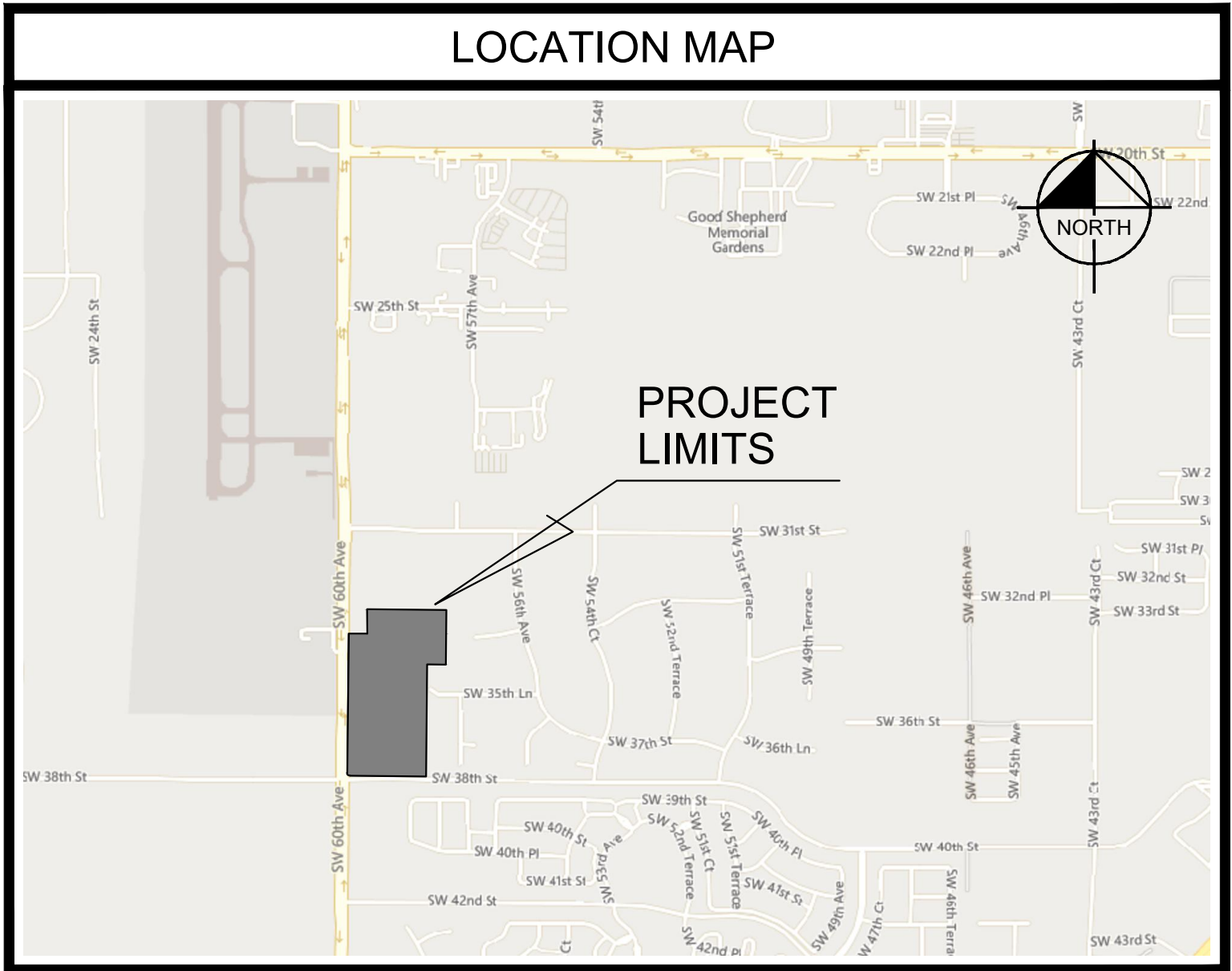


MAY 2026



OWNER/APPLICANT:
TBMI II, LLC
2313 E FT. KING ST, SUITE 100
OCALA, FL 34471
(352) 694-1155

GEOTECHNICAL CONSULTANT
GEOTECH, INC.
1016 SE 3RD AVE
OCALA, FL 34471
(352) 694-7711

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, PRESIDENT
426 SW 15TH ST
OCALA, FL 34471
(352) 405-1482

