

LINE #	LENGTH	DIRECTION
L1	39.41	S10° 44' 10.02"E
L2	53.40	S60° 53' 27.44"E
L3	22.78	S12° 34' 50.02"E
L4	211.22	S12° 34' 50.02"E
L5	69.59	S01° 22' 39.98"W
L6	49.73	S12° 34' 50.02"E
L7	161.73	S88° 37' 20.02"E
L8	116.61	S82° 18' 50.14"E
L9	20.37	S82° 18' 50.14"E
L10	27.76	N77° 25' 09.98"E
L11	139.17	S46° 09' 26.86"E
L12	128.57	N71° 31' 50.98"E
L13	96.87	N71° 31' 50.98"E
L14	132.70	N71° 31' 50.98"E
L15	268.19	N71° 31' 50.98"E
L16	96.30	N71° 31' 50.98"E

CURVE #	LENGTH	RADIUS	DELTA
C1	37.00	175.00	012°06'49"
C2	93.34	225.00	023°46'06"
C3	179.67	440.00	023°23'44"
C4	32.39	37.00	050°09'17"
C5	22.77	27.00	048°18'37"
C6	24.36	100.00	013°57'30"
C7	36.44	37.00	056°25'23"

PROJECT CHARACTERISTICS:
 PARCEL ID: 30-22-27-7287-05-000, 30-22-27-7287-06-000
 MUNICIPALITY: TOWN OF OAKLAND
 EXISTING USE: VACANT COMMERCIAL
 ZONING: PLANNED UNIT DEVELOPMENT
 FUTURE LAND USE: COMMERCIAL
 TOTAL PROJECT AREA: 135,239.31 SQ. FT.; 4.484 ACRES
 TOTAL PROPOSED BUILDING AREA: 37,184 SQ. FT.
 TOTAL PROPOSED IMPERVIOUS AREA: 130,419 SQ. FT. (66.80%)
 MAXIMUM FAR: 0.35
 WEST: 10 FEET
 PERMITTED USES PER PUD: OFFICE AND MEDICAL/DENTAL

MINIMUM BUILDING SETBACKS:
 NORTH: 15 FEET
 SOUTH: 25 FEET
 EAST: 15 FEET
 WEST: 15 FEET

LANDSCAPE BUFFERS:
 NORTH: 15 FEET
 SOUTH: 30 FEET
 EAST: 15 FEET
 WEST: 10 FEET
 (NOTE: ALL BUFFERS SHALL MEET OR EXCEED THE MINIMUM REQUIREMENTS OF THE TOWN OF OAKLAND)

NOTES:
 - ALL ON-SITE SOILS ARE HSG TYPE A, CANDLER SAND
 - NO PORTION OF THIS PROJECT CONTAINS WETLANDS
 - NO PORTION OF THIS PROJECT IS WITHIN THE 100-YEAR FLOODPLAIN
 - ALL PROPOSED SIGNAGE SHALL CONFORM TO TOWN OAKLAND REQUIREMENTS
 - TYPE D CURB SHALL BE INSTALLED ALONG ALL EDGES OF ON-SITE PAVEMENT EXCEPT AT SIDEWALK RAMP OR UNLESS OTHERWISE NOTED
 - WHEEL STOPS SHALL BE INSTALLED IN ALL PARKING SPACES ADJACENT TO SIDEWALK
 - ALL SIDEWALKS, RAMPS AND CROSSWALKS SHALL BE BUILT AND INSPECTED TO MEET CURRENT A.D.A. REQUIREMENTS
 - THE MAXIMUM BUILDING HEIGHT SHALL BE 35 FEET

AUTOMOBILE PARKING REQUIREMENTS:
 OFFICE: 1 SPACE PER 200 SQ. FT.
 MEDICAL/DENTAL: 1 SPACE PER EMPLOYEE + 1 SPACE PER EXAM ROOM
 TOTAL REQUIRED HANDICAP SPACES PER A.D.A.: 7
 TOTAL MAXIMUM REQUIRED PARKING SPACES: 186 SPACES

