

K:\Data - Civil\273001 - Winding Oaks Commercial\242346000\Winding Oaks Commercial\Conceptual Plan\Plan\Sheet\C001 COVER SHEET.dwg, Aug 30, 2024, Bureau Becker
PLOT FILE: Bureau-Becker\242346000\Winding Oaks Commercial\Conceptual Plan\Plan\Sheet\C001 COVER SHEET.dwg, Plot Date: 8/30/2024, Plot Time: 10:54:00
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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).

UTILITY CONTACT LISTING

ELECTRIC OCALA ELECTRIC UTILITY 1805 NE 30TH AVE, BLDG. 400 OCALA, FL 34470 RANDY HAHN (352) 351-6615	WATER & SEWER CITY OF OCALA 2100 NE 30TH AVE OCALA, FL 34470 STACEY FERRANTE (352) 351-6775
COMMUNICATIONS CENTURYLINK 1325 BLAIRSTONE RD RM 113 TALLAHASSEE, FL 32301 BILL McCLOUD (850) 599-1444	COMMUNICATIONS COX CABLE 4040 NE 49TH AVE OCALA, FL 34470 MICHELLE OSBORNE (478) 314-3577

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	

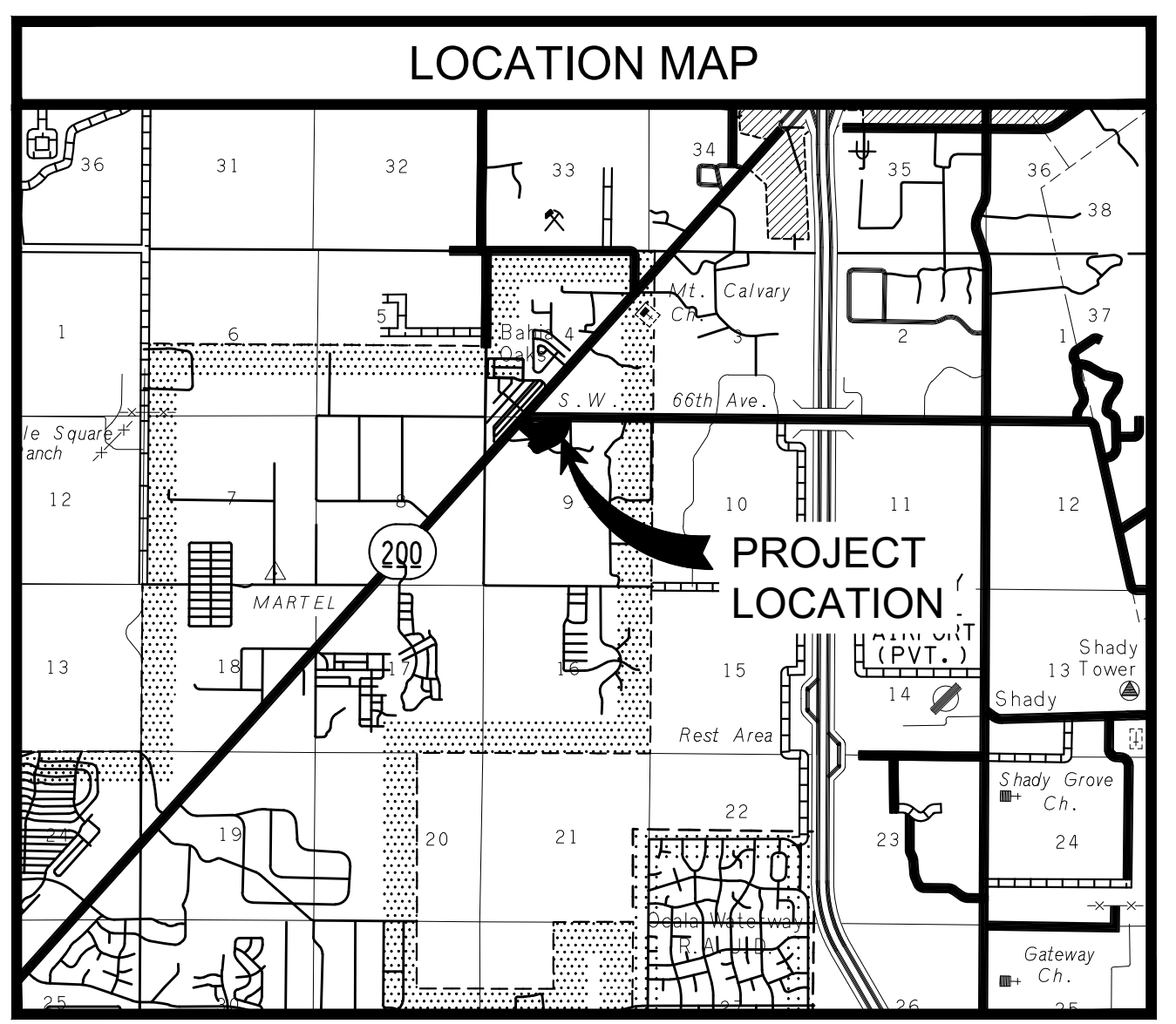
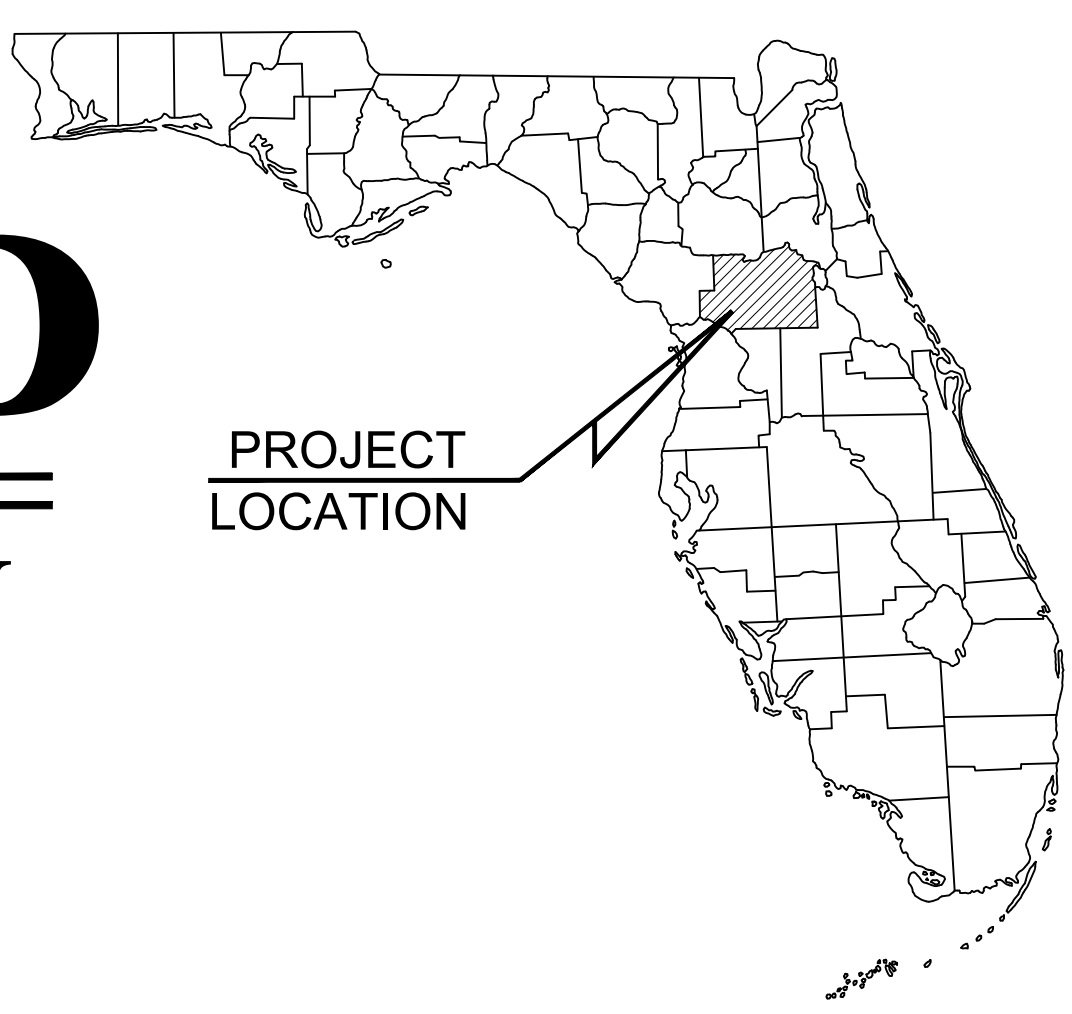
WINDING OAKS PD

CONCEPTUAL SUBDIVISION PLAN

REVISED COMMERCIAL PH 1

CITY OF OCALA, FLORIDA

SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST



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.

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

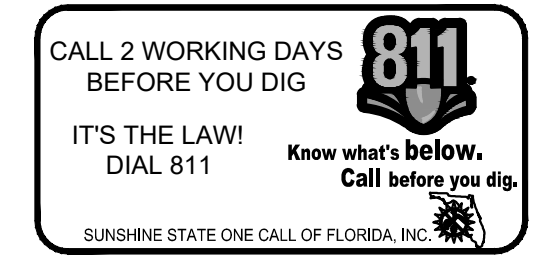
LICENSED PROFESSIONAL
STEWART L. HILL, P.E.
FLORIDA LICENSE NUMBER
79410

KHA PROJECT 242346000	DATE AUGUST 2024	SCALE AS SHOWN	DRAWN BY KHA
			DESIGNED BY DSC
			CHECKED BY SLH
			DATE

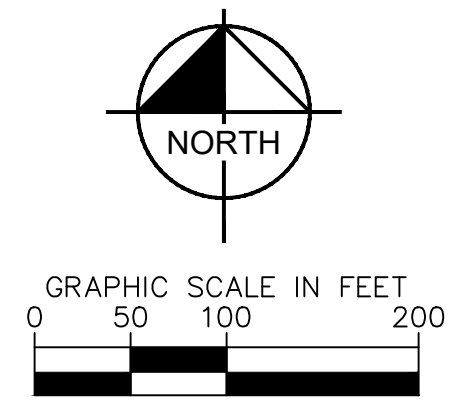
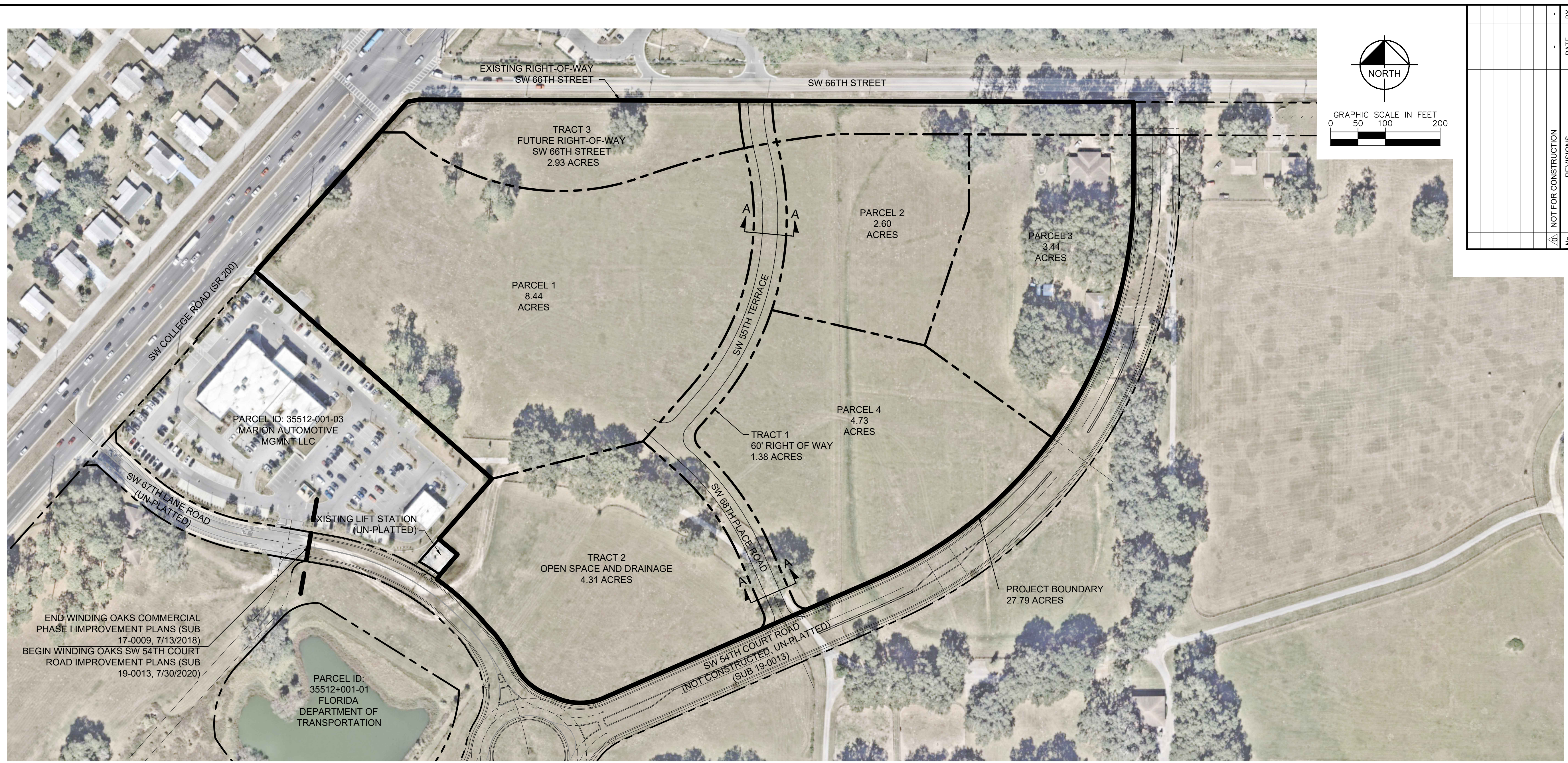
CONCEPTUAL SUBDIVISION PLAN
COVER SHEET

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

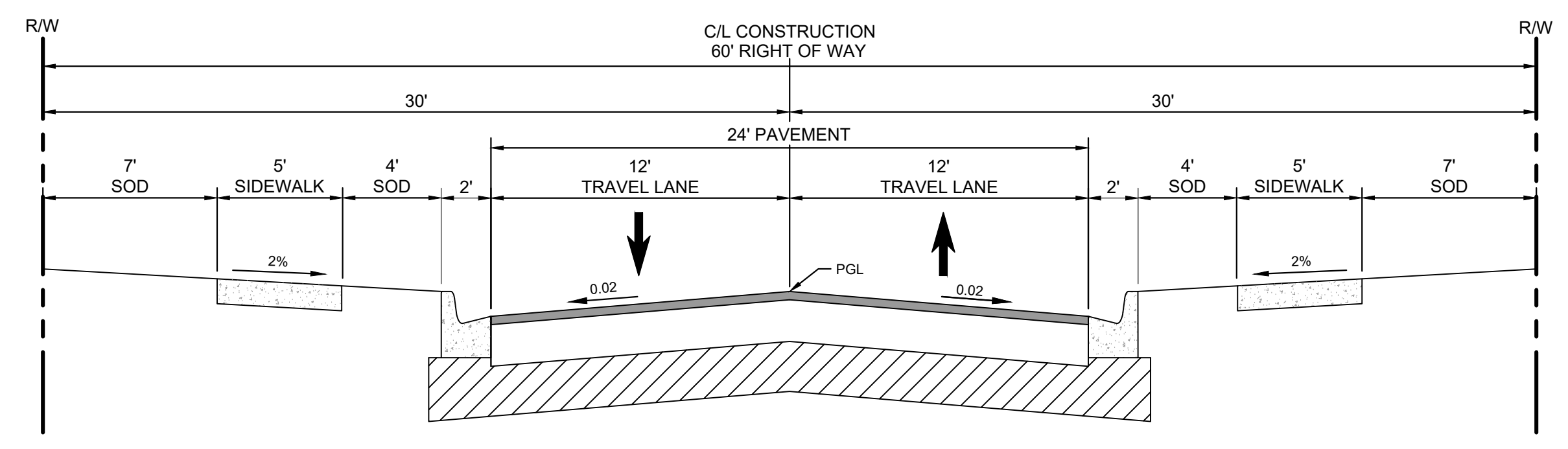
SHEET NUMBER
C001



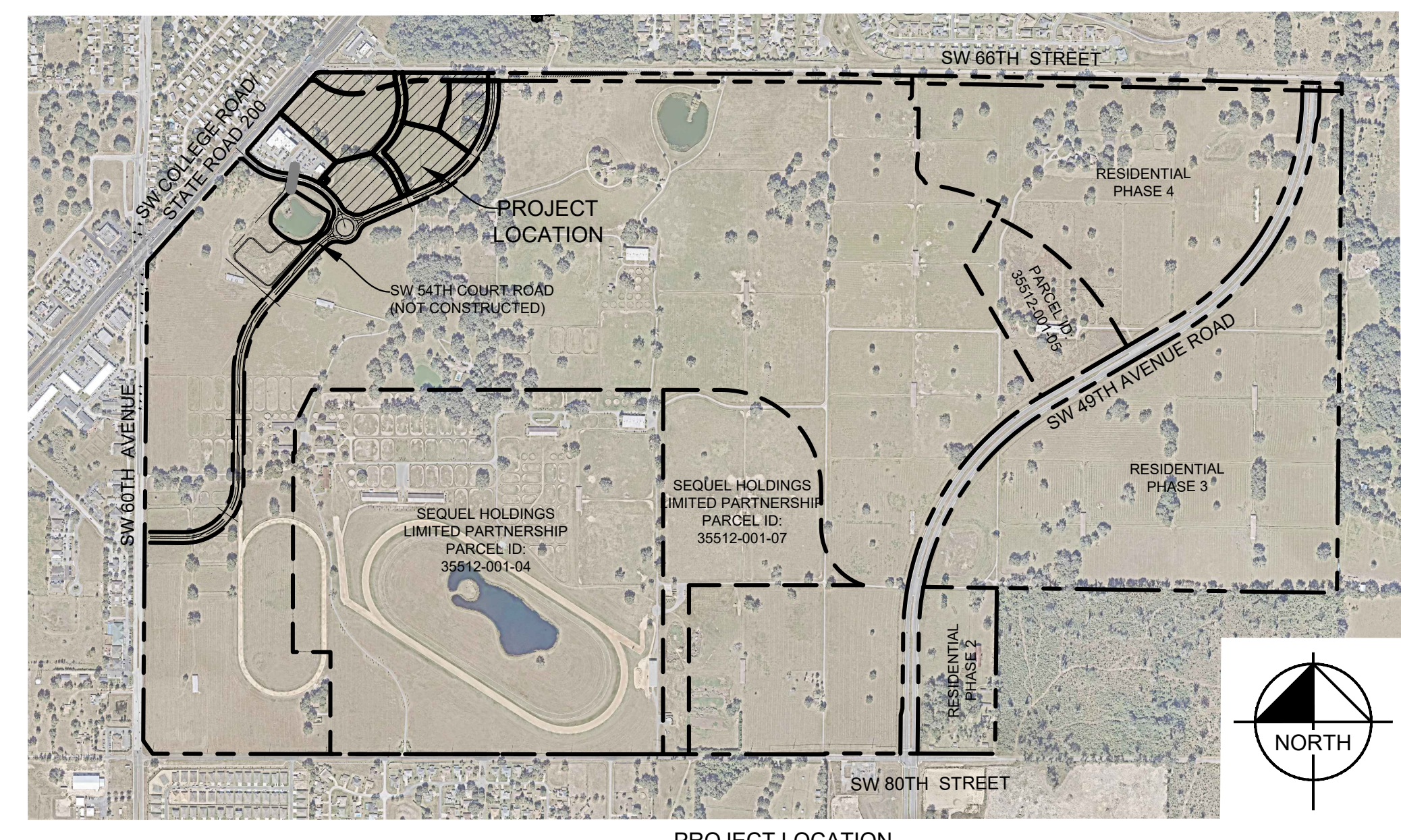
K/CDLA Civil 142733001 - Winding Oaks Commercial Phase I Improvement Plans (Sub 17-0009, 7/13/2018) and Winding Oaks SW 54th Court Road Improvement Plans (Sub 19-0013, 7/30/2020).
 K/CDLA Civil 142733001 - Winding Oaks Commercial Phase I Improvement Plans (Sub 17-0009, 7/13/2018) and Winding Oaks SW 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)



PROJECT LOCATION
 NTS

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

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

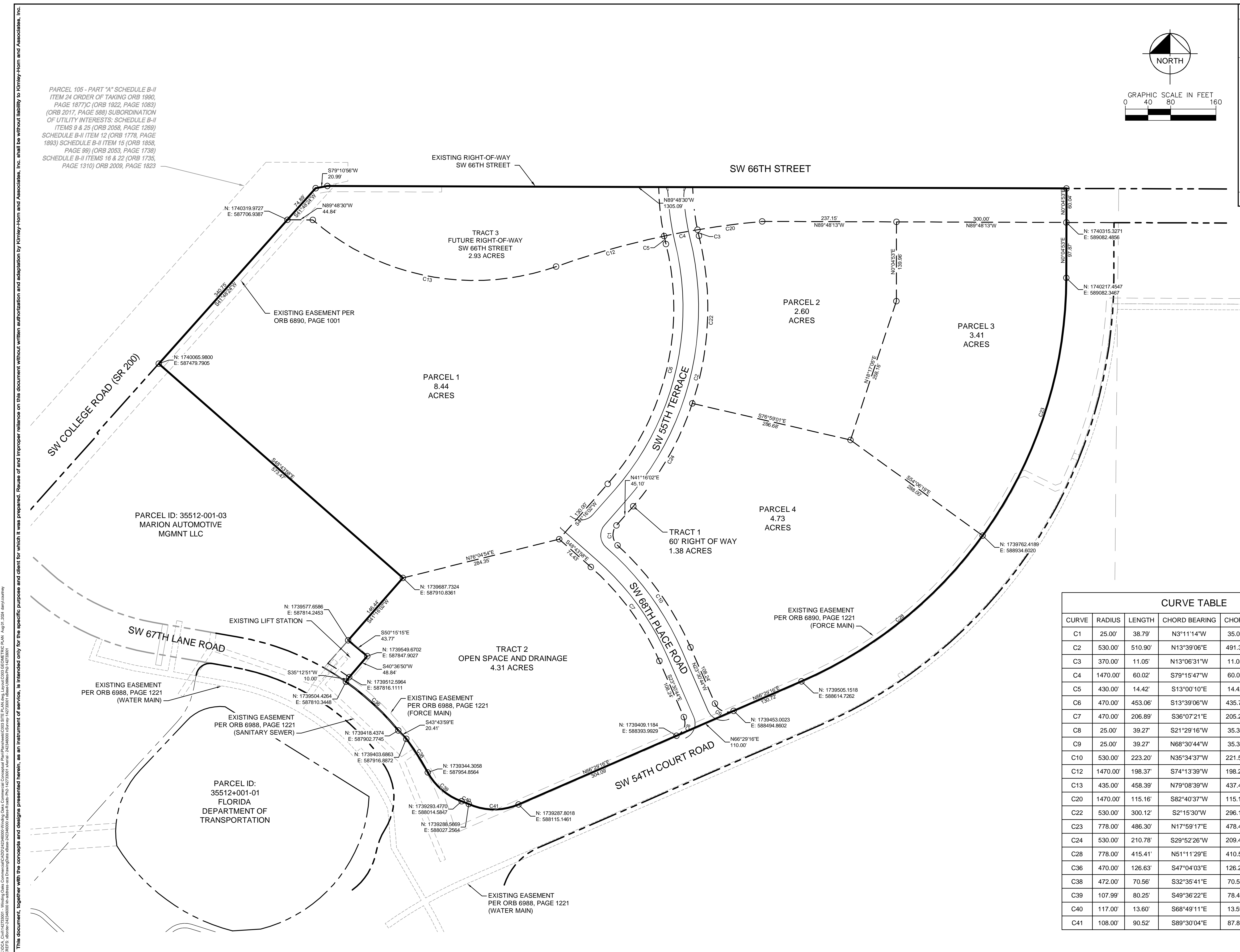
CONCEPTUAL SUBDIVISION PLAN

MASTER PLAN

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

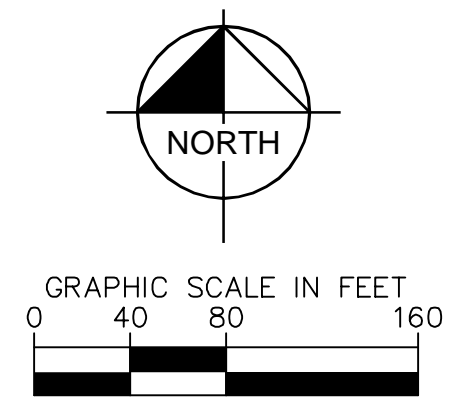
SHEET NUMBER
C002

DATE



PARCEL 105 - PART "A" SCHEDULE B-II
ITEM 24 ORDER OF TAKING ORB 1890
PAGE 1877C (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:\CDIA Civil\12720031 - Winding Oaks Commercial\CDIA\24264000\Winding Oaks Commercial\Conceptual\Main\Main\12720031-0101 GEOMETRIC PLAN - August 2024.dwg
 FILED: 2024-08-12 10:54:58 AM
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No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		



LICENSED PROFESSIONAL: STEWART L. HILL, P.E.
 FLORIDA LICENSE NUMBER: 79410
 KHA PROJECT: 242346000
 DATE: AUGUST 2024
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: DSC
 CHECKED BY: SLH
 DATE:

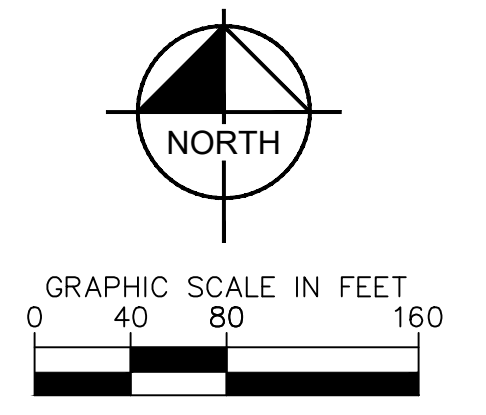
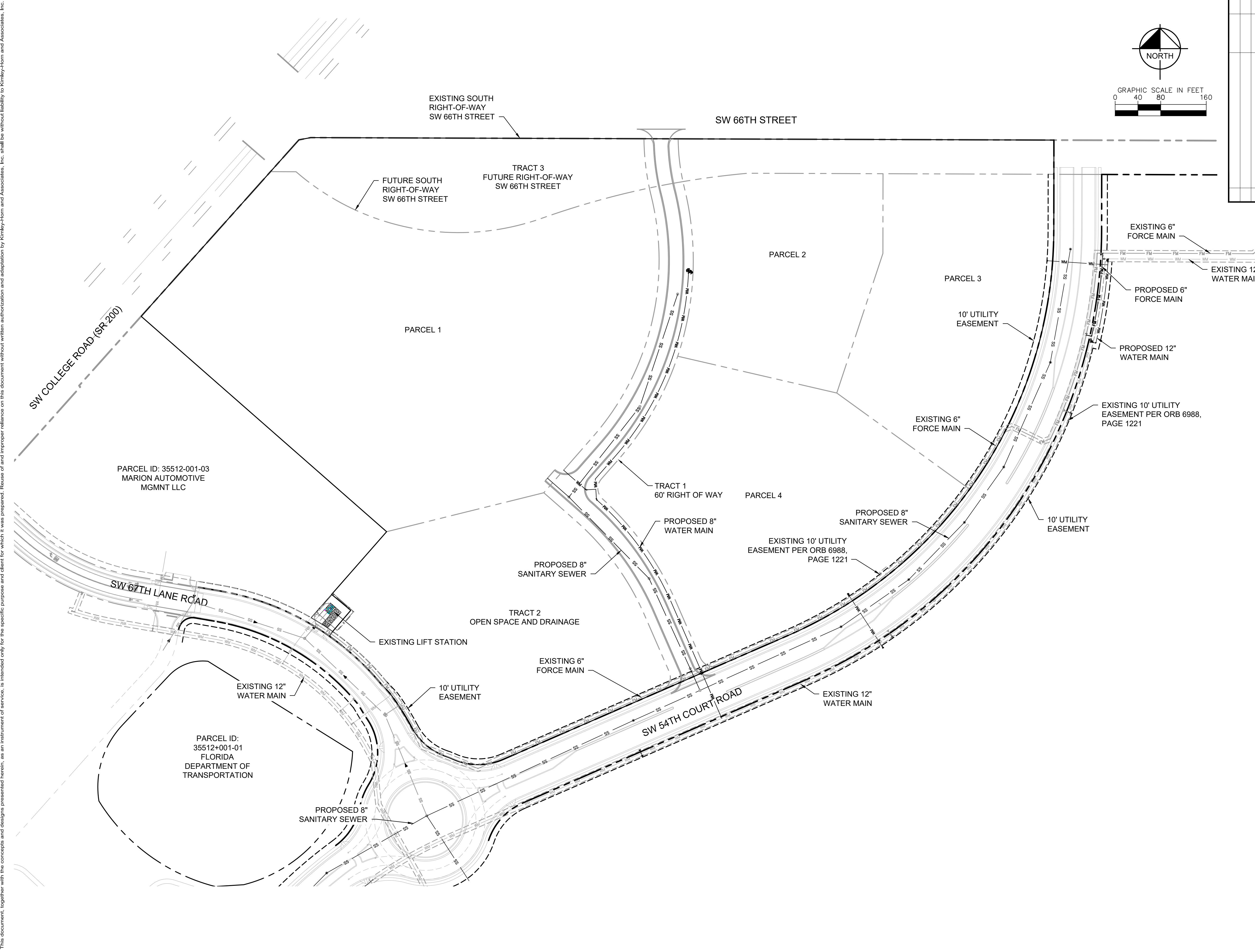
CONCEPTUAL SUBDIVISION PLAN
 WINDING OAKS PD
 REVISED COMMERCIAL PH 1
 PREPARED FOR
 KOLTER MIXED-USE, LLC
 CITY OF OCALA
 FLORIDA
 GEOMETRIC PLAN

SHEET NUMBER
C003

CURVE TABLE

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'

KDCOA, Civil 142733001 - Winding Oaks Commercial PH 1 Revised Commercial PH 1 Utility Plan - July 12, 2024. www.kimley-horn.com
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CONCEPTUAL SUBDIVISION PLAN
UTILITY PLAN

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

SHEET NUMBER
C004