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH ST, SUITE 200
OCALA, FL 34471
(352) 438-3000

UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
CENTURYLINK	BILL MCCLLOUD	(850) 599-1444
CITY OF OCALA TELECOMMUNICATIONS	OSHANE PARKER	(352) 401-3999
COX CABLE	MICHELLE OSBORNE	(478) 314-3577
BAY LAUREL CENTER COMMUNITY DEVELOPMENT	GREG LAW	(352) 414-5454 EXT 4106
CHARTER COMMUNICATIONS	DUFFY MCCLELLAND	(352) 527-2189
DIGITAL COMMUNICATION MEDIA / BRIDGENET	JEFF HAGAR	(352) 601-0480
HOMELAND OPTICAL TECHNOLOGY	MELISSA GEORGE	(352) 484-0200
OCALA ELECTRIC UTILITY	RANDY HAHN	(352) 351-6615
CENTURYLINK (LEVEL 3)	NETWORK RELATIONS	(877) 366-8344 EXT 2
TECO PEOPLES GAS - OCALA	JOAN DOMNING	(813) 275-3783

[illegible]

S001 - SURVEY
S002 - SURVEY

PARCEL 1:

THAT PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 21 EAST AND LYING SOUTH OF TIMBERWOOD, AS PER PLAT BOOK S, PAGES 148 AND 149, LYING WEST OF TIMBERWOOD THIRD ADDITION, AS PER PLAT BOOK Y, PAGES 64 THROUGH 69, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND PROCEED NORTH 89°56'59" WEST (FIELD MEASURE - NORTH 89°56'59" WEST) ALONG THE SOUTH BOUNDARY LINE OF TIMBERWOOD SUBDIVISION AS PER PLAT BOOK S, PAGES 148 AND 149, A DISTANCE OF 112.88 FEET (FIELD MEASURE - NORTH 89°56'59" WEST) TO THE POINT OF BEGINNING OF PARCEL NO. B-C, SAID PARCEL NO. B-C LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA, COMMENCING A COURSE OF 60.00 FEET ALONG THE WEST LINE OF WAY LINE S, 31°51' STAY, A DISTANCE OF 202.43 FEET TO A CONCRETE MONUMENT. THENCE CONTINUE NORTH 89°56'59" WEST ALONG SAID SOUTH BOUNDARY LINE AND SOUTH RIGHT OF WAY LINE A DISTANCE OF 663.75 FEET (FIELD MEASURE - NORTH 89°57'54" WEST 663.71 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF CURVATURE OF A CURVE BEING CONVEX NORTHERLY, HAVING A RADIUS DISTANCE OF 540.00 FEET AND A CENTRAL ANGLE OF 10°52'29"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID ARC DISTANCE OF 102.96 FEET THROUGH A CHORD BEARING AND DISTANCE OF NORTH 72°29'18" WEST 102.81 FEET (FIELD MEASURE NORTH 84°03'34" WEST 102.98 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, AT A POINT OF REVERSE CURVE OF A CURVE BEING CONVEX SOUTHERLY HAVING A RADIUS DISTANCE OF 460.00 FEET AND A CENTRAL ANGLE OF 10°58'39"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.13 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 88°41'41" WEST 88.20 FEET TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, TO A POINT OF CURVATURE, AS SHOWN ON SAID PLAT, THENCE SOUTH 89°59'50" WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 279.92 FEET (FIELD MEASURE - NORTH 89°46'27" WEST 279.73 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF TANGENCY OF SAID CURVE, BEING CONVEX SOUTHERLY HAVING A RADIUS DISTANCE OF 800.00 FEET AND A CENTRAL ANGLE OF 88°20'20"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE AN ARC DISTANCE OF 62.79 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 84°01'41" WEST 62.78 FEET (FIELD MEASURE SOUTH 86°01'17" WEST 62.88 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONVEX NORTHERLY HAVING A RADIUS DISTANCE OF 827.00 FEET AND A CENTRAL ANGLE OF 04°20'59"; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 62.79 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 85°48'59" WEST 62.77 FEET (FIELD MEASURE - SOUTH 85°48'59" WEST 62.77 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 