TOTAL PROVIDED STANDARD 9' x 20' SPACES: 183
 TOTAL PROVIDED 12' x 20' (+5' AISLE) HANDICAP SPACES: 12
 TOTAL PROVIDED PARKING SPACES: 195

BICYCLE PARKING REQUIREMENTS:
 1 BICYCLE RACK PER 400 LF OF STREET FRONTAGE
 TOTAL STREET FRONTAGE: 821.03 LF
 TOTAL REQUIRED BICYCLE RACKS: 3

TOTAL PROVIDED BICYCLE RACKS: 3
 REQUIRED DUMPSTERS DETERMINED BY END USERS
 TOTAL PROVIDED DUMPSTERS: 4

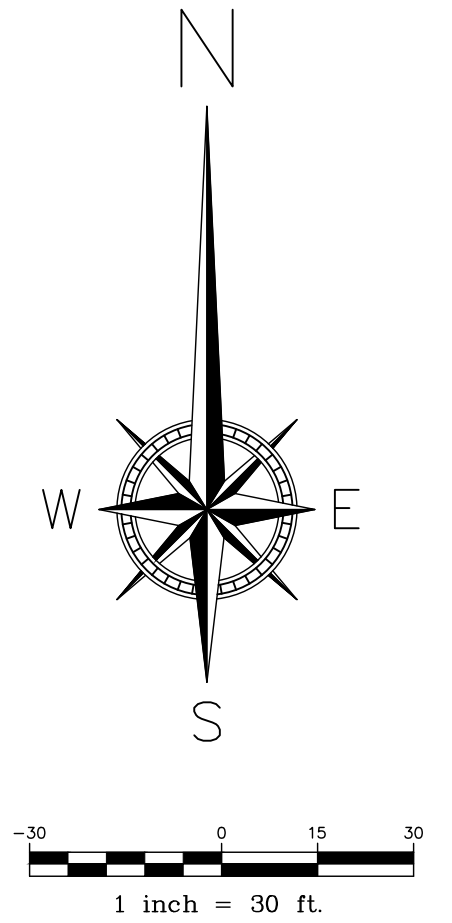
LEGEND

- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROADWAY CENTER LINE
- EASEMENT/BUFFER LINE
- XX*OAK TREE (TO BE PRESERVED)
- TREE ROOT PROTECTION ZONE

KEY

- (A) R1-1 STOP SIGN AND 24" THERMOPLASTIC STOP BAR
- (B) TYPE D CURB
- (C) VALLEY GUTTER
- (D) TYPE F CURB
- (E) DOUBLE DUMPSTER ENCLOSURE
- (F) BIKE RACK

SEE SHEETS 12-13 FOR DETAILS



REVISION	REVISION PER OAKLAND REVIEW COMMENTS DATED 02/07/2025
DATE	MARCH 2025
	REVISION PER DEVELOPER (BUILDING ENTRY FEATURES)
	APRIL 2025
	REVISION PER OAKLAND REVIEW COMMENTS DATED 04/03/2025

