

PERMITS:

1. CITY OF OCALA - CONCEPTUAL AND IMPROVEMENT 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. THE COMPLETION OF THE CONCURRENCY AGREEMENT, AS WELL AS THE APPROVAL BY CITY COUNCIL AND PAYMENT OF ANY ASSOCIATED FEES, MUST BE MADE PRIOR TO THE SCHEDULING OF A PRE-CONSTRUCTION MEETING.
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 22-44794)

GENERAL STATEMENT:

THE PURPOSE AND INTENT OF THE PROPOSED DEVELOPMENT IS TO CONSTRUCT MULTI-FAMILY TOWNHOUSES WITH ASSOCIATED STORM WATER FACILITIES AND RELATED INFRASTRUCTURE.

BASIS OF BEARING:

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.

BENCHMARKS:

THE VERTICAL DATUM IS BASED ON CITY OF OCALA CONTROL POINT 0117 RESET, ELEVATION 74.51 FEET (NAVD 1988).

FLOOD CERTIFICATE:

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

LEGAL DESCRIPTION:

PARCELS 21385-003-00 & 21385+000010:
A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 3 AND TRACT J, WEST OAK PHASE 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGES 47 TO 53, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. SAID LANDS CONTAINING 17.83 ACRES, MORE OR LESS.

UTILITY COMPANIES:

WATER/SEWER CITY OF OCALA
ELECTRIC Ocala Electric Utilities
GAS TECO
CABLE/PHONE/INTERNET CITY OF OCALA TELECOMMUNICATIONS
COX COX

STACEY FERRANTE (352) 351-6775
RANDY HAHN (352) 351-6615
BRUCE STOUT (352) 401-3417
SHANE PARKER (352) 401-3999
MICHELLE OSBORNE (478) 314-3577

OWNER/DEVELOPER:

WEST OAK DEVELOPERS, LLC
SCOTT SIEMENS
2595 NW 21ST AVENUE
OCALA, FL 34475
PHONE: 325-209-2081

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

PREPARED BY:

TILLMAN & ASSOCIATES ENGINEERING, LLC
CONTACT: KEVIN L. ATCHLEY, PE
1720 SE 16th AVENUE, BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR'S CERTIFICATE