1/4 OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 21 EAST, A DISTANCE OF 300.00 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID WATER RETENTION AREA, AS SHOWN ON SAID PLAT, A DISTANCE OF 730.52 FEET (FIELD MEASURE - SOUTH 40°00'12" EAST 730.39 FEET) TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE WATER RETENTION AREA, AS SHOWN ON SAID PLAT, THENCE CONTINUE SOUTH 00°00'08" EAST ALONG SAID RIGHT OF WAY LINE AND ALONG THE WEST BOUNDARY OF SAID WATER RETENTION AREA, A DISTANCE OF 300.00 FEET (FIELD MEASURE - SOUTH 00°01'50" EAST 300.17 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA, AS SHOWN ON SAID PLAT, THENCE CONTINUE SOUTH 00°00'08" EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1475.12 FEET (FIELD MEASURE SOUTH 00°00'54" EAST 1475.12 FEET) TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE OF A CURVE CONVEX NORTHEASTERLY HAVING A RADIUS DISTANCE OF 25.00 FEET AND A CENTRAL ANGLE OF 89°56'22"; SAID POINT BEING NORTH 89°50'53" EAST 49.82 FEET AND NORTH 00°04'37" EAST 64.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 15 NORTH, RANGE 21 EAST, AS SHOWN ON SAID PLAT, A DISTANCE OF 39.24 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 84°01'41" WEST 39.24 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 45°01'27" EAST 35.31 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 89°57'16" EAST 40 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SECTION 28 AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA, AS SHOWN ON SAID PLAT, A DISTANCE OF 257.54 FEET (FIELD MEASURE - SOUTH 00°09'11" EAST 257.44 FEET) TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID WATER RETENTION AREA. THENCE CONTINUE SOUTH 89°59'52" WEST A DISTANCE OF 200.00 FEET (FIELD MEASURE - SOUTH 89°54'45" WEST 200.00 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 5, THENCE SOUTH 89°59'56" WEST ALONG SAID SOUTH BOUNDARY LINE OF LOT 15, BLOCK G, AS PER AFORESAID PLAT OF TIMBERWOOD THIRD ADDITION, THENCE NORTH 00°00'05" WEST ALONG THE WEST BOUNDARY LINE OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 1182.68 FEET (FIELD MEASURE - NORTH 00°00'57" WEST 1182.70 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 7; THENCE SOUTH 89°56'59" EAST ALONG SAID NORTH BOUNDARY LINE OF LOT 15, BLOCK G, OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 575.90 FEET (FIELD MEASURE - SOUTH 89°56'59" EAST 575.88 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 8; THENCE SOUTH 89°59'56" WEST ALONG SAID SOUTH BOUNDARY LINE OF LOT 15, BLOCK G, A DISTANCE OF 50.03 FEET FROM A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 5; THENCE SOUTH 89°59'56" WEST 0.50 FEET NORTH OF AND PARALLEL WITH A BOARD FENCE LINE, A DISTANCE OF 830.84 FEET TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 9; THENCE SOUTH 89°59'56" WEST ALONG SAID SOUTH BOUNDARY LINE OF LOT 15, BLOCK G, A DISTANCE OF 42.46 FEET FROM A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID WATER RETENTION AREA, THENCE SOUTH 00°00'08" EAST ALONG THE SAID EAST BOUNDARY LINE, A DISTANCE OF 257.54 FEET (FIELD MEASURE - SOUTH 00°09'11" EAST 257.44 FEET) TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF SAID WATER RETENTION AREA. 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Kimley»»Horn

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

MESON A. FREDERICK, P.E.

