GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 35512-001-00

PRESENT ZONING: PD (20-0007)

ABUTTING ZONING: NORTH - RIGHT OF WAY (SW COLLEGE ROAD/SR 200 [STATE] & SW 67TH LANE ROAD [CITY]) EAST - PD/FUTURE CITY ROW (SW 54TH COURT ROAD)

SOUTH - PD/FUTURE CITY ROW (SW 54TH COURT ROAD) WEST - RIGHT OF WAY (SW 60TH AVENUE [MARION COUNTY])

LAND USE: PROJECT AREA: PROPOSED LOTS:

WATER
POTABLE WATER WILL BE PROVIDED BY THE CITY OF OCALA

SEWER
WASTEWATER WILL BE PROVIDED BY THE CITY OF OCALA.

GARBAGE SOLID WASTE PICKUP WILL BE PROVIDED BY THE CITY OF OCALA.

ROADWAYS
A PROPERTY OWNER'S ASSOCIATION SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, SHARED

EASEMENTS
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

TREE LOCATION EXISTING TREES ARE SHOWN ON THE SURVEY.

FEMA DESIGNATION:
PORTIONS OF THE PROJECT AREA LIE IN FLOOD HAZARD ZONE "X", (AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN), AND ZONE "AE" (EL: 61.6) (SPECIAL FLOOD HAZARD AREA), ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 12083C0702E, EFFECTIVE APRIL 19, 2017.

<u>DRAINAGE</u> THE DRAINAGE AREAS WILL BE PRIVATELY MAINTAINED BY A PROPERTY OWNER'S ASSOCIATION.

LOCAL BENCHMARK
VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING CONTROL POINT COED 0013, ELEVATION 84.75

Total Site Area

Difference / Requirement Met

ADDITIONAL NOTES

- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF

TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY JCH CONSULTING GROUP, INC. DATED 10/8/2024 TOPOGRAPHY IS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE CITY GROWTH MANAGEMENT OFFICE.

ALL LIGHTING SHALL BE SHIELDED TO NOT CAST GLARE ONTO ADJACENT PROPERTY. COMMERCIAL SOLID WASTE IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF

THIS CONCEPTUAL SUBDIVISION PLAN IS AN UPDATE TO AND PORTION OF THE WINDING OAKS COMMERCIAL PHASE 1 CONCEPTUAL SUBDIVISION PLAN (SUB 17-0008, APPROVED 12/12/2017)

LEGAL DESCRIPTION

PERMANENT ELECTRIC SERVICE.

SEE SHEET 1 OF THE SURVEY FOR THE LEGAL DESCRIPTION

Per City of Ocala Code of Ordinances, Article II, Sec. 118-101(a.): Any proposed developmend shall confirm to the following minimum tree coverage requirements: (1.) On sites other than those zoned industrial and GU (airport/non-

CITY OF OCALA - MINIMUM TREE COVERAGE REQUIREMENTS

aviation), shade trees shall be provided on a basis of one shade tree per every 5,000 SF of total site of the area. Preserved trees shall be 4" DBH or larger (regulated) and be of a species as included in 'Shade Tree' definition of Sec. 118-32. Definitions. Proposed shade trees shall be 3-1/2" caliper minimum and Florida No. 1. (4.) Ornamental trees may be used in lieu of up to 25% of required shade trees unless industrial (beyond the first 50-ac) and sizes zoned GU, in which they may be used up to 50%. Two ornamental trees, 1-1/2" cal. and 6' ht., must be proposed for each required shade tree. 5.) When 10 or more shade trees are required, a minimum of 25% of required shade trees must be Live Oaks.

SF

MET

Other than IND/GU Required Shade Trees at 1 shade tree per 5,000 SF Preseved Shade Trees Trees 406 Assumed Proposed Shade Trees Proposed Shade Trees being replaced with Ornamental Trees (2:1) Assumed % Shade Trees Proposed Ornamental Trees 101 Required Amount of Live Oaks (25%) Trees Amount of Live Oaks, Preserved + Proposed (25%) 101 Trees Total Shade Trees On Project (Preserved + Proposed) Trees

CITY OF OCALA - PRESERVATION OF EXISTING TREES

Per City of Ocala Code of Ordinances, Article II, Sec. 118-101(b.): Existing viable shade trees shall be retained on the develpoed site per the following minimum standards.

