60TH AVENUE PARCELS
PLANNED DEVELOPMENT

FOR
TBMI II, LLC
CITY OF OCALA, FLORIDA
PD PLANS
PARCEL ID 23817-002-00 & 23817-002-02
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARCH 2023

GENERAL NOTES

WATER:
POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA.

SEWER:
WASTEWATER WILL BE PROVIDED BY CITY OF OCALA.

FEMA DESIGNATION:
PER FEMA FIRM PANELS NUMBERS 12083C0512E & 12083C05E EFFECTIVE APRIL 19, 2017, A SMALL PORTION OF THE PROJECT AREA LIES IN ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

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. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

MAINTENANCE:
THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET SIGNS, DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA.

SPECIAL NOTES

THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS OF ORDINANCE 2022-62.

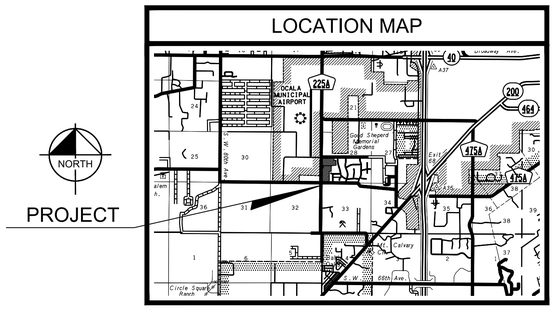
1. ALLOWABLE USES SHALL BE CONSISTENT WITH ALLOWABLE USES IN LOW INTENSITY FUTURE LAND USE CATEGORY, AS DEFINED IN THE CITY OF OCALA COMPREHENSIVE PLAN. THE MAXIMUM ALLOWABLE INTENSITY OF THE OVERALL DEVELOPMENT PLAN SHALL NOT EXCEED THE PM PEAK HOUR NET NEW TRIPS EQUIVALENT TO 600,000 SQUARE FEET OF COMMERCIAL DEVELOPMENT, AS DEFINED IN THE INSTITUTE OF TRANSPORTATION ENGINEER'S TRIP GENERATION MANUAL, LATEST EDITION.
2. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS THAT IS CONSISTENT WITH THE CITY'S TRAFFIC STUDY GUIDELINES AND CONCURRENCY MANAGEMENT SYSTEM. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO PROVIDE ALL NECESSARY TRAFFIC IMPROVEMENTS MITIGATIONS AS DETERMINED BY A TRAFFIC ANALYSIS.
3. PER CODE OF ORDINANCES SECTION 122-942(a)(4), THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25% OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT IN ANY PD PROJECT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD.
4. AT THE TIME OF SITE PLAN OR SUBDIVISION PLANS FOR EACH AREA IN THE PD, A TREE SURVEY AND TREE MITIGATION PLANS ARE REQUIRED PURSUANT TO THE CITY OF OCALA CODE OF ORDINANCES.
5. ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR THE ENTIRE PD ARE REQUIRED TO BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT. AN ARBORIST OR EQUIVALENT HORTICULTURAL PROFESSIONAL SHALL EVALUATE THE TREES ONSITE. PROVIDE NECESSARY TREE PRESERVATION REQUIREMENTS, AND BE INVOLVED IN THE SITE CLEARING PROCESS TO ENSURE THE HEALTHY SURVIVAL OF ALL TREES SHOWN TO BE SAVED ON ANY FINAL LANDSCAPE PLANS.
6. ALL SITE PLANS SHALL CONTAIN DETAILS PERTAINING TO THE STREET TREE AND LANDSCAPING DESIGN FOR ALL INTERIOR ROADS.
7. PRIOR TO APPROVAL OF ANY SITE PLAN, AN ENVIRONMENTAL ASSESSMENT MEETING THE REQUIREMENTS OF THE CITY OF OCALA LAND DEVELOPMENT CODE MUST BE APPROVED BY THE CITY OF OCALA.
8. AN AVIGATION EASEMENT MUST BE PLACED ON THE ENTIRE 61.39 ACRES AS WELL AS MEET ALL REQUIREMENTS OF FLORIDA STATUTE CHAPTER 333 AIRPORT ZONING. THIS ALSO INCLUDES THE REQUIREMENT TO OBTAIN PERMITTING FROM THE DEPARTMENT OF TRANSPORTATION PRIOR TO ANY CONSTRUCTION.
9. ALL IMPACT FEES WILL BE DETERMINED AT SITE PLAN REVIEW FOR EACH PARCEL.
10. ALL NEW FREESTANDING SIGNAGE TO BE LOCATED ON THE AMENDMENT PARCEL OR ANY PORTION THEREOF AT THE TIME OF DEVELOPMENT SHALL BE LIMITED TO GROUND MOUNTED SIGNAGE STRUCTURES. THE FINAL DESIGN, LOCATIONS, AND NUMBER OF FREESTANDING SIGNS SHALL BE REVIEWED AND APPROVED AS PART OF THE SITE PLAN OR SUBDIVISION PLAN PROCESS.

