58 FEET; THENCE DEPARTING SAID WEST BOUNDARY, S.89°31'27"E., 124.88 FEET; THENCE S.86°24'09"E., 50.07 FEET; THENCE S.00°28'33"W., 50.00 FEET; THENCE N.90°00'00"E., 279.76 FEET; THENCE S.00°00'00"E., 29.88 FEET; THENCE N.90°00'00"E., 88.47 FEET; THENCE S.26°11'42"E., 280.00 FEET; THENCE N.63°48'18"E., 76.76 FEET; THENCE S.26°11'42"E., 175.00 FEET; THENCE S.63°48'18"W., 24.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 63°19'46", AND A CHORD BEARING AND DISTANCE OF S.32°08'26"W., 94.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 99.48 FEET TO A POINT OF TANGENCY; THENCE S.00°28'33"W., 211.24 FEET; THENCE S.89°31'27"E., 110.00 FEET; THENCE S.00°28'31"W., 145.60 FEET; THENCE S.89°40'25"E., 100.12 FEET; THENCE S.00°23'50"W., 109.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 160.00 FEET, A CENTRAL ANGLE OF 56°04'29", AND A CHORD BEARING AND DISTANCE OF S.61°33'55"E., 150.42 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 156.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 90.00 FEET, A CENTRAL ANGLE OF 56°04'53", AND A CHORD BEARING AND DISTANCE OF S.61°34'07"E., 84.62 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 88.09 FEET TO A POINT OF TANGENCY; THENCE S.89°32'09"E., 84.10 FEET; THENCE S.00°25'08"W., 65.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 21.24 ACRES, MORE OR LESS.

BASIS OF BEARINGS

BEARINGS AND COORDINATES SHOWN HERON ARE BASED ON THE FLORIDA STATE PLAN COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

BENCHMARK

THE VERTICAL DATUMIS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 0017, ELEVATION 75.15 FEET (NAVD 1988)

FLOOD CERTIFICATE

BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0508E AND 12083C0506E, EFFECTIVE DATE APRIL 19, 2019, THE PROPERTY DESCRIBED HERON LIES WITHIN FLOOD ZONES "XX" AND AREA ON MINIMAL FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.

OWNER:

WEST OAK DEVELOPERS, LLC
SCOTT SIEMENS
520 E. FORT KING STREET
OCALA, FL
PHONE: 352-209-8081

SURVEYOR (BOUNDARY/TOPO/TREE):

JCH CONSULTING GROUP INC.
CONTACT: CHRISTOPHER J. HOWSON C.F.M.
426 SW 15th STREET
OCALA, FL 34471
PHONE: (352) 405-1482
FAX: (888) 272-8335

PREPARED BY:

TILLMAN & ASSOCIATES ENGINEERING, LLC
CONTACT: JEFFREY McPHERSON, PE
1720 SE 16th AVENUE, BLDG. 100
OCALA, FLORIDA 34471
PHONE (352) 387-4540
FAX (352) 387-4545

Utility Companies

Water
Sewer
Electric
Gas
Cable/ Phone/Internet

CITY OF OCALA, STACEY FERRANTE (352) 351-6775
CITY OF OCALA, STACEY FERRANTE (352) 351-6775
OCALA ELECTRIC UTILITIES, RANDY HAHN (352) 351-6615
TECO BRUCE STOUT, (352) 401-3417
CITY OF OCALA TELECOMMUNICATIONS,
SHANE PARKER (352) 401-3999,
COX, MICHELLE OSBORNE (478) 314-3577

OWNER'S SIGNATURE

I CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

SCOTT SIEMENS

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF OCALA LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

JEFFREY McPHERSON, P.E.
Registered Engineer No. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON
JCH CONSULTING GROUP INC
Registered Land Surveyor No. 6553
STATE OF FLORIDA

CONCEPTUAL PLAT OF WEST OAK PHASE 2 RESIDENTIAL

PARCEL ID #: 21418-000-00
SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST
CITY OF OCALA, MARION COUNTY, FLORIDA
OWNER/DEVELOPER: WEST OAK DEVELOPERS, LLC
PARENT TRACT AREA: 216.75± ACRES
PROJECT AREA: 21.23± ACRES