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

CHRISTOPHER J. HOWSON
LICENSED LAND SURVEYOR NO. 6553
STATE OF FLORIDA

CONCEPTUAL PLAN

WEST OAK TOWNHOUSES

A REPLAT OF LOT 3 & TRACT J OF WEST OAK PHASE 1

SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST

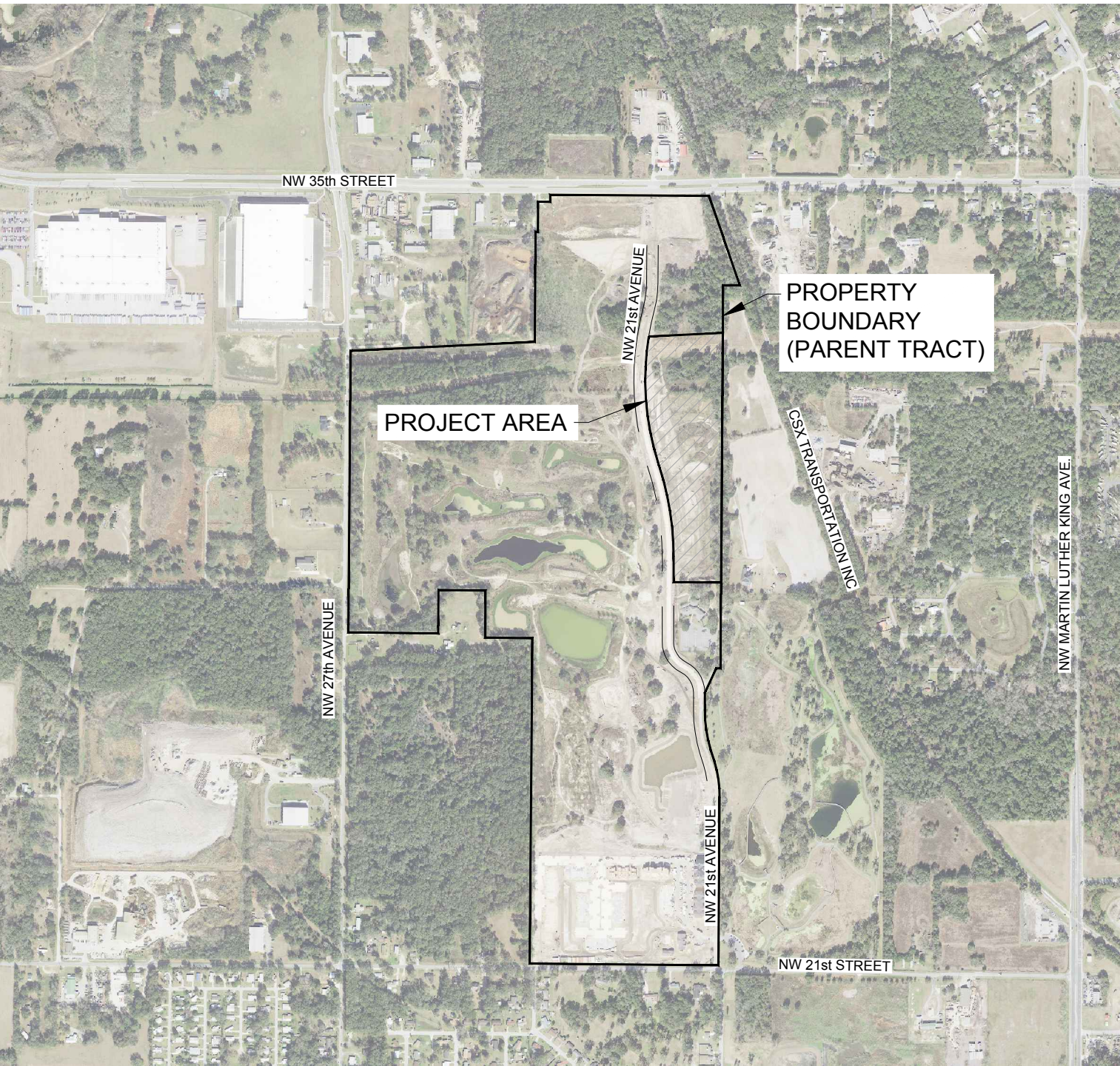
CITY OF OCALA, MARION COUNTY, FLORIDA

PARCEL ID: 21385-003-00 (LOT 3) & 21385+000010 (TRACT J)
OWNER/DEVELOPER: WEST OAK DEVELOPERS, LLC
PARENT TRACT AREA: 216.75 ± ACRES
PROJECT AREA: 17.83 ± ACRES
A REPLAT OF LOT 3 AND TRACT J OF WEST OAK PHASE 1
(PLAT BOOK 16, PAGES 47-53)

THIS SITE CONTAINS:
MULTI-FAMILY RESIDENTIAL LOTS = 150
TOTAL MILES OF ROADWAY = 0.53 MILES
FLU - MEDIUM INTENSITY/SPECIAL DISTRICT
ZONING - PD
EXISTING IMPERVIOUS = 0 AC. (0 S.F.) 0%
PROPOSED IMPERVIOUS = 5.15 AC. (224,636.81 S.F.) 28.9%

INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	PRELIMINARY PLAT
03.02	PRELIMINARY PLAT
03.03	PRELIMINARY PLAT
1-4 & ALTA 1-5	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC)



VICINITY MAP
SCALE: 1" = 1000'