UTILITY PROVIDERS

UTILITY COMPANIES

UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
CENTURYLINK	BILL MCCLOUD	(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

LOCATION MAP



PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
TBMI II, LLC
1700 SE 17TH STREET, SUITE 300
OCALA, FLORIDA 34471

SURVEYOR:
D.W. HIRST & ASSOCIATES, INC.
13560 SE 36TH AVENUE
SUMMERFIELD, FLORIDA 34491
352-347-6775

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
101 EAST SILVER SPRINGS BLVD., SUITE 400
OCALA, FLORIDA 34470
(352) 438-3000

DRAWING INDEX

SHEET TITLE
PD001 - COVER SHEET
PD002 - PLANNED DEVELOPMENT PLAN
PD003 - MASTER LANDSCAPE PLAN
PD004 - EXISTING TOPOGRAPHY

LEGAL DESCRIPTION: (PROVIDED BY OTHERS)

Parcel 1

That portion of land in the Southwest 1/4 of Section 28, Township 15 South, 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 lying East of S.W. 60th Avenue, being more particularly described as follows:

Commencing at a concrete monument marked Permanent Reference monument No. 1 at

the Northwest corner of Lot 1, Block G of Timberwood Third Addition, as per Plat Book Y, Pages 64 through 69 of the Public Records of Marion County, Florida, and proceed North 89 degrees 56 minutes 59 seconds West (field measure - North 89 degrees 57 minutes 54 seconds West) along the South boundary line of Timberwood Subdivision as per Plat Book S, Pages 148 and 149 of the Public Records of Marion County, Florida and along the South right of way line of S.W. 31st Street, a distance of 202.43 feet to a concrete monument; thence continue North 89 degrees 56 minutes 59 seconds West along said South boundary line and South right of way line a distance of 663.75 feet (field measure - North 89 degrees 57 minutes 54 seconds West 663.71 feet), to a

concrete monument as shown on said plat at the Point of Curvature of a curve being concave Northerly, having a radius distance of 540.00 feet and a central angle of 10 degrees 55 minutes 29 seconds; thence Westerly along said South right of way line, and along said curve, an arc distance of 102.96 feet through a chord bearing and distance of North 84 degrees 29 minutes 18 seconds West 102.81 feet (field measure - North 84 degrees 07 minutes 34 seconds West 102.99 feet) to a concrete monument as shown on said plat, at a Point of Reverse Curve of a curve being concave Southerly having a radius distance of 460.00 feet and a central angle of 10 degrees 58 minutes 39 seconds; thence Westerly along said South right of way line and along said curve and arc distance of 88.13 feet, through a chord bearing and distance of North 84 degrees 30 minutes 53 seconds West, 88.00 feet (field measure - North 84 degrees 59 minutes