FLORIDA LICENSE NUMBER

31405

HECKED BY	JAF
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COVER SHEET

TBMI COMMERCIAL
OUTPARCEL DEVELOPMENT
PREPARED FOR
TBMI II, LLC

FLORIDA

SHEET NUMBER
CS01

PARCEL NUMBER:
23817-002-00

PROJECT AREA:
±35.01 ACRES

LAND USE:
LOW INTENSITY (U)

PRESENT ZONING:
PLANNED DEVELOPMENT (PD)

ABUTTING ZONING:
NORTH - PLANNED DEVELOPMENT (PD - CITY OF OCALA)
SOUTH - ROW (SW 38TH ST.)
EAST - A-1 (MARION COUNTY)
WEST - ROW (SW 60TH AVE.)

NUMBER OF LOTS:

NUMBER OF TRACTS:
STORMWATER TRACT: 1
LIFT STATION TRACT: 1

WATER:
POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA

SEWER:
WASTEWATER WILL BE PROVIDED BY CITY OF OCALA.

GARBAGE:
SOLID WASTE WILL BE PROVIDED BY CITY OF OCALA.

ROADWAYS:
ALL PROPOSED ROADWAYS WILL BE PRIVATELY OWNED AND MAINTAINED.

EASEMENTS:
ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

FUTURE CROSS ACCESS ROAD
FUTURE CROSS ACCESS ROAD SHALL BE CONSTRUCTED PER THE IMPROVEMENT PLANS AND DEDICATED AS RIGHT-OF-WAY SHOULD ANY OF LOTS 4, 5, OR 6 DEVELOPED SEPARATELY FROM THE OTHERS.

BUFFERS:
ALL BUFFERS WILL BE IN ACCORDANCE WITH THE SITE'S PD STANDARDS – APPROVED MARCH 21, 2023 UNDER RESOLUTIONS 2023-19 AND 2023-41.

TREE LOCATIONS:
EXISTING TREES ARE SHOWN ON THE SURVEY.

TREE PRESERVATION REQUIREMENTS:

EXISTING VISIBLE SHADE TREES SHALL BE PRESERVED WITHIN EACH LOT AS REQUIRED IN CDS. 118-101.b. THE CITY OF OXALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A LOT'S DEVELOPMENT, THEN EACH DEVELOPER SHALL MITIGATE PER CDS. 118-101.b. TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S TREE MITIGATION FUND.

VERTICAL DATUM:
VERTICAL CONTROL FOR THIS CONCEPTUAL PLAN IS BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY JCH CONSULTING GROUP. REFER TO THE SURVEY FOR COMPLETE DATUM, CONTROL, AND BENCHMARK INFORMATION.

TRAFFIC:
THE PROPOSED DEVELOPMENT IS INCLUDED WITHIN A PREVIOUSLY APPROVED MARION COUNTY TRAFFIC STUDY (AR #30111 - "TBM PD"). THE CITY OF OCALA HAS ALSO APPROVED A TRAFFIC IMPACT ANALYSIS FOR THIS PROJECT ON AUGUST 3, 2023. PLEASE REFER TO TIA22-44948 FOR THE APPROVED TRAFFIC IMPACT ANALYSIS.

FEMA DESIGNATION:
PER FEMA FIRM PANELS 12083C0514E EFFECTIVE APRIL 19, 2017, THE ENTIRETY OF THE PROJECT AREA LIES IN FLOOD ZONE 'X', AN AREA OF MINIMAL FLOODING.

