

**GENERAL NOTES**

**LAND USE DEVELOPMENT DATA**

PARCEL IDENTIFICATION NUMBER: 35512-001-00  
 PRESENT ZONING: PD (20-0007)  
 ABUTTING ZONING: NORTH - MARION COUNTY ROW (SW 66TH STREET)  
 EAST - PD/FUTURE CITY ROW (SW 54TH COURT ROAD)  
 SOUTH - PD/FUTURE CITY ROW (SW 67TH LANE ROAD/SW 54TH COURT ROAD)  
 WEST - PD AND STATE ROW (SW COLLEGE ROAD (SR 200))

LAND USE: LI - (LOW INTENSITY)  
 PROJECT AREA: 27.79 ACRES  
 PROPOSED LOTS: 4 LOTS  
 3 TRACTS

**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**  
 THE PROPERTY OWNER'S ASSOCIATION SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE STREETS, RIGHTS OF WAY, AND NEW & REPLACEMENT STREET SIGNS.

**EASEMENTS**  
 ALL EASEMENTS ARE DESIGNATED ON THE PLANS.

**TREE LOCATION**  
 EXISTING TREES ARE SHOWN ON THE SURVEY.

**FEMA DESIGNATION:**  
 THE PROJECT AREA LIES IN FLOOD HAZARD 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, COMMUNITY-PANEL NUMBER 12083C0702E, EFFECTIVE APRIL 19, 2017.

**DRAINAGE**  
 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' (NAVD-1988).

**ADDITIONAL NOTES**  
 - DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE WINDING OAKS PLANNED DEVELOPMENT PLAN.

- TOPOGRAPHIC AND OTHER DATA IS BASED ON A SURVEY BY JCH CONSULTING GROUP, INC. DATED 11/27/2023. TOPOGRAPHY IS TO BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
- STREETS TO BE PUBLIC ARE NOTED (DESIGN SPEED 30 MPH, POSTED 30 MPH).
- 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 PERMANENT ELECTRIC SERVICE.
- 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).

# WINDING OAKS PD

## CONCEPTUAL SUBDIVISION PLAN

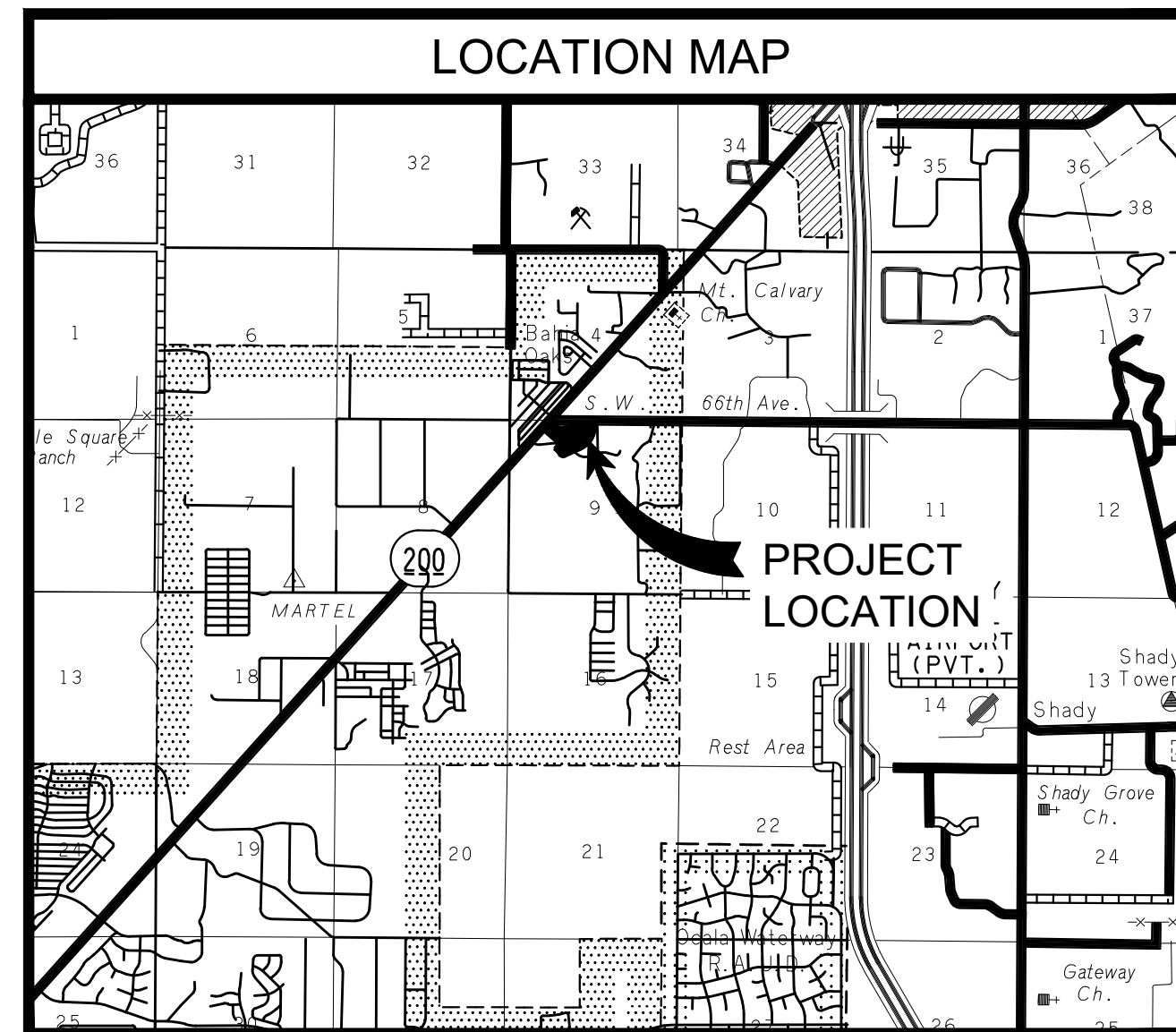
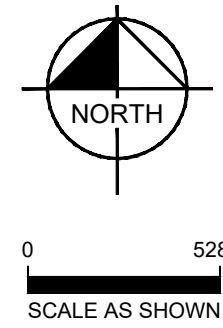
### REVISED COMMERCIAL PH 1