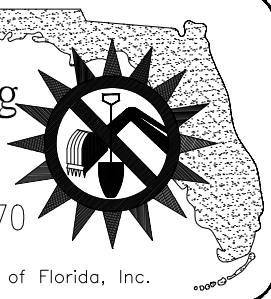


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INDEX OF SHEETS

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05.01 - 05.02 GEOMETRY PLAN

1-4 BOUNDARY, TOPOGRAPHIC & TREE SURVEY

1-5 ALTA SURVEY



VICINITY MAP

SCALE: 1" = 1000'

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

IMPROVEMENT AND CONSTRUCTION PLANS
WEST OAK PHASE 2 RESIDENTIAL
CITY OF OCALA, MARION COUNTY FLORIDA

COVER SHEET

DATE 4/4/22

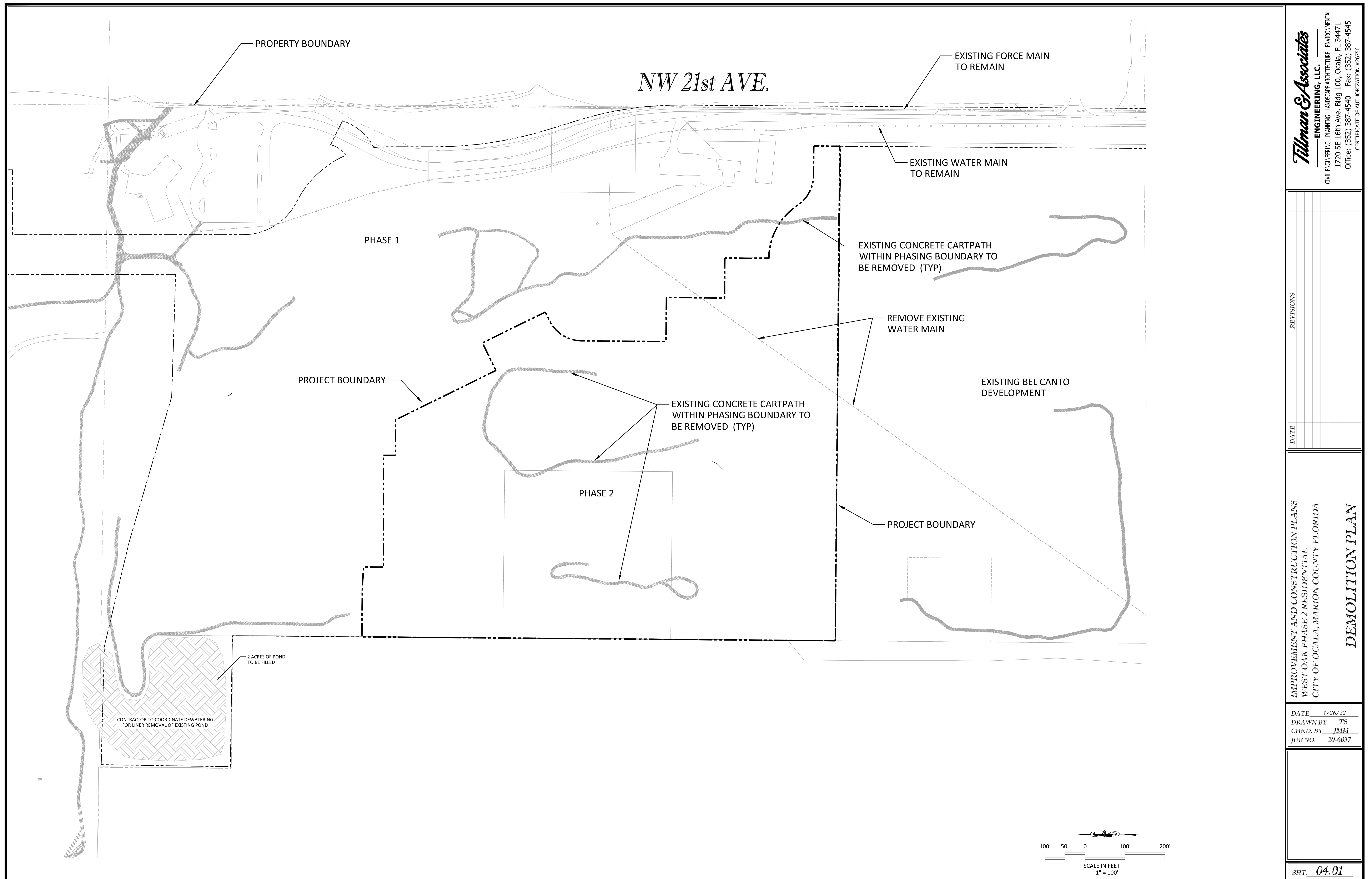
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CHKD. BY WDB