	Total Site Area	46.59	AC
	Existing Viable Shade Trees	50	Trees
	Resulting Shade Trees Per Acre	2.0	Trees
	Category of Resulting Shade Trees Per Acre	80% Preserved	
	Required As Preserved: 80%	40	Trees
	Preserved Viable Shade Trees	0	Trees
	Difference / Requirement Met	-40	NOT MET

NOTE: As design progresses, efforts will be made to preserve as many viable shade trees beyond the minimum requirement as possible. A tree preservation and removal plan will be provided with the project's forthcoming Site Development Review submittal.

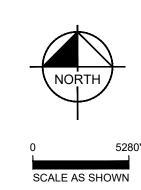
NOTE: If the minimum is reduced due to hardship, then the diameters of the largest existing shade trees that had to be removed will be made up with replacement 3-1/2" cal. proposed shade trees. These will be planted in addition to the above requirements.

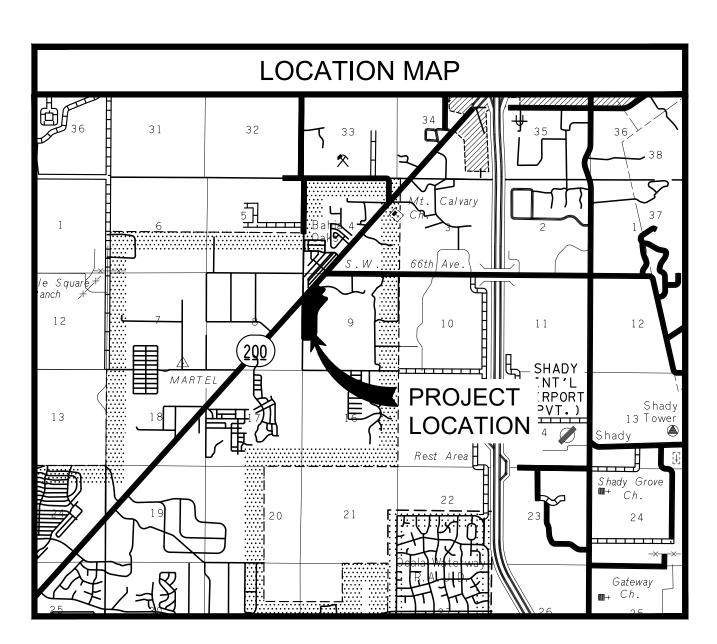
Total DBH of largest 40 removed trees	1544	IN
Resulting Replacement Trees, in addition to above requirements	442	Trees

WINDING OAKS PD

CONCEPTUAL SUBDIVISION PLAN COMMERCIAL PHASE 2 CITY OF OCALA, FLORIDA

SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST





UTILITY CONTACT LISTING

ELECTRIC
SUMTER ELECTRIC COOPERATIVE 330 S. US HWY 301 2100 NE 30TH AVE SUMTERVILLE, FL 33585 OCALA, FL 34470 JACOB HUTTO STACEY FERRANTE (352) 569-9882 (352) 351-6775

4040 NE 49TH AVE 1325 BLAIRSTONE RD OCALA, FL 34470 TALLAHASSEE, FL 32301 MICHELLE OSBORNE BILL MCCLOUD (478) 314-3577

PROJECT OWNER AND CONSULTANTS

14025 RIVEREDGE DRIVE, SUITE 175 TAMPA, FL 33637

SURVEYOR: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FLORIDA 34471

1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 (352) 438-3000

DRAWING INDEX

SHEET TITLE

COVER SHEET MASTER PLAN GEOMETRIC PLAN UTILITY PLAN

LOCATION

S001-S019 SURVEY BY JCH CONSULTING GROUP, INC.