27 seconds West 87.86 feet), to a concrete monument at the Point of Curvature, as shown on said plat; thence South 89 degrees 59 minutes 50 seconds West along said South right of way line, a distance of 279.92 feet, (field measure - North 89 degrees 46 minutes 27 seconds West 279.73 feet), to a concrete monument as shown on said plat at the Point of Tangency of said curve, being concave Southerly having a radius distance of 800.00 feet and a central angle of 06 degrees 21 minutes 20 seconds; thence Westerly along said South right of way line, and along said curve, an arc distance of 88.74 feet, through a chord bearing and distance of South 86 degrees 49 minutes 11 seconds West, 88.70 feet (field measure - South 86 degrees 03 minutes 17 seconds West 88.88 feet), to a concrete monument as shown on said plat at the Point of Reverse Curve, being concave Northerly having a radius distance of 827.00 feet and a central angle of 04 degrees 20 minutes 59 seconds; 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 degrees 48 minutes 59 seconds West 62.77 feet (field measure - South 85 degrees 49 minutes 28 seconds West 62.78 feet) to a concrete monument as shown on said plat at the Point

of Reverse Curve, being concave Southeasterly having a radius distance of 30.00 feet, and a central angle of 87 degrees 59 minutes 38 seconds; thence Southwesterly along said South right of way line and along said curve, an arc distance of 46.07 feet, through a chord bearing and distance of South 43 degrees 59 minutes 41 seconds West, 41.68 feet (field measure - South 44 degrees 04 minutes 50 seconds West 41 .62 feet) to a concrete monument as shown on said plat, said point also being on the East right of way line of S.W. 60th Avenue, (being 100 feet wide); thence South 00 degrees 00 minutes 08 seconds East along said East right of way line, a distance of 730.52 feet (field measure - South 00 degrees 00 minutes 12 seconds 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 degrees 00 minutes 08 seconds 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 degrees 01 minutes 56 seconds East 300.17 feet) to a concrete monument at the Southwest corner of said Water Retention Area and to the Point of Beginning of Parcel No. B-C as described herein; thence continue South 00 degrees 00 minutes 08 seconds East along said East right of way line, a distance of 1475.12 feet (field measure - South 00 degrees 00 minutes 54 seconds East 1475.12 feet) to a concrete monument at the Point of Curvature of a curve concave Northeasterly having a radius distance of 25.00 feet and a central angle of 89 degrees 56 minutes 22 seconds, said point being North 89 degrees 50 minutes 53 seconds East 49.92 feet and North 00 degrees 04 minutes 37 seconds East 64.83 feet from the Southwest corner of Section 28, Township 15 South, Range 21 East, thence Southeasterly along the North right of way line of S.W. 38th Street, and along said curve, an arc distance of 39.24 feet, through a field measured chord bearing and distance of South 45 degrees 01 minutes 27 seconds East 35.31 feet to a concrete monument at the Point of Tangency of said curve; thence South 89 degrees 57

minutes 16 seconds 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 806.53 feet to a concrete monument marked Permanent Reference Monument No. 8 at the Southwest corner of Lot 5, Block Q, as per aforesaid Plat of Timberwood Third Addition; thence North 0 degrees 00 minutes 05 seconds West along the West boundary line of said Timberwood Third Addition, a distance of 1182.68 feet (field measure - North 00 degrees 00 minutes 57 seconds West 1182.70 feet) to a concrete monument marked Permanent Reference monument No. 7; thence South 89 degrees 56 minutes 56 seconds East along said North boundary line of Lot 15, Block G of said Timberwood Third Addition, a distance of 199.17 feet (field measure - South 89 degrees 59 minutes 40 seconds East 199.22 feet) to a concrete monument marked Permanent Reference monument No. 6; thence North 00 degrees 00 minutes 05 seconds West along said West boundary line a distance

of 575.90 feet (field measure - North 00 degrees 01 minutes 03 seconds West 575.88 feet) to a concrete monument that is South 00 degrees 00 minutes 05 seconds East a distance of 5.03 feet from a concrete monument marked Permanent Reference monument No. 5; thence South 89 degrees 59 minutes 56 seconds West, 0.50 feet North of and parallel with board fence line, a distance of 830.84 feet to a concrete monument on the East boundary line of the aforesaid Water Retention Area, said point is South 00 degrees 00 minutes 08 seconds East a distance of 42.46 feet from a concrete monument at the Northeast corner of said Water Retention Area; thence South 00 degrees 00 minutes 08 seconds East along the said East boundary line, a distance of 257.54 feet (field measure - South 00 degrees 05 minutes 11 seconds East 257.44 feet) to a concrete monument at the Southeast corner of the said Water Retention Area; thence South 89 degrees 59 minutes 52 seconds West a distance of 200.00 feet (field measure - South 89 degrees 54 minutes 45 seconds West 200.23 feet) to a concrete monument at the Southwest corner of said Water Retention Area and to the Point of Beginning of Parcel No. B-C. Said Parcel

No. B-C lying and being situate in Marion County, Florida.