## CITY OF OCALA, FLORIDA

### SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST



PROJECT LOCATION



**DRAWING INDEX**

SHEET	TITLE
C001	COVER SHEET
C002	MASTER PLAN
C003	GEOMETRIC PLAN
C004	UTILITY PLAN
S001-018	BOUNDARY AND TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC.

**UTILITY CONTACT LISTING**

**ELECTRIC**  
 OCALA ELECTRIC UTILITY  
 1805 NE 30TH AVE, BLDG. 400  
 OCALA, FL 34470  
 RANDY HAHN  
 (352) 351-6615

**COMMUNICATIONS**  
 CENTURYLINK  
 1325 BLAIRSTONE RD  
 RM 113  
 TALLAHASSEE, FL 32301  
 BILL McCLOUD  
 (850) 599-1444

**PROJECT OWNER AND CONSULTANTS**

**OWNER/APPLICANT:**  
 KOLTER MIXED-USE, LLC  
 14025 RIVEREDGE DRIVE, SUITE 175  
 TAMPA, FL 33637

**SURVEYOR:**  
 JCH CONSULTING GROUP, INC.  
 426 SW 15TH STREET, OCALA, FLORIDA 34471  
 (352) 405-1482

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

No.	REVISIONS	DATE	BY

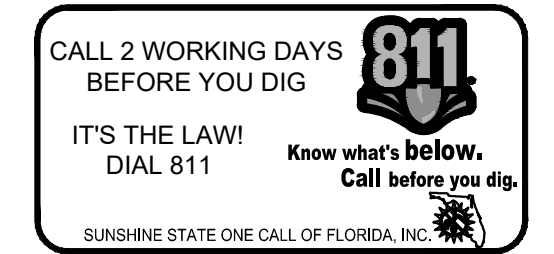
**Kimley-Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471  
 PHONE: 352-438-3000  
 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106