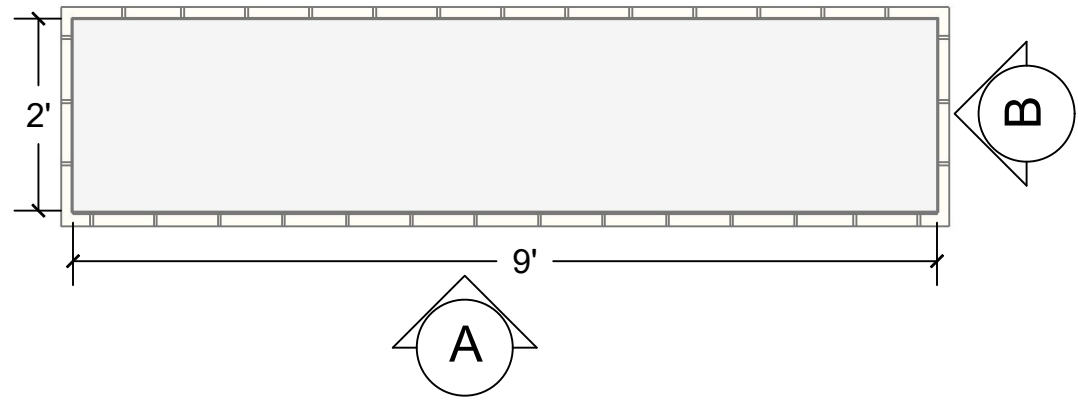
Knights Engineering Services
 Planning, Design, Permitting, Inspection
 770 Almond Street, Suite B, Clearmont, Florida 34711
 Phone: (352) 394-8514
 Certificate of Authorization No. 00029972

OAKLAND EXCHANGE
 SECTION 30, TOWNSHIP 25S, RANGE 27E, TOWN OF OAKLAND, FLORIDA
 DEVELOPER: OE 13, LLC
 15690 W. COLONIAL DRIVE, WINTER GARDEN, FLORIDA 34787