CITY OF OCALA APPROVAL STAMP

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

REVISIONS

DATE

CONCEPTUAL PLAN
WEST OAK TOWNHOUSES
CITY OF OCALA, MARION COUNTY, FLORIDA

COVER SHEET

DATE 9/22/2025
DRAWN BY AS
CHKD. BY KLA
JOB NO. 20-6064

KEVIN L. ATCHLEY, PE
LICENSED ENGINEER NO. 53119
STATE OF FLORIDA

SHT. 01.01

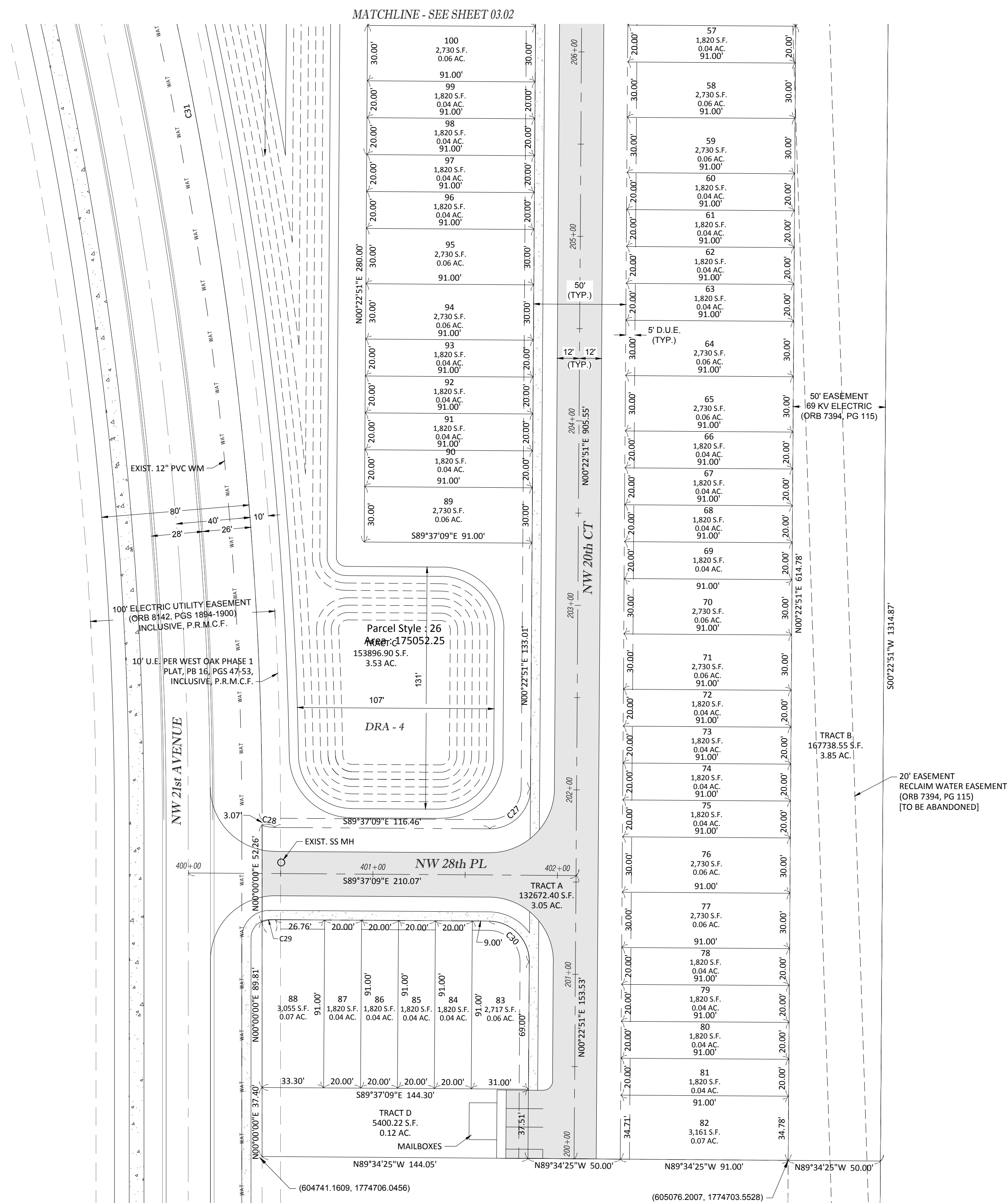
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CONCEPTUAL PLAN
WEST OAK TOWNHOUSES
CITY OF OCALA, MARION COUNTY, FLORIDA