PARCEL 2

That portion of land in the Southwest 1/4 of Section 28, Township 15 South, 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 lying East of S.W. 60th Avenue, being more particularly described as follows:

Commencing at a concrete monument marked Permanent Reference Monument No. 1 at the Northwest corner of Lot 1 , Block G of Timberwood Third Addition as per Plat Book Y, Pages 64 through 69 of the Public Records of Marion County, Florida and proceed North 89 degrees 56 minutes 59 seconds West (field measure - North 89 degrees 57 minutes 54 seconds West), along the South boundary line of Timberwood Subdivision as per Plat Book S, Pages 148 and 149 of the Public Records of Marion County, Florida, and along the South right of way line of S.W. 31st Street a distance of 202.43 feet to a concrete monument at the Point of Beginning of Parcel 2 as described herein; thence continue North 89 degrees 56 minutes 59 seconds West, along said South boundary line and South right of way line a distance of 663.75 feet (field measure - North 89 degrees 57 minutes 54 seconds West 663.71 feet) to a concrete monument as shown on said plat at the Point of Curvature of a curve being concave Northerly, having a radius distance of 540.00 feet and a central angle of 10 degrees 55 minutes 29 seconds; thence Westerly along said South right of way line, and along said curve an arc distance of 102.96 feet

through a chord bearing and distance of North 84 degrees 29 minutes 18 seconds West, 102.81 feet (field measure - North 84 degrees 07 minutes 34 seconds West 102.99 feet), to concrete monument as shown on said plat at a Point of Reverse Curve of a curve being concave Southerly, having a radius distance of 460.00 feet, and a central angle of 10 degrees 58 minutes 39 seconds; 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 North 84 degrees 30 minutes 53 seconds West 88.00 feet (field measure- North 84 degrees 59 minutes 27 seconds West, 87.86 feet) to a concrete monument at the Point of Curvature as shown on said plat; thence South 89 degrees 59 minutes 50 seconds West, along said South right of way line distance of 279.92 feet (field measure - North 89 degrees 46 minutes 27 seconds West, 279.73 feet) to a concrete monument as shown on said plat, at the Point of Tangency of said curve, being concave Southerly, having a radius distance of 800.00 feet and a central angle of 06 degrees 21 minutes 20 seconds; thence Westerly along said South right of way line and along said curve an arc distance of 88.74 feet, through a chord bearing and distance of South 86 degrees 49 minutes 11

seconds West 88.70 feet (field measure - South 86 degrees 03 minutes 17 seconds West, 88.88 feet) to a concrete monument as shown on said plat at the Point of Reverse Curve, being concave Northerly having a radius distance of 827.00 feet and a central angle of 04 degrees 20 minutes 59 seconds; 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 degrees 48 minutes 59 seconds West, 62.77 feet (field measure - South 85 degrees 19 minutes 28 seconds West, 62.78 feet); to concrete monument as shown on said plat at the Point of Reverse Curve, being concave Southeasterly having a radius distance of 30.00 feet and a central angle of 87 degrees 59 minutes 38 seconds; thence Southwesterly along said South right of way line and along said curve an arc distance of 46.07 feet, through chord bearing and distance of South 43 degrees 59 minutes 41 seconds West, 41.68 feet (field measure - South 44 degrees 04 minutes 50 seconds West 41.62 feet) to a concrete monument as shown on said plat, said point also being on the

