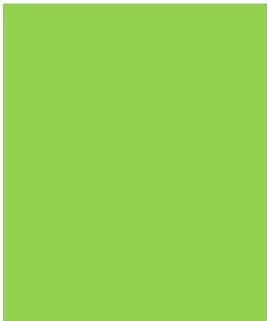


Design Guidelines and Development Standards for

Southwood Ranch



Design District



Prepared
February, 2016
by

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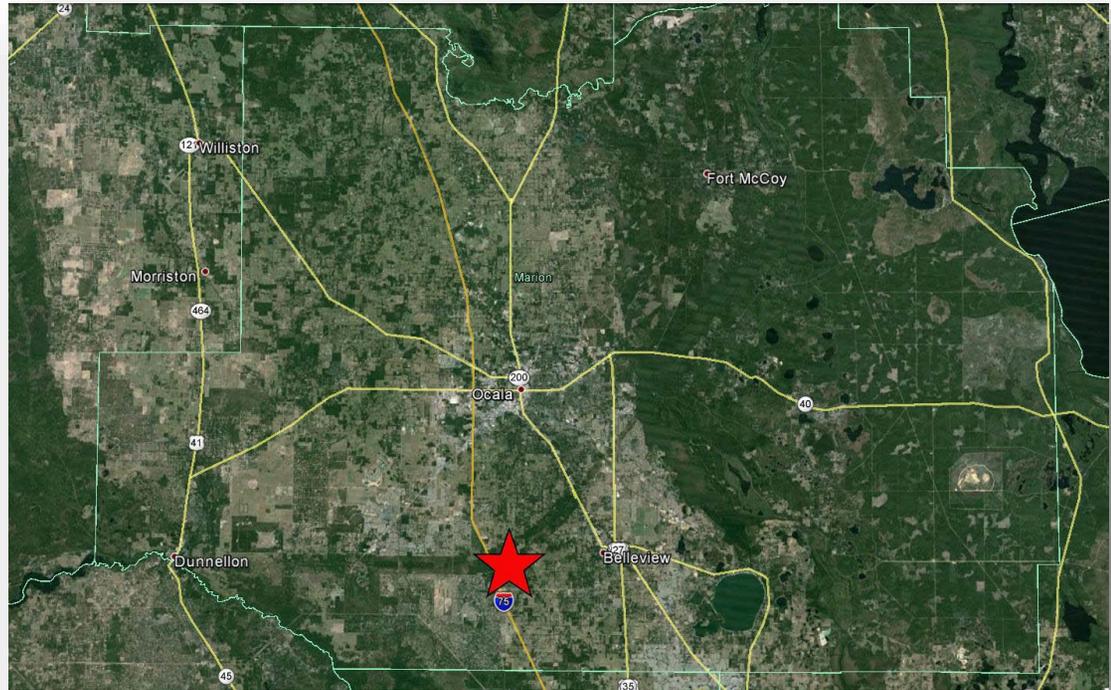
INTRODUCTION

The Southwood Ranch Design District is intended to be a mixed use community that creates an attractive, efficient, and safe development pattern in a defined portion of southern Marion County that will support the equine industry including the Florida Horse Park. The district abuts the Cross Florida Greenway, which will allow opportunity for more visitors to access this unique linear park that has become an eco-tourism destination.

The district will include both commercial and residential uses which will allow the community to be continuously activated with users of all demographics.