LICENSED PROFESSIONAL  
 STEWART L. HILL, P.E.  
 FLORIDA LICENSE NUMBER  
 79410

CONCEPTUAL SUBDIVISION PLAN  
**COVER SHEET**

WINDING OAKS PD  
 REVISED COMMERCIAL PH 1  
 PREPARED FOR  
 KOLTER MIXED-USE, LLC  
 FLORIDA  
 CITY OF OCALA

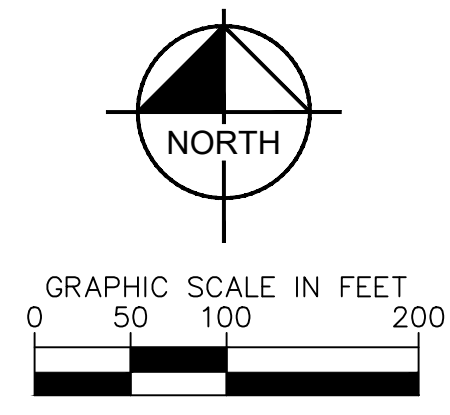
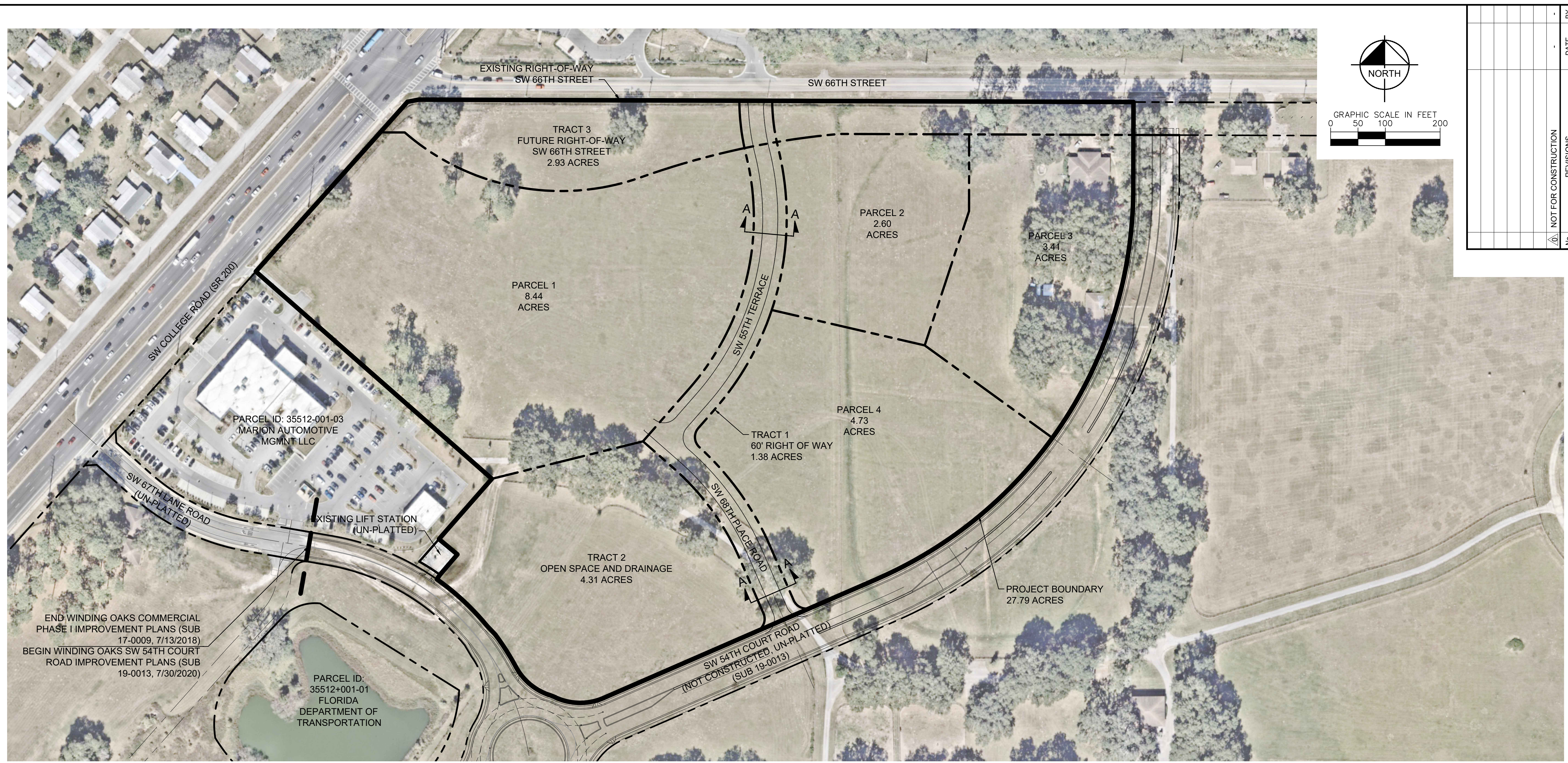
SHEET NUMBER  
**C001**



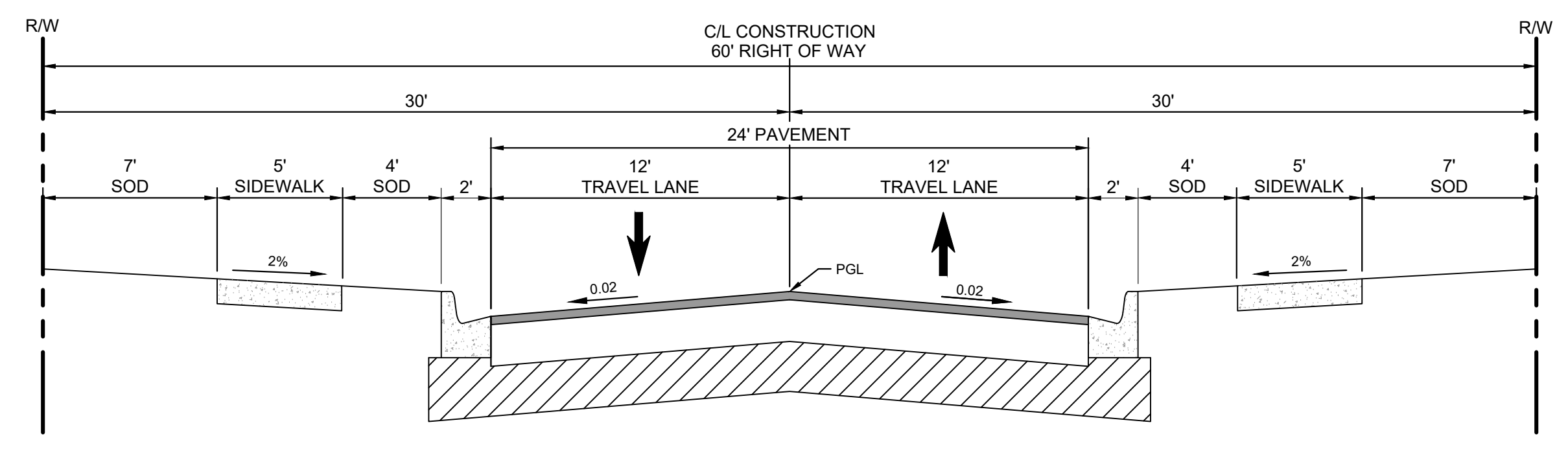
K:\OCALA - Civil\14273307 - Winding Oaks Commercial\2424248600-Winding Oaks Commercial Conceptual Plan\PlanArea\C001 COVER SHEET.dwg, Layout\C001 COVER SHEET, Aug 30, 2024, Bureau Staff  
 10/19/24 10:42:00 AM - 10/19/24 10:42:00 AM - 10/19/24 10:42:00 AM - 10/19/24 10:42:00 AM  
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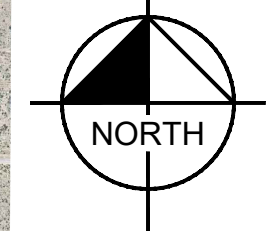
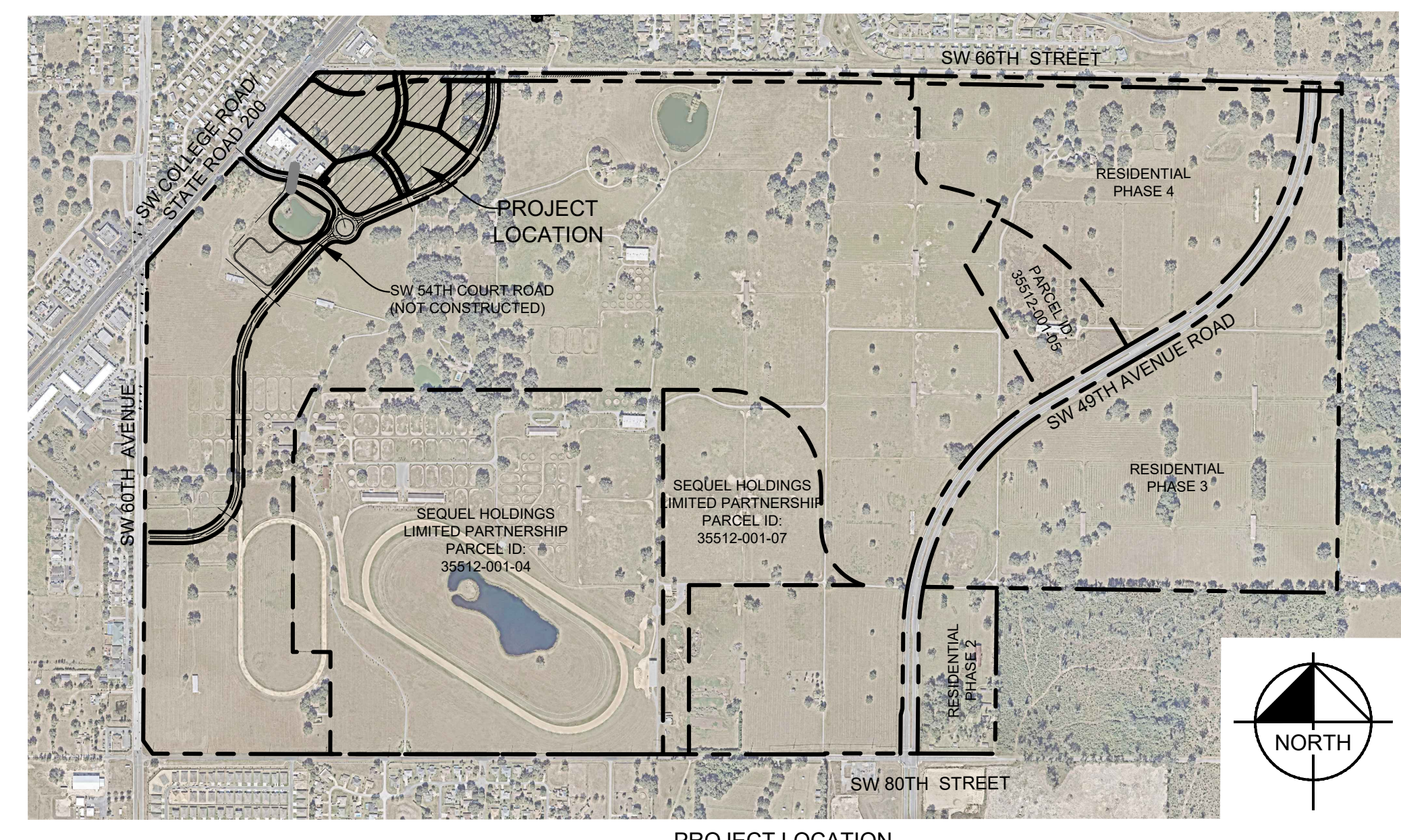
K/CDLA Civil 142733001 - Winding Oaks Commercial Phase I Improvement Plans (Sub 17-0009, 7/13/2018) and Winding Oaks SW 54th Court Road Improvement Plans (Sub 19-0013, 7/30/2020).  
 K/CDLA Civil 142733001 - Winding Oaks Commercial Phase I Improvement Plans (Sub 17-0009, 7/13/2018) and Winding Oaks SW 54th Court Road Improvement Plans (Sub 19-0013, 7/30/2020).  
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No.	REVISIONS	DATE	BY



TYPICAL SECTION A-A  
 SW 68TH PLACE ROAD & SW 55TH TERRACE  
 (60' RIGHT OF WAY)



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

LICENSED PROFESSIONAL  
 STEWART L. HILL, P.E.  
 FLORIDA LICENSE NUMBER  
 79410

KHA PROJECT  
242346000

DATE  
JULY 2024

SCALE  
AS SHOWN

DESIGNED BY  
KHA

DRAWN BY  
DSC

CHECKED BY  
SLH

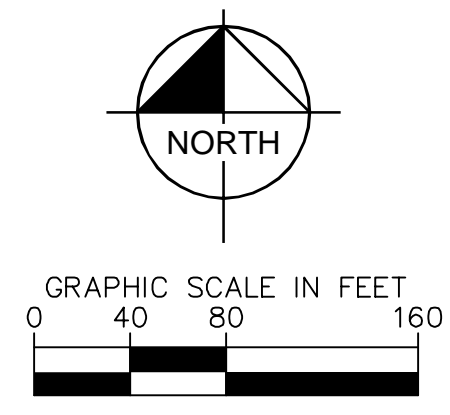
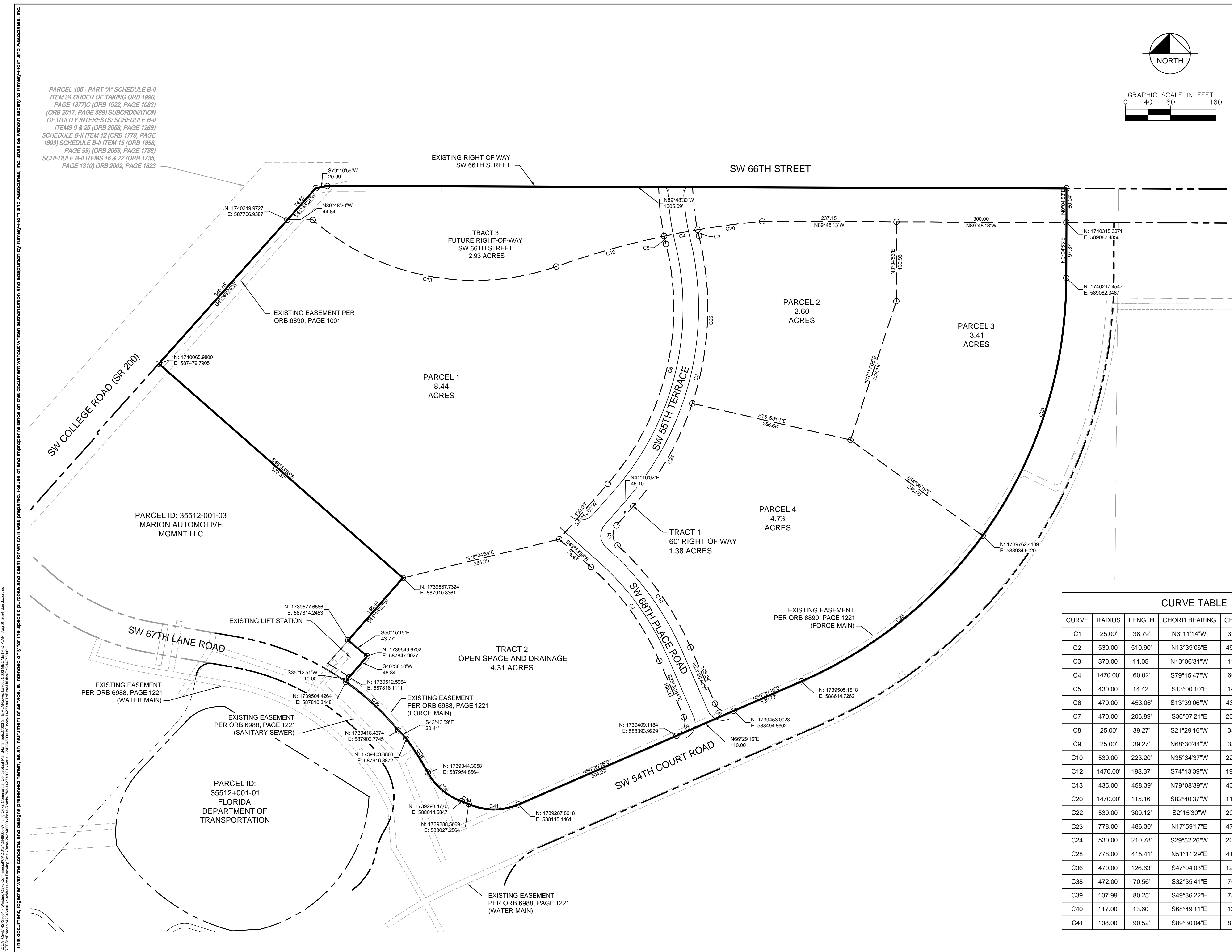
CONCEPTUAL SUBDIVISION PLAN  
**MASTER PLAN**