Kimley

CALL 2 WORKING DAYS

BEFORE YOU DIG

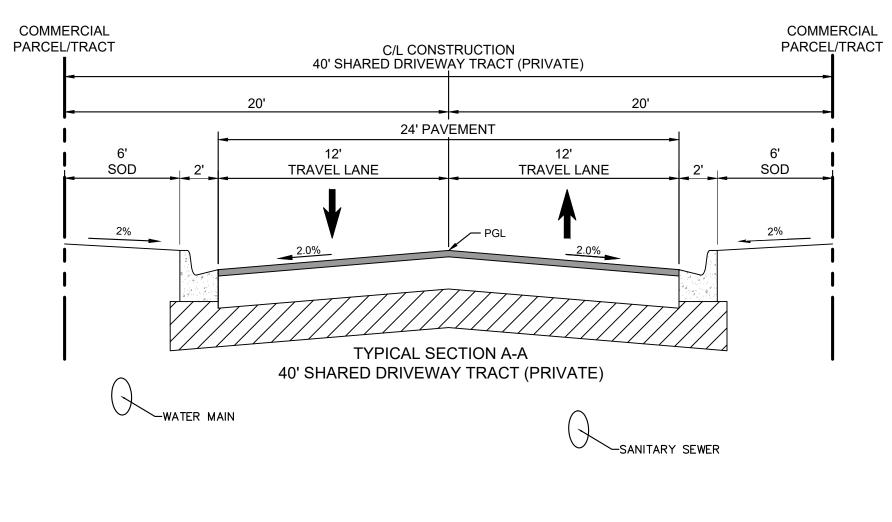
DIAL 811

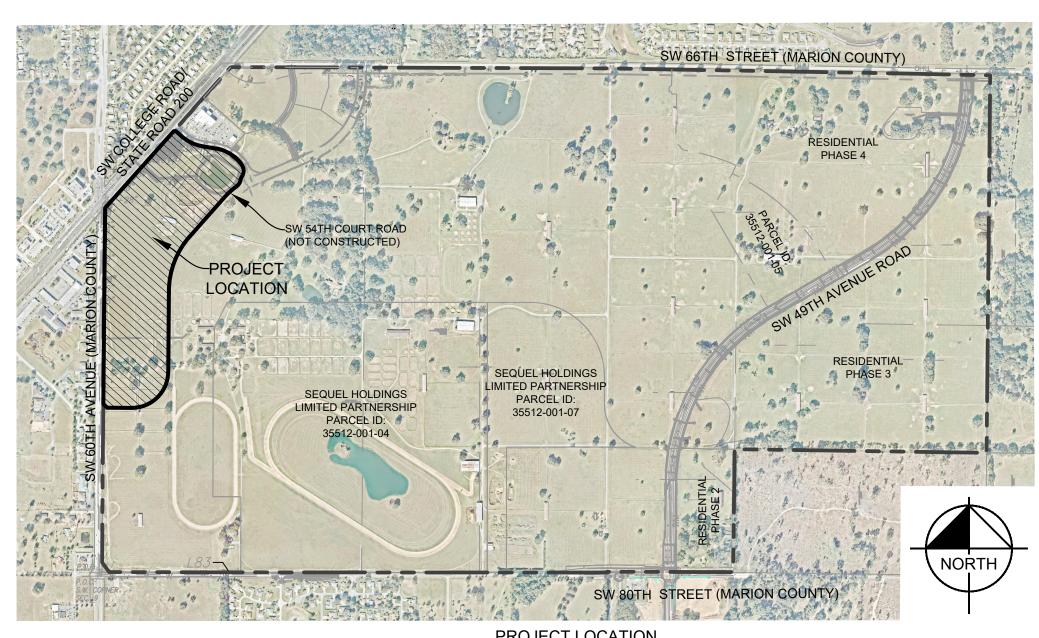
S Ш

VVII.

SHEET NUMBER C001







SHEET NUMBER C002

PROJECT LOCATION
SCALE: 1" = 1,000'

STER