East right of way line of S.W. 60th Avenue (being 100 feet wide); thence South 00 degrees 00 minutes 08 seconds East, along said East right of way line a distance of 730.52 feet (field measure - South 00 degrees 00 minutes 12 seconds East, 730.39 feet) to a concrete monument at the Northwest corner of the water Retention Area as shown on said plat; thence departing from said East right of way line, North 89 degrees 59 minutes 52 seconds East, along the North boundary line of said water Retention area a distance of 200.00 feet (field measure - North 89 degrees 57 minutes 41 seconds East 199.95 feet) to a concrete monument at the Northeast corner of said water Retention Area; thence South 00 degrees 00 minutes 08 seconds East, along the East boundary line of said water Retention Area a distance of 42.46 feet (field measure - South 00 degrees 05 minutes 11 seconds East, 42.46 feet) to a concrete monument; thence departing from said East boundary line, North 89 degrees 59 minutes 56 seconds East, 0.50 feet North of and parallel with a board fence line a distance of 830.84 feet to a concrete monument on the West boundary line of D.RA No. 2 of Block G of aforesaid Timberwood Third Addition; thence North 00 degrees 00 minutes 05 seconds West, along said West boundary line

a distance of 5.03 feet (field measure - North 00 degrees 01 minutes 03 seconds West, 5.03 feet) to a concrete monument marked Permanent Reference monument No. 5; thence North 89 degrees 59 minutes 55 seconds East, along the North boundary line of said D.R.A. No. 2, a distance of 80.00 feet (field measure - North 89 degrees 59 minutes 35 seconds East, 80.00 feet) to a concrete monument marked Permanent Reference monument No. 4; thence North 82 degrees 03 minutes 12 seconds East, along the North boundary line of Lots 5 and 6 of said Block G, a distance of 435.15 feet (field measure - North 82 degrees 04 minutes 35 seconds East 435.10 feet) to a concrete monument marked Permanent Reference monument No. 3, said point being on a curve, concave Easterly and having a radius distance of 2730.00 feet and central angle of 07 degrees 57 minutes 51 seconds; thence Northerly along the West boundary line of Block G of said Timberwood Third Addition, along said curve an arc distance of 379.17 feet, through a chord bearing and distance of North 03 degrees 55 minutes 52 seconds West, 379.17

feet (field measure - North 03 degrees 56 minutes 28 seconds West, 379.35 feet) to a concrete monument marked Permanent Reference monument No. 2, at the Point of Curvature of said curve; thence North 00 degrees 03 minutes 04 seconds East, along said West boundary line a distance of 134.00 feet (field measure - North 00 degrees 03 minutes 04 seconds East, 134.00 feet) to a concrete monument at the Southeast corner of Tract No. 1 (A One Acre Tract); thence departing from said West boundary line North 89 degrees 57 minutes 54 seconds West, a distance of 202.35 feet to the Southwest corner of said Tract No, 1; thence North 00 degrees 01 minutes 41 seconds East, a distance of 216.00 feet to a concrete monument at the Northwest corner of Tract No. 1 and to the Point of Beginning. Said Parcel 2 lying and being situate in Marion County, Florida.

LESS AND EXCEPT all that portion of land noted and shown as a 30 foot drainage right of way as recorded in the Plat of Timberwood, as per Plat Book S, Page 148 and 149 of the Public Records of Marion County, Florida; and Being subject to a 30 foot drainage Easement "A" as shown on the Recorded Plat of Timberwood as per Plat Book S, Pages 148 and 149 of the Public Records of Marion County, Florida.

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	–	–

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JAMESON A. FREDERICK
FLORIDA LICENSE NUMBER 81405
DATE:

KHA PROJECT 42887001
DATE MARCH 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY JAF

COVER SHEET

60TH AVE PARCELS
PREPARED FOR
TBMI II, LLC
CITY OF OCALA FLORIDA

SHEET NUMBER
PD001

K:\OCA_Civil\042887001-TBM II - 60th Ave Parcels\CAD\PlanSheets\PD\2023-03-01 Site Plan\PD001 COVER SHEET.dwg, Layout:PD001 COVER SHEET Mar 01, 2023 COLTON.GLASMANN
XREFS: dwrder_42887001 sh-address-nco drawingbits cm_union
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.