GEOMETRY, SIGNAGE AND MARKING PLAN

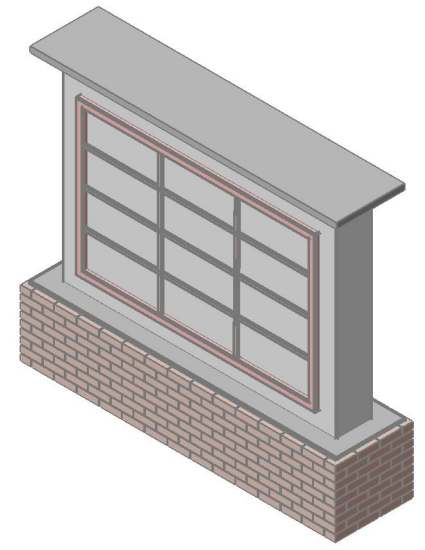
THOMAS L. KNIGHT, P.E.
 FLORIDA REGISTRATION #47614

DATE: April 2025
 DRAWN BY: TLK/JMK
 PROJECT NUMBER: 24-07
 SCALE: 1" = 30'
 SHEET NUMBER: 05

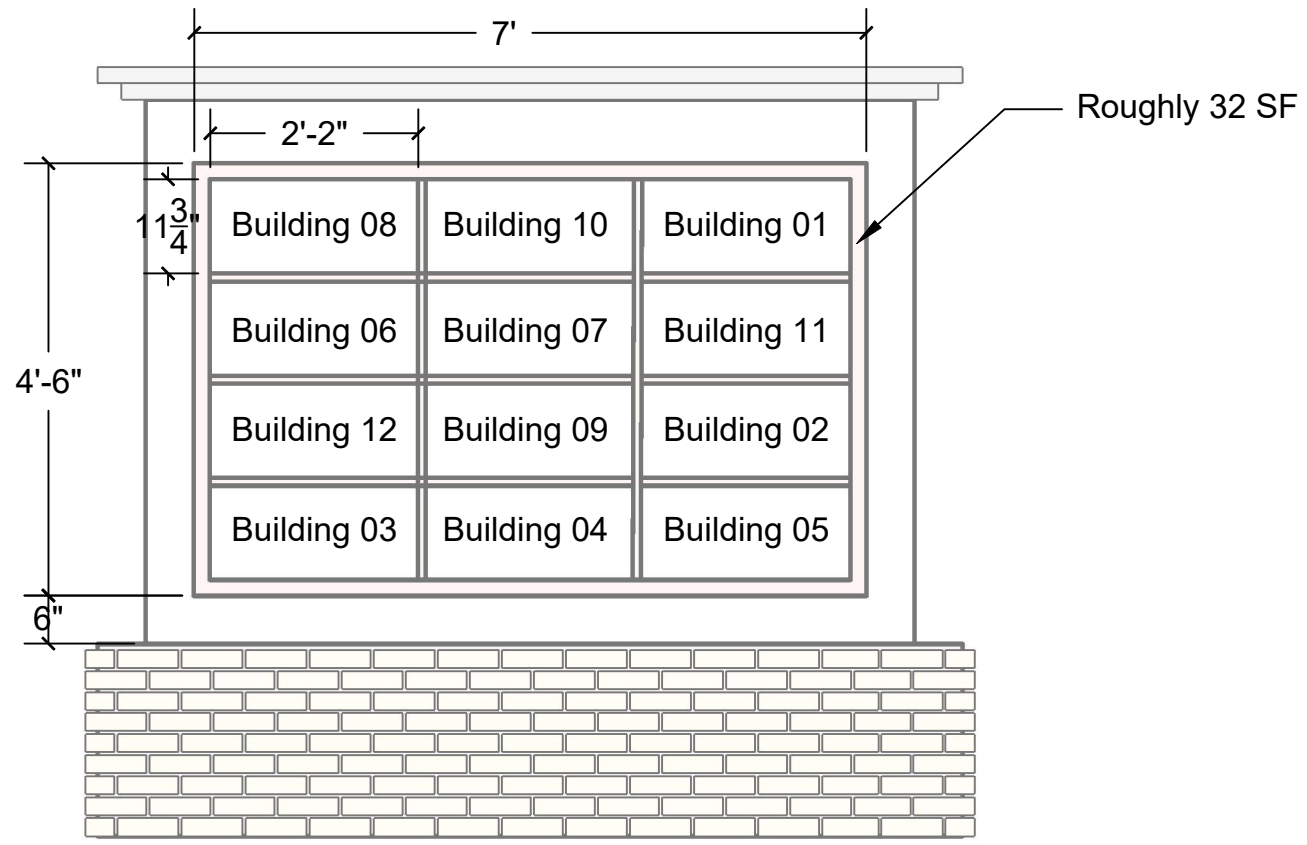


Plan

Scale: 1/2"=1'-0"

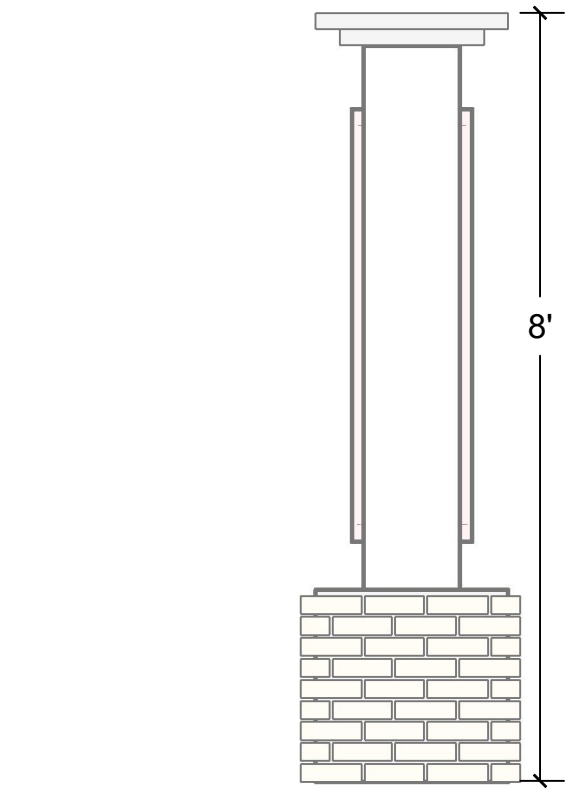
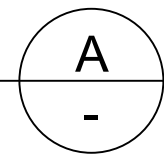
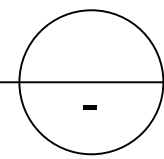


ISO



Front Elevation

Scale: 1/2"=1'-0"



Side Elevation

Scale: 1/2"=1'-0"

