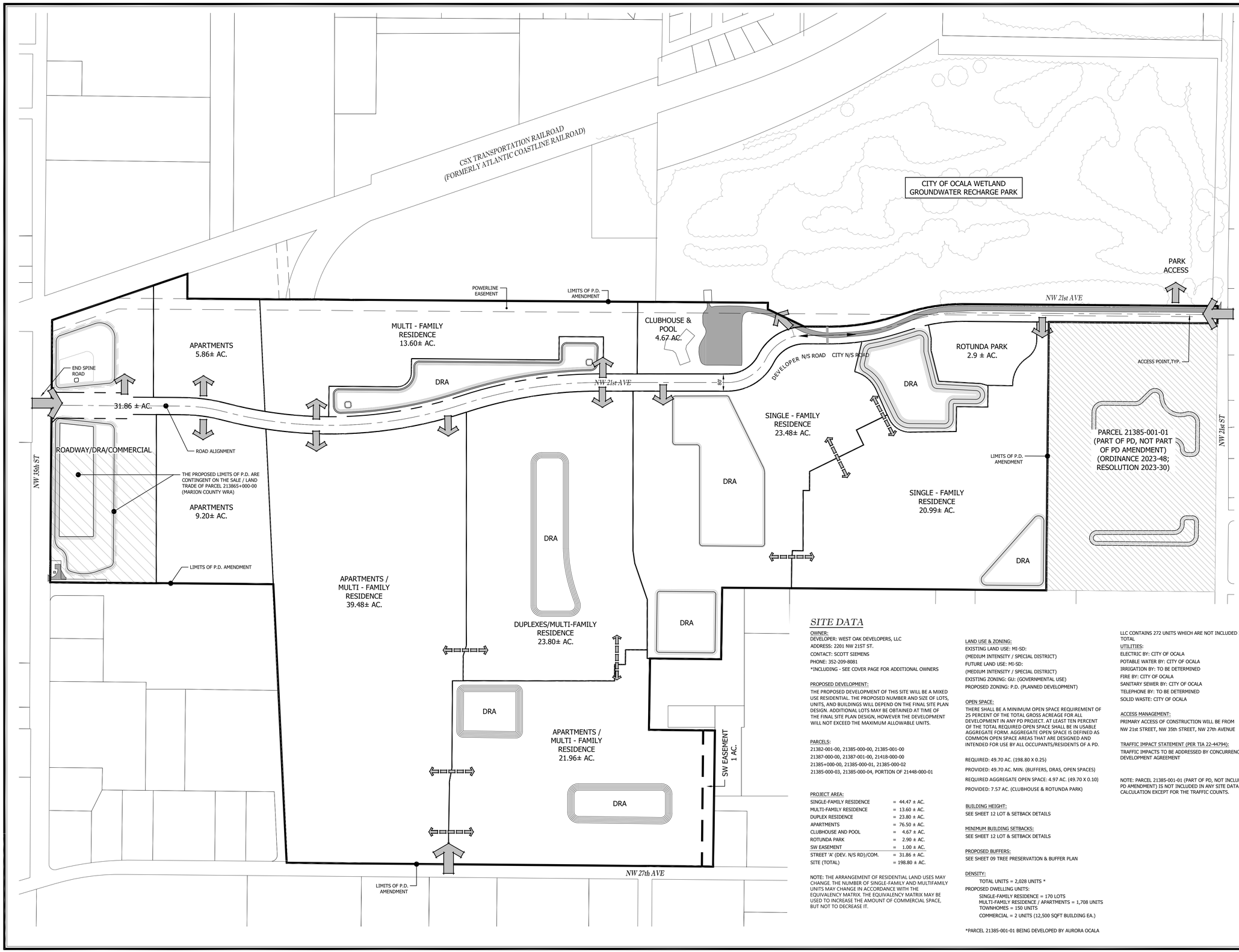

REVIEWED
For Code Compliance
City of Ocala Growth Management
PD23-45234-West Oak PD
Plan Amendment 10/12/23

LEGEND

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

NORTH

0 200' 400'

SCALE: 1"=200'

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.

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

OVERALL MASTER PLAN

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

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL