



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 2022-82.

- 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.
- 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.
- 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.
- 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.
- 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 ON-SITE, 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.
- ALL SITE PLANS SHALL CONTAIN DETAILS PERTAINING TO THE STREET TREE AND LANDSCAPING DESIGN FOR ALL INTERIOR ROADS.
- 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.
- 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.
- ALL IMPACT FEES WILL BE DETERMINED AT SITE PLAN REVIEW FOR EACH PARCEL.
- 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.

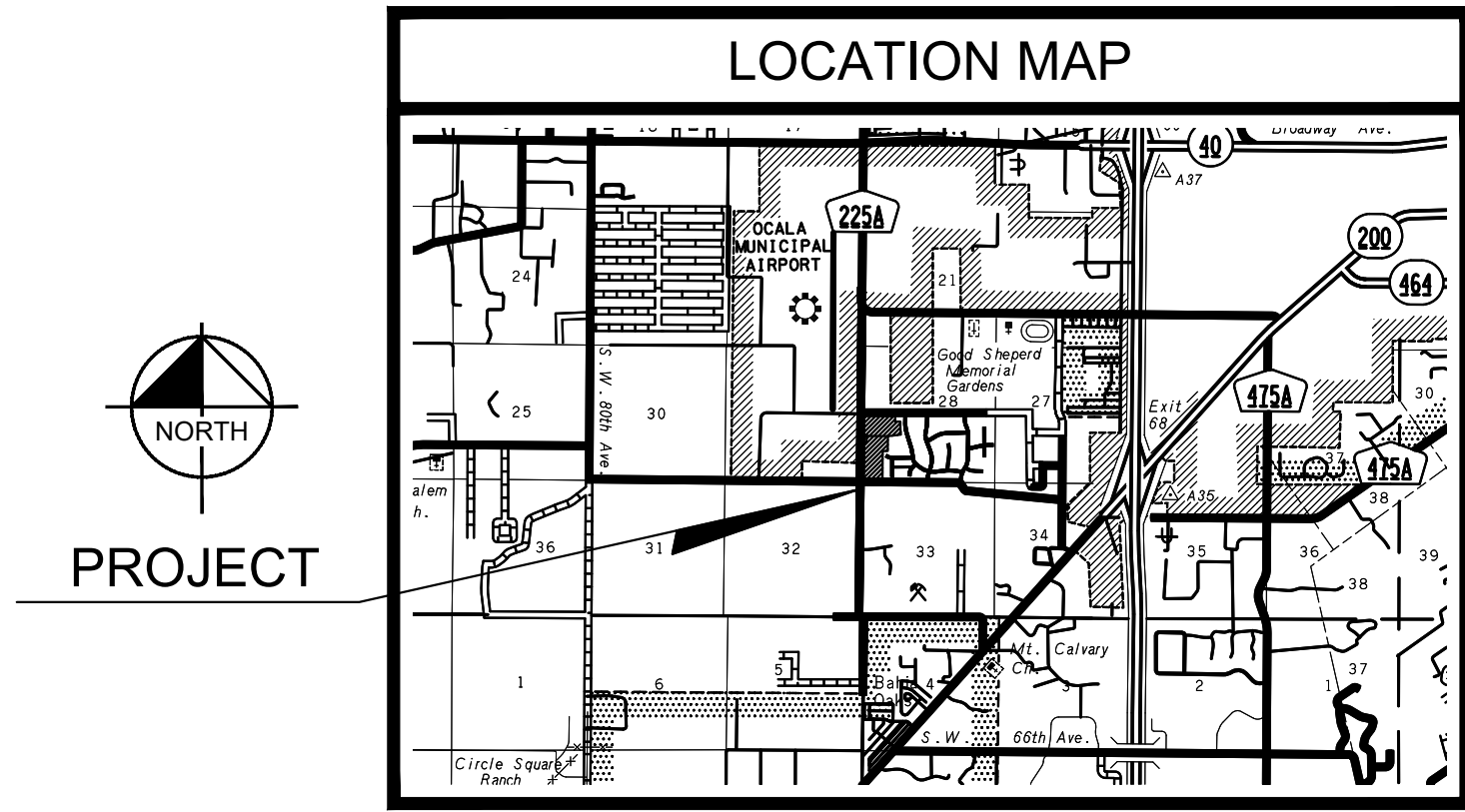
UTILITY PROVIDERS

UTILITY COMPANIES			
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER	
CENTURYLINK	BILL 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	

