WINDING OAKS PD

CONCEPTUAL PLANS FOR PHASE 4

CITY OF OCALA, FLORIDA

SECTION 10
TOWNSHIP 16 SOUTH,
RANGE 21 EAST

GENERAL NOTES

LAND USE DEVELOPMENT DATA

PARCEL IDENTIFICATION NUMBER: 35512-001-00

PRESENT ZONING: PD (20-0007)

ABUTTING ZONING: NORTH - ROW (SW 66TH STREET)
EAST - ROW (SW 49TH AVENUE ROAD)
SOUTH - INST & PD
WEST - PD

LAND USE: LI - (LOW INTENSITY)

PROJECT AREA: 92.78 ACRES

PROPOSED ROAD LENGTH: 2.46 MILES

PROPOSED LOTS: 320 LOTS

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
A COMMUNITY DEVELOPMENT DISTRICT (CDD) SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, AND NEW, & REPLACEMENT STREET SIGNS. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA.

COMMON AREAS
ALL COMMON AREAS WILL BE MAINTAINED BY THE CDD.

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 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 THE CDD.

LOCAL BENCHMARK
VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING CONTROL POINT COED 0013, ELEVATION 84.75' (NAVD-1988).

ADDITIONAL NOTES
- STREETS TO BE PUBLIC ARE NOTED (DESIGN SPEED 30 MPH, POSTED 30 MPH).
- LOCAL STREETS BEHIND GATED ACCESS WILL BE PRIVATELY MAINTAINED (DESIGN SPEED 30 MPH, POSTED 25 MPH).
- RESIDENTIAL IRRIGATION IS VIA POTABLE WATER SYSTEM.
- DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE WINDING OAKS PLANNED DEVELOPMENT PLAN.
- SOLID WASTE IMPACT FEE IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAT. THE COST IS BASED ON FEE ESTABLISHED AT THAT TIME (CURRENTLY $265.00 PER BUILDABLE LOT).
- PROPOSED FIRE MAINS AND FIRE HYDRANTS TO BE INSTALLED, COMPLETED, PRESSURE TESTED, RECEIVE 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 BY THE OCALA FIRE/RESCUE DEPARTMENT FIRE MARSHAL. NFPA 1 6TH ED - 18.5.3.

TRAFFIC STATEMENT

THE PROPOSED DEVELOPMENT IS LOCATED WITHIN THE WINDING OAKS PD, WHICH IS APPROVED FOR UP TO 3,568 PM PEAK HOUR NET NEW TRIPS (RECORDED CONCURRENCY DEVELOPMENT AGREEMENT; FILE 2023092871, OR BK 8103, PGS. 1203–1233). THE PROPOSED DEVELOPMENT WILL GENERATE 213 PM PEAK HOUR NET NEW TRIPS PER THE APPROVED TRIP GENERATION RATES FROM THE APPROVED TRAFFIC STUDY FOR THE WINDING OAKS PD (TIA20-0001, APPROVED JANUARY 25, 2021). THE TRIP GENERATION FOR THE DEVELOPMENT IS WITHIN THE TRIP RESERVATION FOR THE WINDING OAKS PD.

UTILITY CONTACT LISTING

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

ELECTRIC
SUMTER ELECTRIC COOPERATIVE
330 S US HWY 301
SUMTERVILLE, FL 33585
DIANE KWONG
(352) 569-9706

WATER & SEWER
CITY OF OCALA
2100 NE 30TH AVE
OCALA, FL 34470
STACEY FERRANTE
(352) 351-6775

PHONE
CENTURYLINK
1325 BLAIRSTONE RD
RM 113
TALLAHASSEE, FL 32301
BILL MCCLOUD
(850) 599-1444

INTERNET
COX CABLE
4040 NE 49TH AVE
OCALA, FL 34470
MICHELLE OSBORNE
(478) 314-3577

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
D.R. HORTON, INC.
3300 SW 34TH AVE, SUITE 101A
OCALA, FL 34474

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

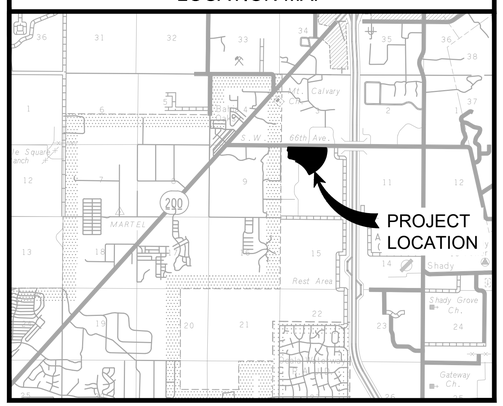
SURVEYOR:
JCH CONSULTING GROUP, INC.
426 SW 15TH STREET, OCALA, FLORIDA 34471
(352) 405-1482