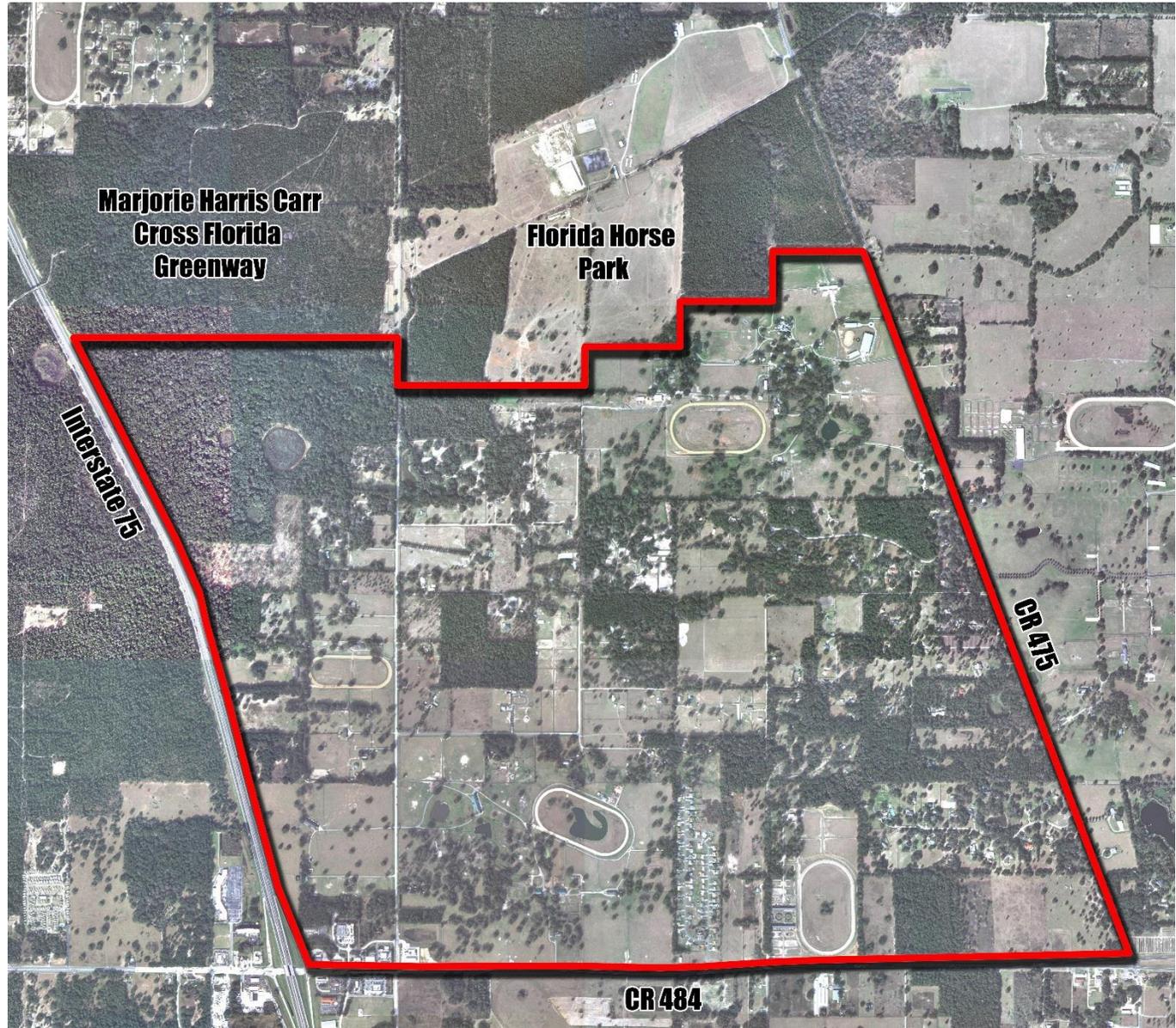
The design district will define architectural styles, setbacks, public streetscape features, landscape buffers, and access locations.

This district will apply to any new development, redevelopment, or expansion of existing development, including residential and nonresidential projects.