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



PROJECT OWNER AND CONSULTANTS

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

SURVEYOR:
D.W. HIRST & ASSOCIATES, INC.
13560 SE 30TH AVENUE
JUNNEMERFIELD, 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 Southerly 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 Curvature, 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, and 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 and North 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

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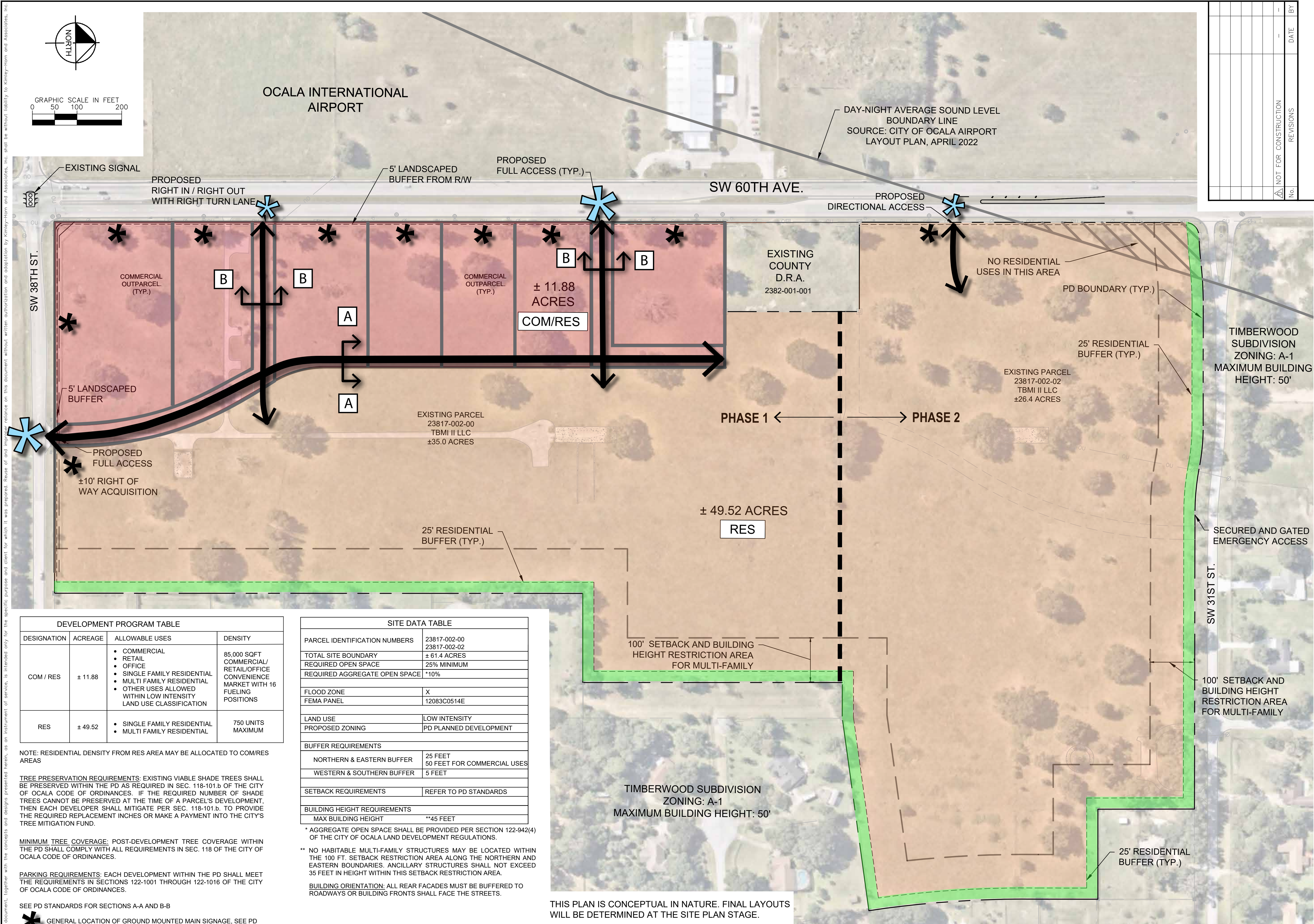
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the West boundary of

[illegible]

Kimley»»Horn
© 2023 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

JAMESON A. FREDERICK

FLORIDA LICENSE NUMBER
81405

ATE:

42887001

NOVEMBER 2023
SCALE AS SHOWN

DESIGNED BY	KHA
DRAWN BY	KHA

CHECKED BY JAF

PLANNED DEVELOPMENT PLAN

60TH AVE PARCELS
PREPARED FOR
TBMI II, LLC

— 100 —

SHEET NUMBER
PD002

[illegible]