GEOTECHNICAL ENGINEERING CONSULTANT
TIERRA, INC.
7351 TEMPLE TERRACE HWY
TAMPA, FL 33637
(813) 989-1354

NORTH

0 5280'
SCALE AS SHOWN

LOCATION MAP



DRAWING INDEX

SHEET	TITLE
C001	COVER SHEET
C002	MASTER PLAN
C003	MASTER GEOMETRY PLAN
C004	GEOMETRY PLAN
C005	GEOMETRY PLAN
C006	GEOMETRY PLAN
C007	GEOMETRY PLAN
C008	GEOMETRY PLAN
C009	GEOMETRY PLAN
C010	GEOMETRY PLAN
C011	MASTER UTILITY PLAN
C012	UTILITY PLAN
C013	UTILITY PLAN
C014	UTILITY PLAN
C015	UTILITY PLAN
C016	UTILITY PLAN
C017	UTILITY PLAN
C018	UTILITY PLAN
S001-018	BOUNDARY & TOPOGRAPHIC SURVEY BY JCH CONSULTING GROUP, INC

CITY OF OCALA - MINIMUM TREE COVERAGE REQUIREMENTS

Per City of Ocala Code of Ordinances, Article II, Sec. 118-101(a.): Any proposed developmend shall confirm to the following minimum tree coverage requirements: (1.) On sites other than those zoned industrial and GU (airport/non-aviation), shade trees shall be provided on a basis of one shade tree per every 5,000 SF of total site of the area. Preserved trees shall be 4" DBH or larger (regulated) and be of a species as included in 'Shade Tree' definition of Sec. 118-32. Definitions. Proposed shade trees shall be 3-1/2" caliper minimum and Florida No. 1. (4.) Ornamental trees may be used in lieu of up to 25% of required shade trees unless industrial (beyond the first 50-ac) and sizes zoned GU, in which they may be used up to 50%. Two ornamental trees, 1-1/2" cal. and 6' ht., must be proposed for each required shade tree. 5.) When 10 or more shade trees are required, a minimum of 25% of required shade trees must be Live Oaks.

Total Site Area	4138200	SF
Site Zone	Other than IND/GU	
Required Shade Trees at 1 shade tree per 5,000 SF	828	Trees
Preseved Shade Trees	32	Trees
Proposed Shade Trees, to be shown on future landscape plans	796	Trees
Required Amount of Live Oaks (25%)	207	Trees
Amount of Live Oaks, Preserved + Proposed (25%)		
Existing Live Oaks, Preserved	26	Trees
Proposed Live Oaks, on future landscape plans	181	Trees
Percentage	25%	
Total Shade Trees On Project (Preserved + Proposed)	828	Trees
Difference / Requirement Met	0	MET

CITY OF OCALA - PRESERVATION OF EXISTING TREES

Per City of Ocala Code of Ordinances, Article II, Sec. 118-101(b.): Existing viable shade trees shall be retained on the developed site per the following minimum standards.

Total Site Area	95	AC
Existing Viable Shade Trees	119	Trees
Resulting Shade Trees Per Acre	1.3	Trees per Acre
Category of Resulting Shade Trees Per Acre	80% Preserved	
Required As Preserved: 80%	95.2	Trees
Preserved Viable Shade Trees	32	Trees
Difference / Requirement Met	-63.2	NOT MET

NOTE: As design progresses, efforts will be made to preserve as many viable shade trees beyond the minimum requirement as possible. A tree preservation and removal plan will be provided with the project's forthcoming Site Development Review submittal.

NOTE: If the minimum is reduced due to hardship, then the diameters of the largest existing shade trees that had to be removed will be made up with replacement 3-1/2" cal. proposed shade trees. These will be planted in addition to the above requirements.