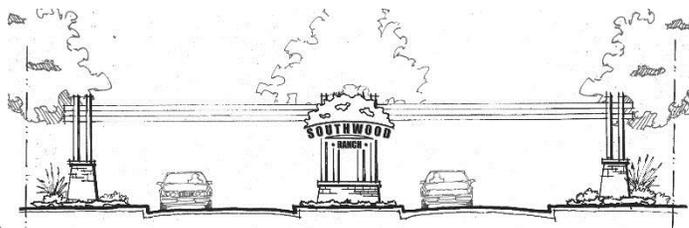
Marion County Location Map

**DISTRICT
OVERLAY MAP**



DEVELOPMENT STANDARDS

1. The streets and the roadway network shall promote pedestrian activity in a safe and comfortable environment.
2. Utilities shall be located/buried such that tree installations are possible.
3. Site lighting along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height.
4. A detailed signage and wayfinding plan for each Parcel showing proposed sign locations shall be included with the final site plan application in each Parcel.
5. Open space shall meet the Marion County Land Development Code requirements. This shall be illustrated on an individual parcel basis and demonstrated with each Major Site Plan submittal.
6. Sidewalks shall be provided on one (1) side of the internal road network.
7. Parallel access shall be established in a manner that provides a functional internal road network and does not rely on numerous ingress / egress locations on major roadways.
8. Access to CR 475 and CR 475A will be limited to specific locations that correspond with greater access for the region.



GATEWAY FEATURE LOCATION



ARCHITECTURAL STANDARDS



1. The project architecture shall promote and enhance a pedestrian scale and orientation on any façade, especially those facing a public right-of-way through building articulation, transparency, or other design treatments.
2. Exposed Building façade shall consist of durable material such as stone, stucco, brick, hardi board, split face block, etc.
3. Provide articulated facades with offsets and recessed entries. No blank walls shall be visible from the public right-of-way.
4. Any rooftop equipment shall be screened from the public right-of-way
5. Avoid long, monotonous building facades.
6. Every elevation shall be broken up through the use of decorative architectural features such as change in plane; molding; columns, cornice, frieze or arches; rigid awnings or canopy; color and texture variations; recessed windows or doors, bay windows, window sills, window boxes or false windows, decks and covered patios; exposed structural elements like steel or timber beams.
7. Roofs shall be gable, gambrel, hipped, or otherwise broken up through varying planes. Flat roofs with varying planes shall be considered on a case-by-case basis when appropriate to the architectural character of the building. The height of roof lines for large buildings shall be varied through the use of parapets or other architectural elements to reduce the building scale.
8. Service and loading areas shall not be placed on the front or street side of a building, but rather at the rear or side of the building.



ARCHITECTURAL STANDARD



Primary entrances to buildings should be distinguished with façade variations, porticos, roof variations, recesses or projections, or other integral building forms.

1. Building colors should emphasize muted earth tones. The use of highly reflective or glossy materials should be limited and are not appropriate in all contexts.
2. All sides of a building should express consistent architectural detail and character. All site walls and screen walls should be architecturally integrated with the building or as approved as part of an overall master plan area.
3. Screening devices, site walls and enclosed service, loading and refuse areas should be designed to be an integral part of the building architecture.



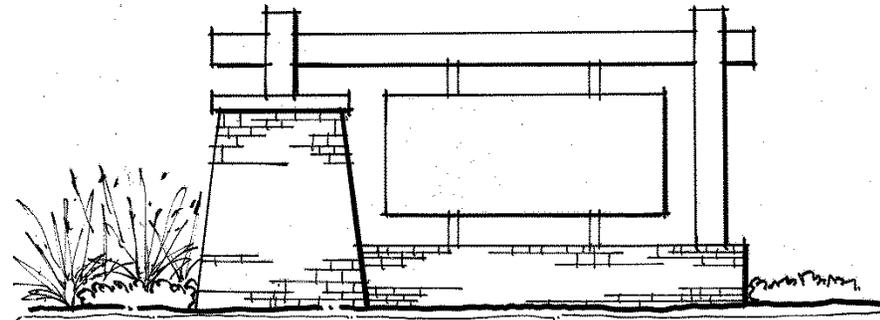
MATERIALS

Rich materials and a variety of materials are desirable on both the wall planes, roofs and ground plane. If stone or decorative block veneers are incorporated, the material should be used to highlight significant building features and massed elements.



ENTRY FEATURE / WAYFINDING

1. Entry features and monument signage shall be strategically located at major intersections and thresholds into the design district to provide a sense of arrival and way finding from public right-of-ways.
2. Signs visible from CR 475 and CR 475A shall be monument signs only and shall not exceed one square foot of sign area per foot of frontage up to a maximum of 100 square feet. These signs shall not exceed 10 feet in height.
3. Wayfinding signs shall be permitted on internal roadways to the development and shall not exceed 24 square feet per sign face. These signs shall not exceed 6 feet in height.