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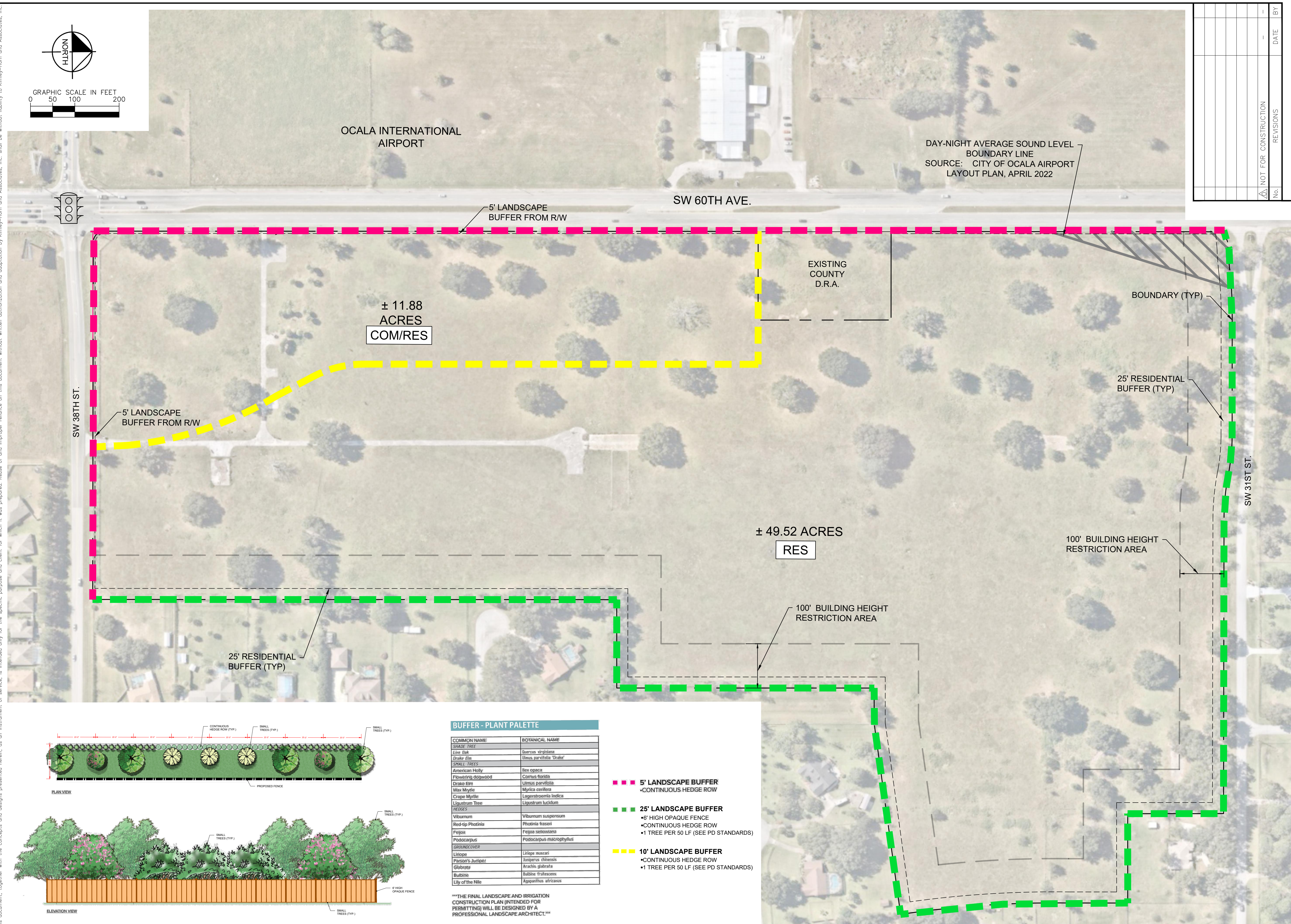
NOTE:

DESIGNED BY	KHA
DESIGNED BY	KHA

60TH AVE PARCELS

PREPARED FOR
TBM II, LLC

SHEET NUMBER
PD003



\\OCA_Civil\042887000-TBHI II - 60th Ave Parcels\CAD\PlanSheets\PD\2023-03-13 PD\PD003 MASTER LANDSCAPE PLAN.dwg, Loyout:PD003 MASTER LANDSCAPE PLAN Mar 14, 2023 COLTON GLASSMAN