DBH of 64 Largest Removed Trees	3427	IN
Resulting Replacement Trees, in addition to above requirements and to be shown in future landscape plans	980	Trees

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

D·R·HORTON® America's Builder

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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

KHA PROJECT 142800009
DATE NOVEMBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

COVER SHEET

WINDING OAKS - PHASE 4
PREPARED FOR
D.R. HORTON, INC.
CITY OF OCALA FLORIDA

SHEET NUMBER
C001

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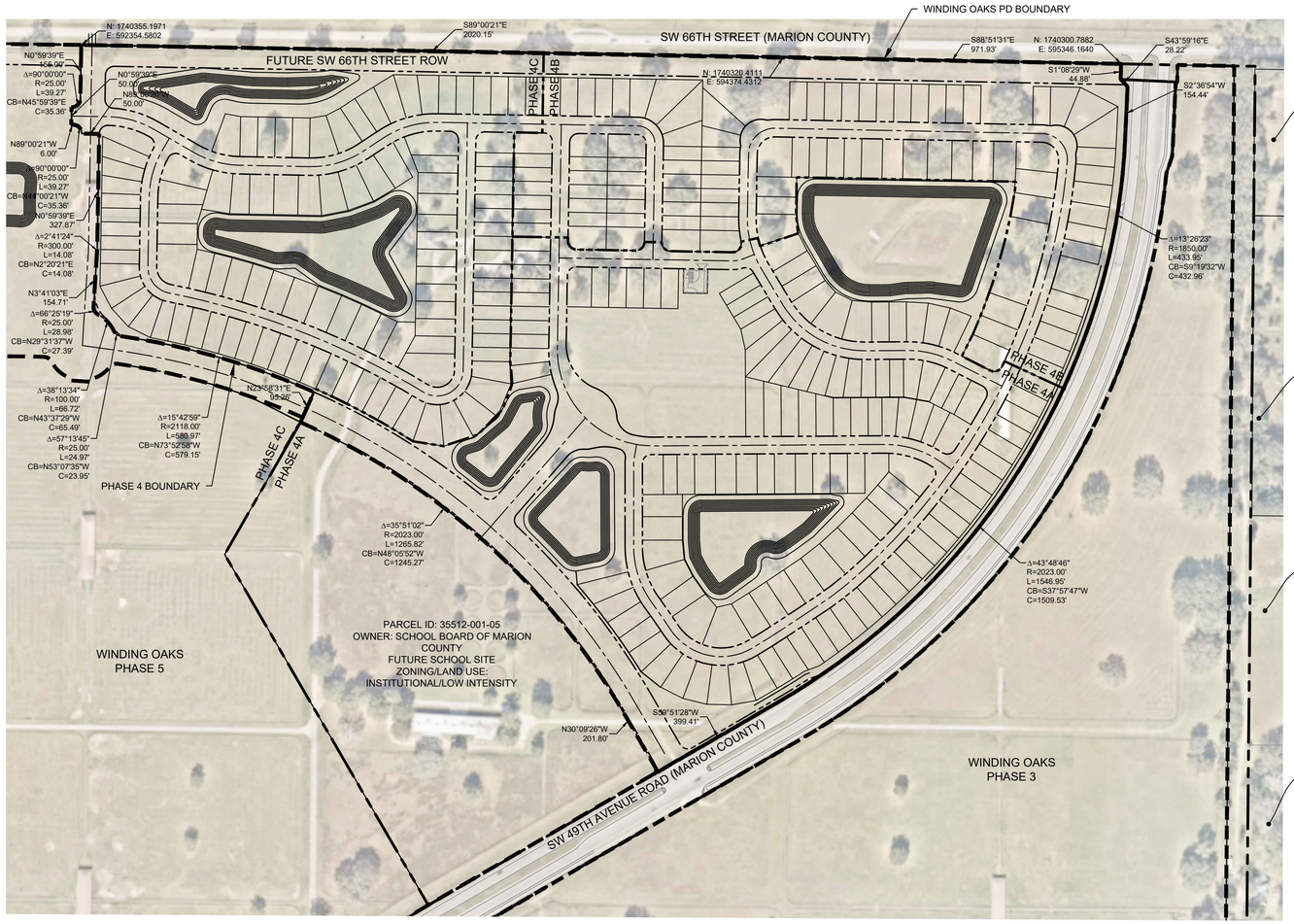
K:\OCA_Civil\142800009-Winding Oaks - FSPH\CAD\Plans\Sheets\Phase 4\Conceptual Plans\C001 COVER SHEET.dwg Layout:C001 COVER SHEET Nov 27, 2023 Stacey Schuler
XREFS: cm_mason xbrisker Pha 142800009-CP kh-address-out DwangData