DRAINAGE SUMMARY:

THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT. LOTS 1 AND 2 WILL BE REQUIRED TO MAINTAIN ALL RUNOFF ON-SITE. TRACT 1 HAS BEEN DESIGNED TO ACCOMMODATE THE RUNOFF FROM LOTS 3-6 AND THE PROPOSED ROADWAY. ALL DRAINAGE AREAS WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

6. LOCAL STREETS WITHIN PROJECT WILL BE PRIVATELY OWNED AND MAINTAINED. ALL LOCAL STREETS TO BE DESIGNED AND CONSTRUCTED AT A LATER DATE.

7. IRRIGATION, BUFFERS AND LANDSCAPING WILL BE CONSTRUCTED WITH THE SITE IMPROVEMENTS.

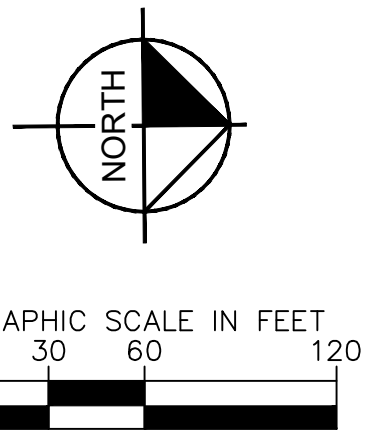
8. DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE APPROVED "TBM II" PD PLAN (PD22-44929).

9. SOLID WASTE IMPACT FEE IS DUE FOR AND PAYABLE FOR EACH OUTPARCEL AT THE TIME OF DEVELOPMENT. THE COST WILL BE BASED ON FEE ESTABLISHED AT THE TIME.

10. PROPOSED FIRE MAINS AND FIRE HYDRANTS TO BE INSTALLED, COMPLETED, PRESSURE TESTED, RECEIVED FDEP LETTER OF CLEARANCE, ACCEPTABLY FLOW TESTED AND OTHERWISE SATISFACTORY TO BE PLACED IN SERVICE PRIOR TO VERTICAL BUILDING CONSTRUCTION WORK. EXCEPTION: FULLY-FUNCTIONAL EXISTING FIRE HYDRANTS WITHIN 400 FEET OF THE PROPOSED BUILDING OR APPROVAL BE THE OCALA FIRE/RESCUE DEPARTMENT FIRE MARSHAL. NFPA 1 6TH ED-18.5.3.

- APPROXIMATE LOCATION OF SOIL BORING
- FUTURE CROSS ACCESS ROAD

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	700.00'	367.98'	N14°30'22"W	363.75'	30°07'09"	188.35'
C2	750.00'	394.26'	N14°30'22"W	389.74'	30°07'09"	201.80'
C3	275.00'	115.63'	S11°32'53"E	114.78'	24°05'29"	58.68'
C4	225.00'	0.53'	N29°29'52"W	0.53'	0°08'10"	0.27'
C5	225.00'	115.32'	N14°27'58"W	116.19'	29°55'39"	60.14'
C6	8083.00'	58.99'	N87°42'31"E	58.99'	0°25'05"	29.49'
C7	8070.00'	321.03'	N89°24'54"E	321.01'	2°16'45"	160.54'



	NOT FOR CONSTRUCTION	
No.	REVISIONS	DATE BY

	NOT FOR CONSTRUCTION		
No.	REVISIONS	DATE	BY

Kimley»»Horn

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PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

MESON A. FREDERICK, P.E.