WINDING OAKS PD  
 REVISED COMMERCIAL PH 1  
 PREPARED FOR  
**KOLTER MIXED-USE, LLC**  
 FLORIDA

SHEET NUMBER  
**C002**

CITY OF OCALA





No.	REVISIONS	DATE	BY

PARCEL 105 - PART "A" SCHEDULE B-II  
ITEM 24 ORDER OF TAKING ORB 1898  
PAGE 1877(C) (ORB 1922, PAGE 1083)  
(ORB 2017, PAGE 688) SUBORDINATION  
OF UTILITY INTERESTS; SCHEDULE B-II  
ITEMS 9 & 25 (ORB 2058, PAGE 1269)  
SCHEDULE B-II ITEM 12 (ORB 1778, PAGE  
1893) SCHEDULE B-II ITEM 15 (ORB 1858,  
PAGE 99) (ORB 2053, PAGE 1738)  
SCHEDULE B-II ITEMS 16 & 22 (ORB 1735,  
PAGE 1310) ORB 2009, PAGE 1823

K:\CADD\2024\240000\Winding Oaks Commercial\2024\240000\GEOMETRIC PLAN - AUGUST 2024.dwg  
 AUGUST 2024  
 AUGUST 2024  
 AS SHOWN  
 KHA  
 7/24/20  
 DSC  
 SLH

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	38.79'	N3°11'14"W	35.02'	88°54'31"	24.53'
C2	530.00'	510.90'	N13°39'06"E	491.35'	55°13'52"	277.26'
C3	370.00'	11.05'	N13°06'31"W	11.05'	1°42'38"	5.52'
C4	1470.00'	60.02'	S79°15'47"W	60.02'	2°20'22"	30.02'
C5	430.00'	14.42'	S13°00'10"E	14.42'	1°55'19"	7.21'
C6	470.00'	453.06'	S13°39'06"W	435.72'	55°13'52"	245.87'
C7	470.00'	206.89'	S36°07'21"E	205.22'	25°13'14"	105.15'
C8	25.00'	39.27'	S21°29'16"W	35.36'	90°00'00"	25.00'
C9	25.00'	39.27'	N68°30'44"W	35.36'	90°00'00"	25.00'
C10	530.00'	223.20'	N35°34'37"W	221.56'	24°07'45"	113.28'
C12	1470.00'	198.37'	S74°13'39"W	198.22'	7°43'54"	99.34'
C13	435.00'	458.39'	N79°08'39"W	437.47'	60°22'33"	253.05'
C20	1470.00'	115.16'	S82°40'37"W	115.13'	4°29'19"	57.61'
C22	530.00'	300.12'	S2°15'30"W	296.12'	32°26'39"	154.20'
C23	778.00'	486.30'	N17°59'17"E	478.42'	35°48'48"	251.39'
C24	530.00'	210.78'	S29°52'26"W	209.40'	22°47'12"	106.80'
C28	778.00'	415.41'	N51°11'29"E	410.50'	30°35'35"	212.79'
C36	470.00'	126.63'	S47°04'03"E	126.24'	15°26'12"	63.70'
C38	472.00'	70.56'	S32°35'41"E	70.50'	8°33'56"	35.35'
C39	107.99'	80.25'	S49°36'22"E	78.41'	42°34'41"	42.08'
C40	117.00'	13.60'	S68°49'11"E	13.59'	6°39'33"	6.81'
C41	108.00'	90.52'	S89°30'04"E	87.89'	48°01'19"	48.11'