GEOMETRY PLAN

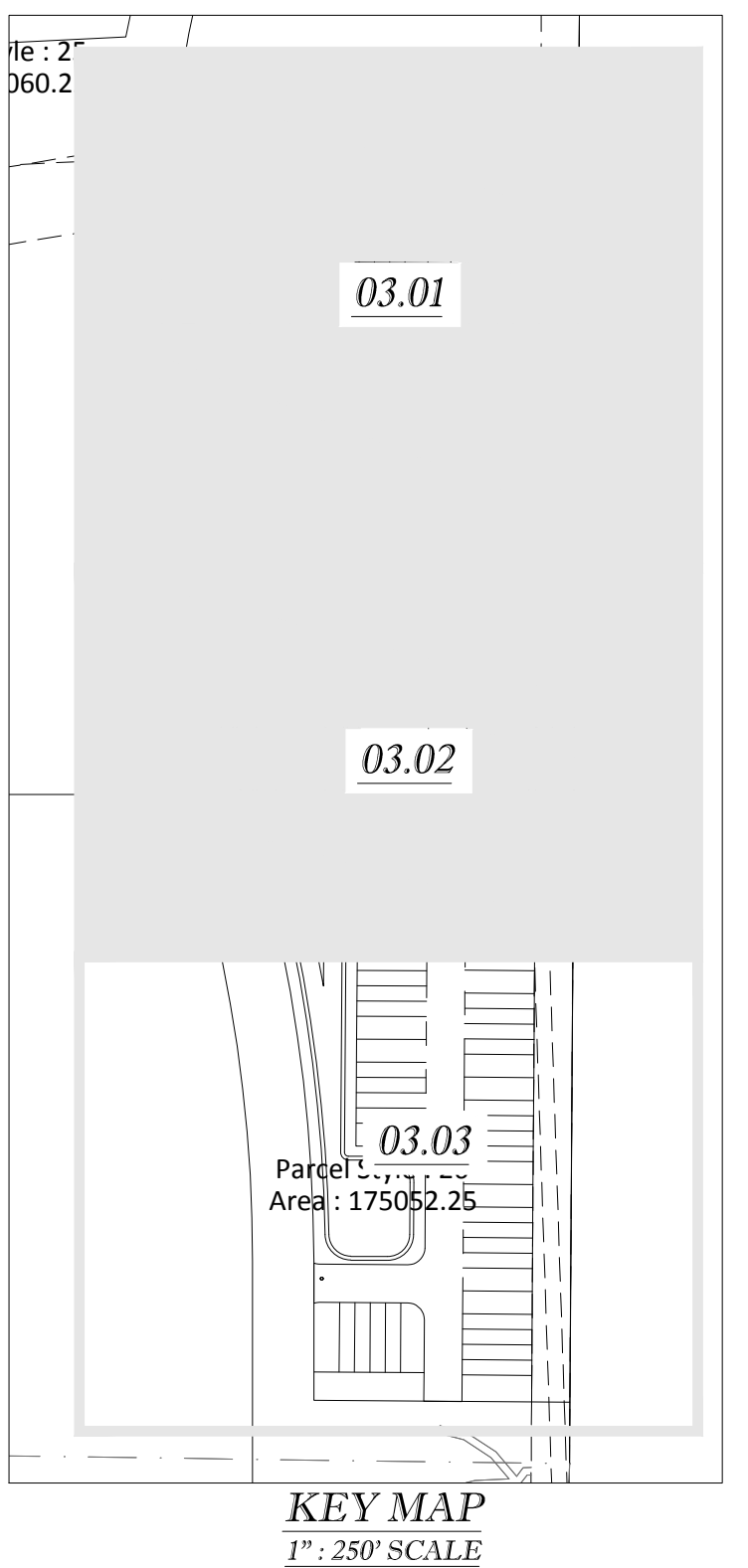
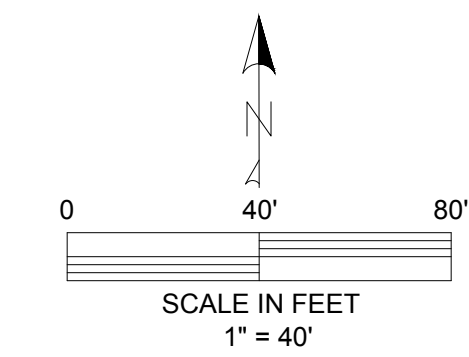
DATE 9/18/2025
DRAWN BY AS
CHKD. BY KLA
JOB NO. 20-6064

SHT. 03.01



PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C27	90.00	22.00	34.56	22.00	31.11	N45° 22' 50.80"E
C28	17.96	22.00	6.90	3.48	6.87	S80° 38' 22.39"E
C29	18.93	22.00	7.27	3.67	7.24	S80° 54' 49.99"W
C30	90.00	22.00	34.56	22.00	31.11	N44° 37' 09.20"W
C31	18.24	2040.00	649.49	327.52	646.75	N9° 07' 15.06"W

CITY OF OCALA APPROVAL STAMP



REVISIONS

DATE _____

CONCEPTUAL PLAN
WEST OAK TOWNHOUSES
CITY OF OCALA, MARION COUNTY, FLORIDA

GEOMETRY PLAN

DATE 9/18/2025
DRAWN BY AS
CHKD. BY KLA
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SHT. 03.03

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