FLORIDA LICENSE NUMBER
81405

TE: _____

KHA PROJECT
042887003DATE
APRIL 2026

SCALE AS SHOWN

DRAWN BY	RDR
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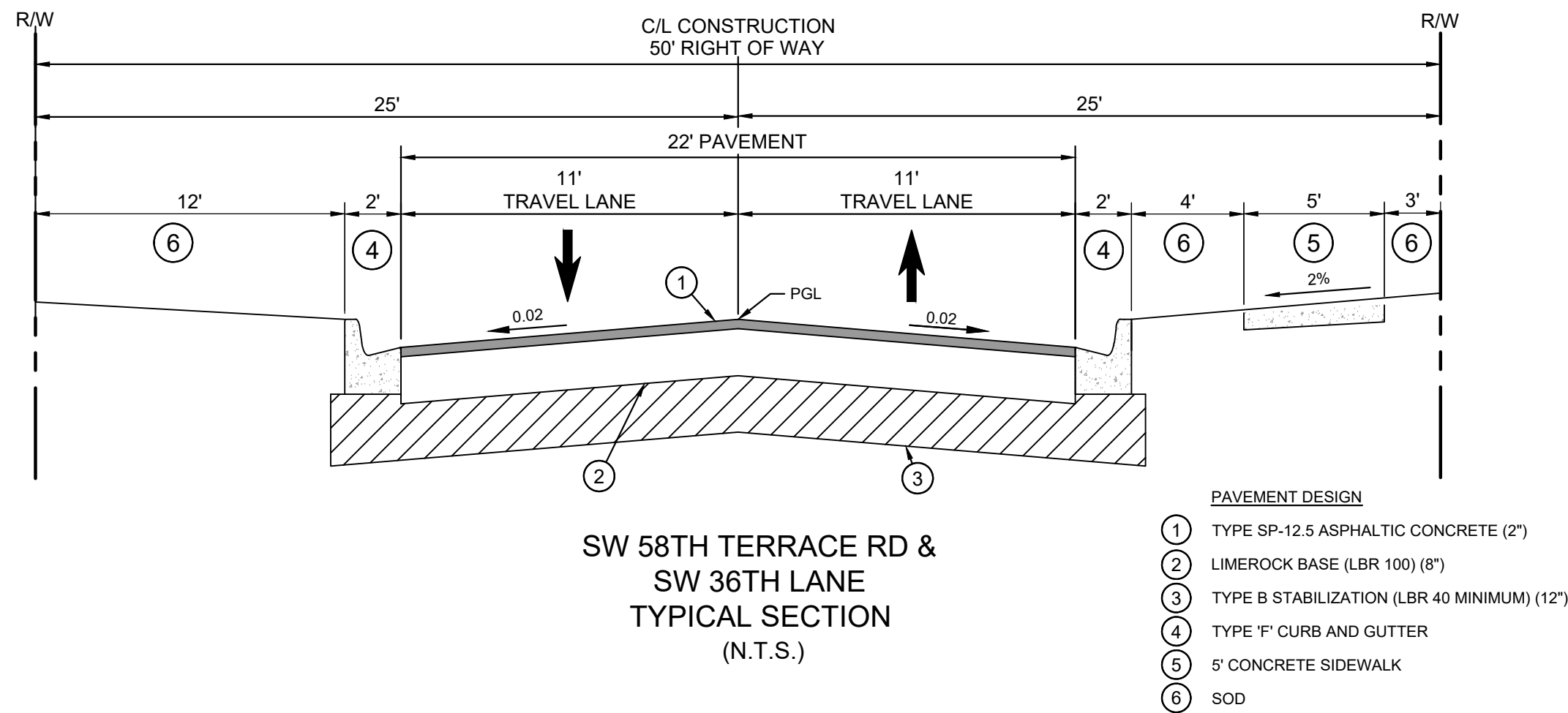
CHECKED BY JAF

CONCEPTUAL SUBDIVISION PLAN

TBMI COMMERCIAL
OUTPARCEL DEVELOPMENT
PREPARED FOR
TBMI II, LLC

CITY OF OCALA
FLORIDA

SHEET NUMBER
CS02

[illegible]

SHEET NUMBER CS03		TBM1 COMMERCIAL OUTPARCEL DEVELOPMENT PREPARED FOR TBM1 II, LLC CITY OF OCALA FLORIDA		TYPICAL SECTION		KHA PROJECT 042887003 DATE APRIL 2026 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY RDR CHECKED BY JAF		LICENSED PROFESSIONAL JAMESON A. FREDERICK, P.E. FLORIDA LICENSE NUMBER 81405 DATE:		Kimley»Horn © 2026 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
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