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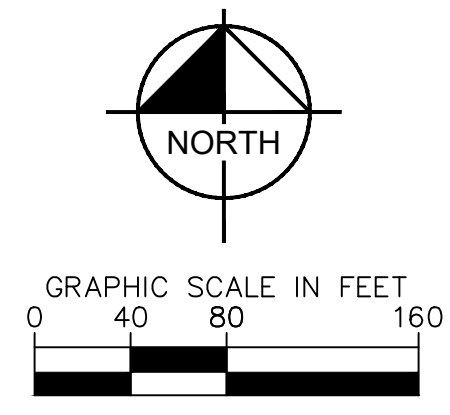
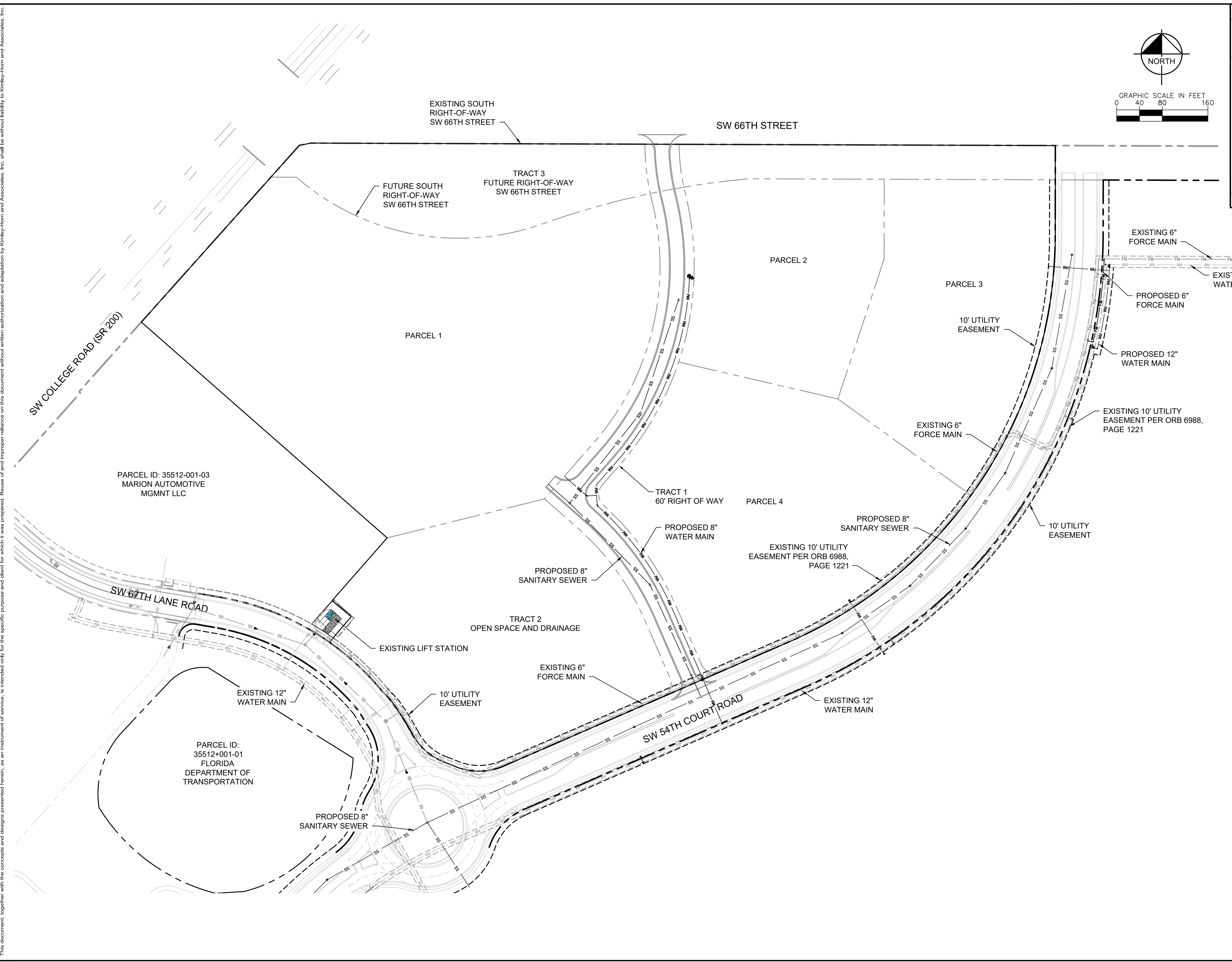
CONCEPTUAL SUBDIVISION PLAN  
**GEOMETRIC PLAN**

WINDING OAKS PD  
 REVISED COMMERCIAL PH 1  
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 FLORIDA  
 CITY OF OCALA

SHEET NUMBER  
**C003**



K/CSA Civil 142733007 - Winding Oaks Commercial PH 1 Revised Commercial PH 1 Utility Plan - July 15, 2024  
 K/CSA Civil 142733007 - Winding Oaks Commercial PH 1 Revised Commercial PH 1 Utility Plan - July 15, 2024  
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KHA PROJECT  
 242346000  
 DATE  
 JULY 2024  
 SCALE AS SHOWN  
 DESIGNED BY KHA  
 DRAWN BY DSC  
 CHECKED BY SLH

CONCEPTUAL SUBDIVISION PLAN  
**UTILITY PLAN**

WINDING OAKS PD  
 REVISED COMMERCIAL PH 1  
 PREPARED FOR  
 KOLTER MIXED-USE, LLC  
 CITY OF OCALA, FLORIDA

SHEET NUMBER  
**C004**