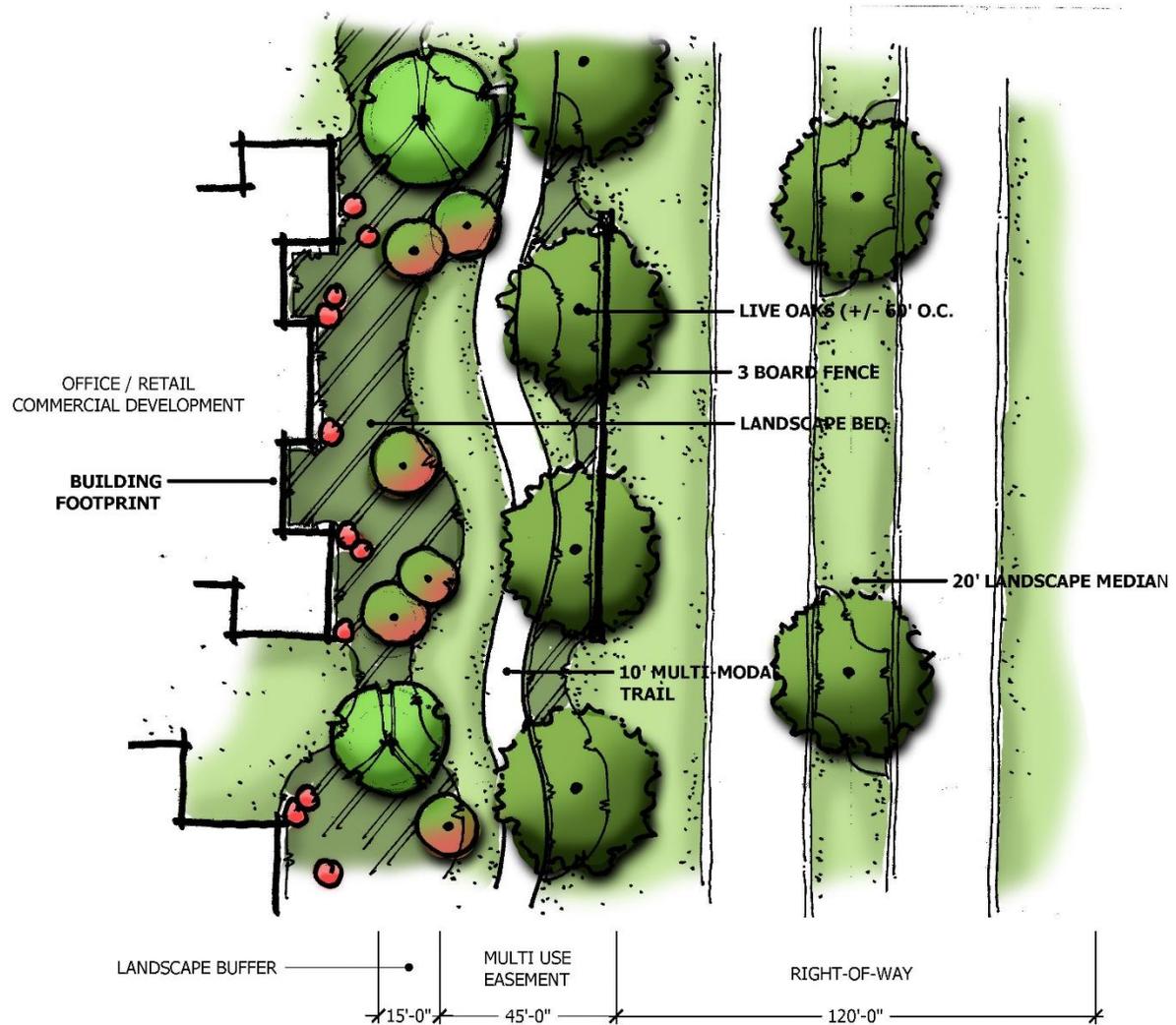
MONUMENT SIGN
ELEVATION



GATEWAY FEATURE

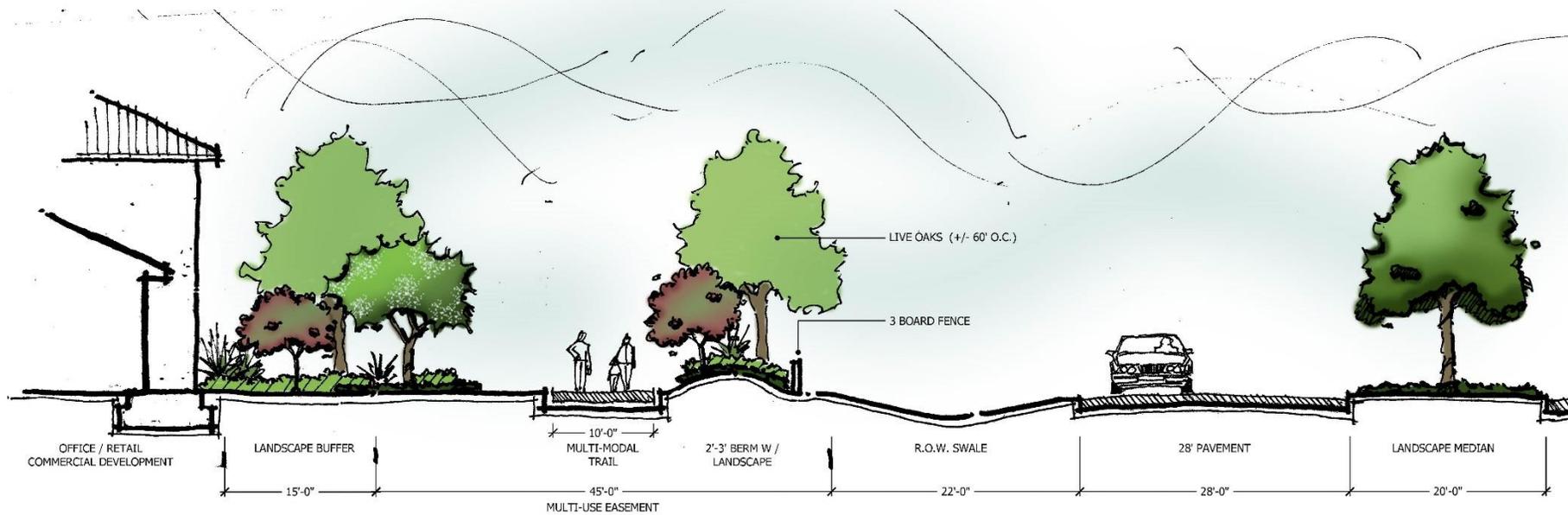
PUBLIC STREETScape

1. The buffers along the CR 475 and CR 475A right-of-way shall be designed to enhance the view shed from the roadway and provide a unique sense of place.
2. A 45 feet wide multi-use easement shall be provided outside of the right-of-way. This easement shall contain 3-board wood fence segments strategically located, landscape plantings on a 2 – 3 feet tall berm, and an undulating multi-modal trail that is 10 feet wide.
3. An equestrian trail network shall be established to connect the Florida Horse Park and the Cross Florida Greenway equestrian trails to commercial and residential areas.
4. The development that is adjacent to the multi-use easement shall provide a 15 feet landscape buffer.
5. The buffer shall contain 2 canopy trees and 3 understory trees per 100 lineal feet. 50% of the buffer shall contain plantings other than sod. (Marion Friendly and Florida Native Plants only)
6. No parking or drive aisle shall be provided between the building and the landscape buffer.



STREETSCAPE – PLAN VIEW

PUBLIC STREETScape



STORMWATER TREATMENT

1. Storm water runoff treatment / retention areas shall be designed to be functional areas for the treatment of surface runoff contaminants, as well as aesthetic features that enhance the development.
2. Storm water treatment areas can be designed and built at various scales.
3. Uses for the retention areas other than storm water treatment / retention include traffic calming, rain gardens, passive parks, visual amenities, etc.