JOB NO. 20-6037

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



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 — ENGINEERING, LLC. —
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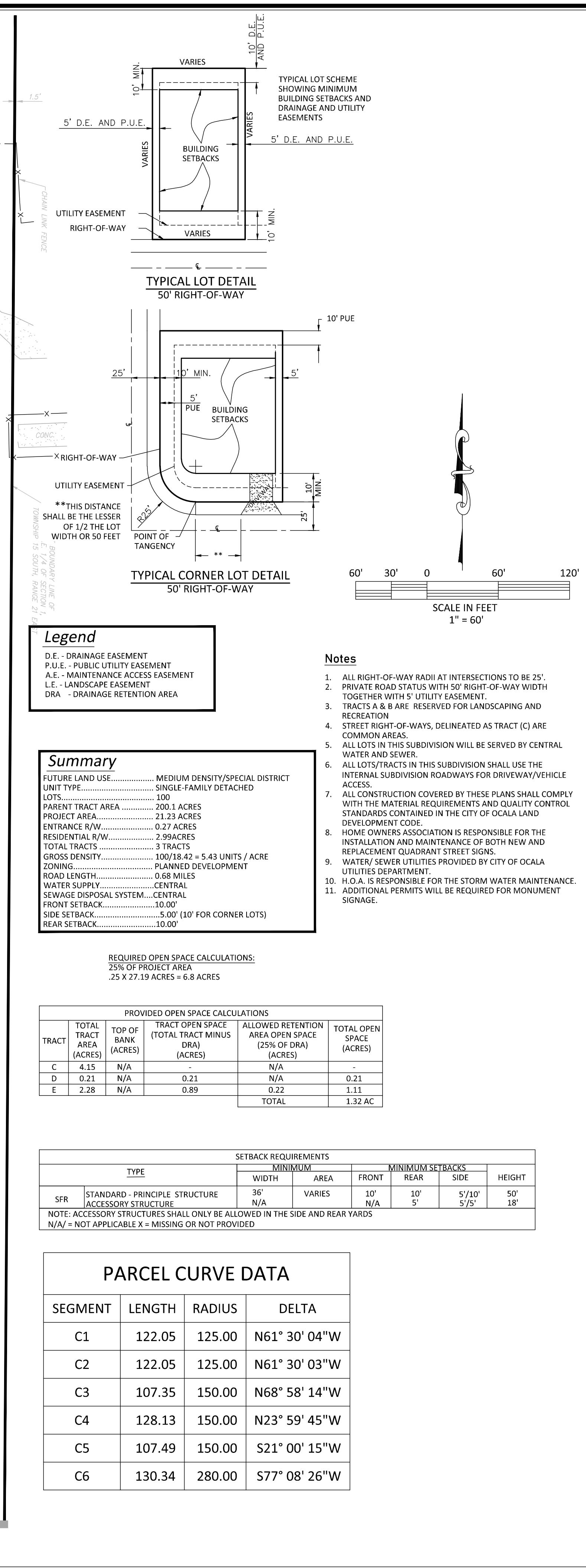
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WEST OAK PHASE 2 RESIDENTIAL
CITY OF OCALA, MARION COUNTY FLORIDA

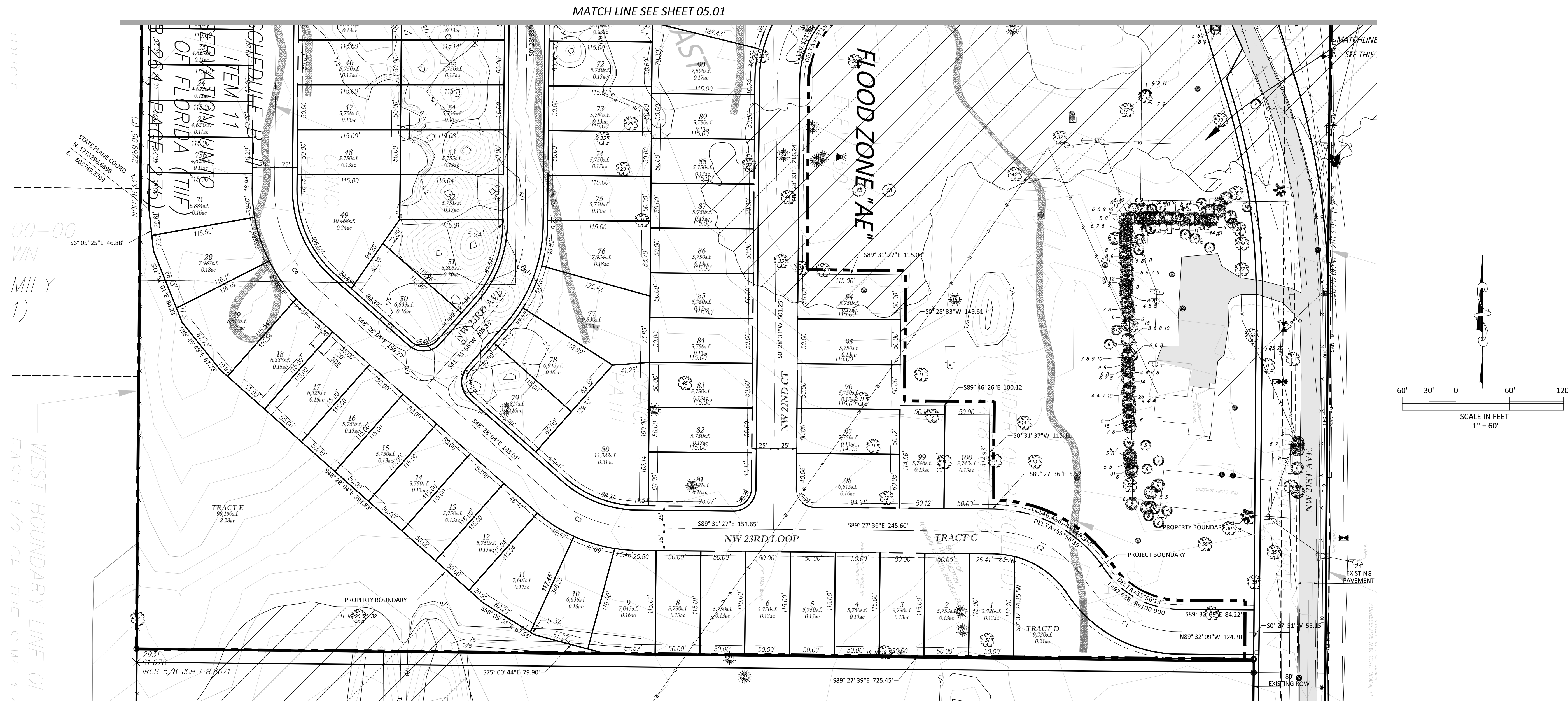
DEMOLITION PLAN

DATE 1/26/22
DRAWN BY TS
CHKD. BY JMM
JOB NO. 20-6037

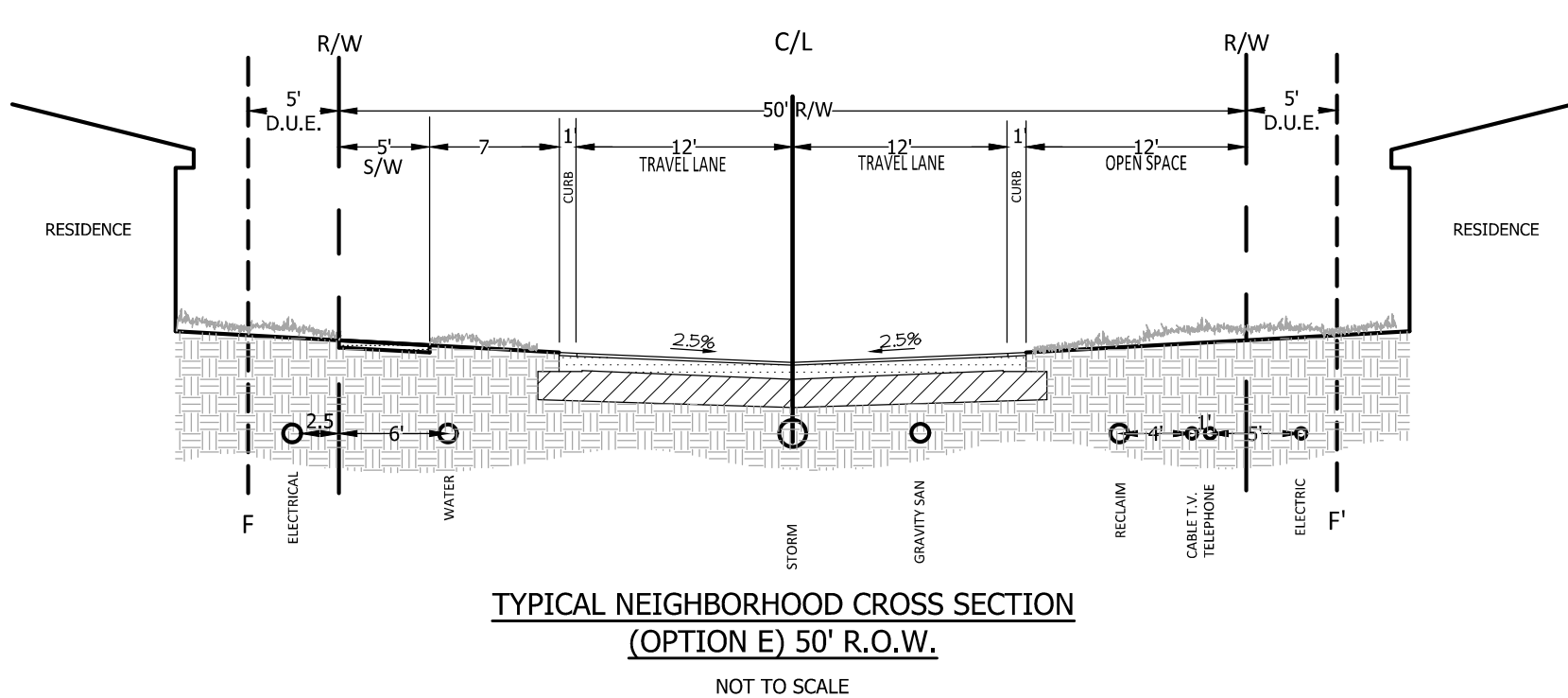
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| <p><i>SHT.</i> <u>05.01</u></p> | |
|---------------------------------|--|



| PARCEL CURVE DATA | | | |
|-------------------|--------|--------|---------------|
| SEGMENT | LENGTH | RADIUS | DELTA |
| C1 | 122.05 | 125.00 | N61° 30' 04"W |
| C2 | 122.05 | 125.00 | N61° 30' 03"W |
| C3 | 107.35 | 150.00 | N68° 58' 14"W |
| C4 | 128.13 | 150.00 | N23° 59' 45"W |
| C5 | 107.49 | 150.00 | S21° 00' 15"W |
| C6 | 130.34 | 280.00 | S77° 08' 26"W |



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IMPROVEMENT AND CONSTRUCTION PLANS
WEST OAK PHASE 2 RESIDENTIAL
CITY OF OCALA, MARION COUNTY FLORIDA

DATE 3/4/22
DRAWN BY TS
CHKD. BY JMM
JOB NO. 20-6037

SHT. 05.02