PARCEL ID: 35514-002-00
OWNER: BALBAY REALTY LTD
ZONING/LAND USE:A-1/
LOW RESIDENTIAL

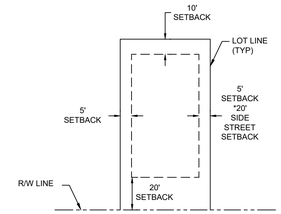
PARCEL ID: 35514-003-00
OWNER: BALBAY REALTY LTD
ZONING/LAND USE:A-1/
LOW RESIDENTIAL

PARCEL ID: 35514-007-00
OWNER: GROFF THOMAS
ZONING/LAND USE:A-1/
LOW RESIDENTIAL

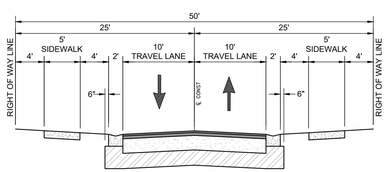
PARCEL ID: 35514-000-00
OWNER: BUHL JAMES D JR
ZONING/LAND USE:A-1/
LOW RESIDENTIAL

NORTH

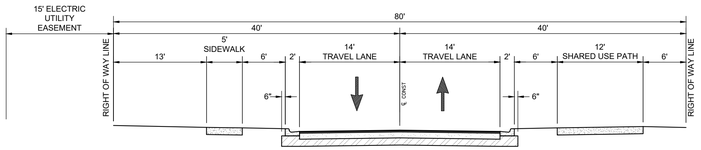
GRAPHIC SCALE IN FEET
0 100 200 400



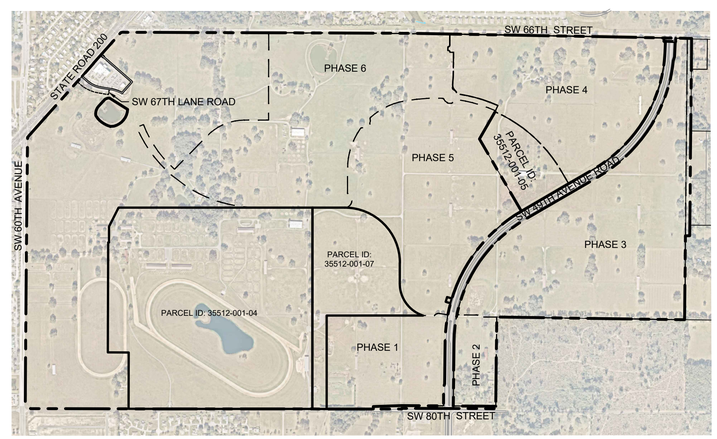
BUILDING SETBACKS AND EASEMENTS
TYPICAL LOT DIAGRAM



LOCAL RESIDENTIAL
TYPICAL SECTION
50' RIGHT OF WAY



LOCAL COLLECTOR
TYPICAL SECTION
80' PUBLIC RIGHT OF WAY



PROJECT LOCATION
NTS

No.	REVISIONS	DATE	BY
	PERMIT REVIEW		

Kimley»Horn

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LICENSED PROFESSIONAL
STEWART L. HILL
FLORIDA LICENSE NUMBER
79410
DATE: _____

KHA PROJECT 142800009	
DATE	JANUARY 2024
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

MASTER PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
D.R. HORTON, INC
CITY OF OCALA FLORIDA

SHEET NUMBER
C002

K:\OCA_Civil-142800009\Winding Oaks - 2024\CAD\Plan\Sheets\Phase 4\Conceptual Plan\C002 MASTER PLAN.dwg, Layout:C002 MASTER PLAN, Jan 02, 2024, thomas.hesler
XREFS: xBorder-142800009 - PH 4 sb-address-xsa Drawings\xsa xSurvey - 142800009 xBase-PH4-142800009 xAerial - 142800009 PH4 Adjacent Property Linework

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NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

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FLORIDA LICENSE NUMBER 79410
DATE: ____

KHA PROJECT 142800009
DATE DECEMBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

MASTER GEOMETRY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
D.R. HORTON, INC.
CITY OF OCALA FLORIDA

SHEET NUMBER
C003

K:\OCA_Civil\142800009-Winding Oaks_DRHOAG\Plans\Sheets\Phase 4\Conceptual Plans\C004-C011 GEOMETRY PLAN.dwg, Layout:C003 MASTER GEOMETRY PLAN, Dec 18, 2023 thomas.treeder
XREFS: xBorder-Ph4-142800009-CP xs-addresses DrawingData xBase-Ph4-142800009 PH4 Adjacent Property Lines xSurvey - 142800009 C003.01 GEOMETRY MASTER PLAN
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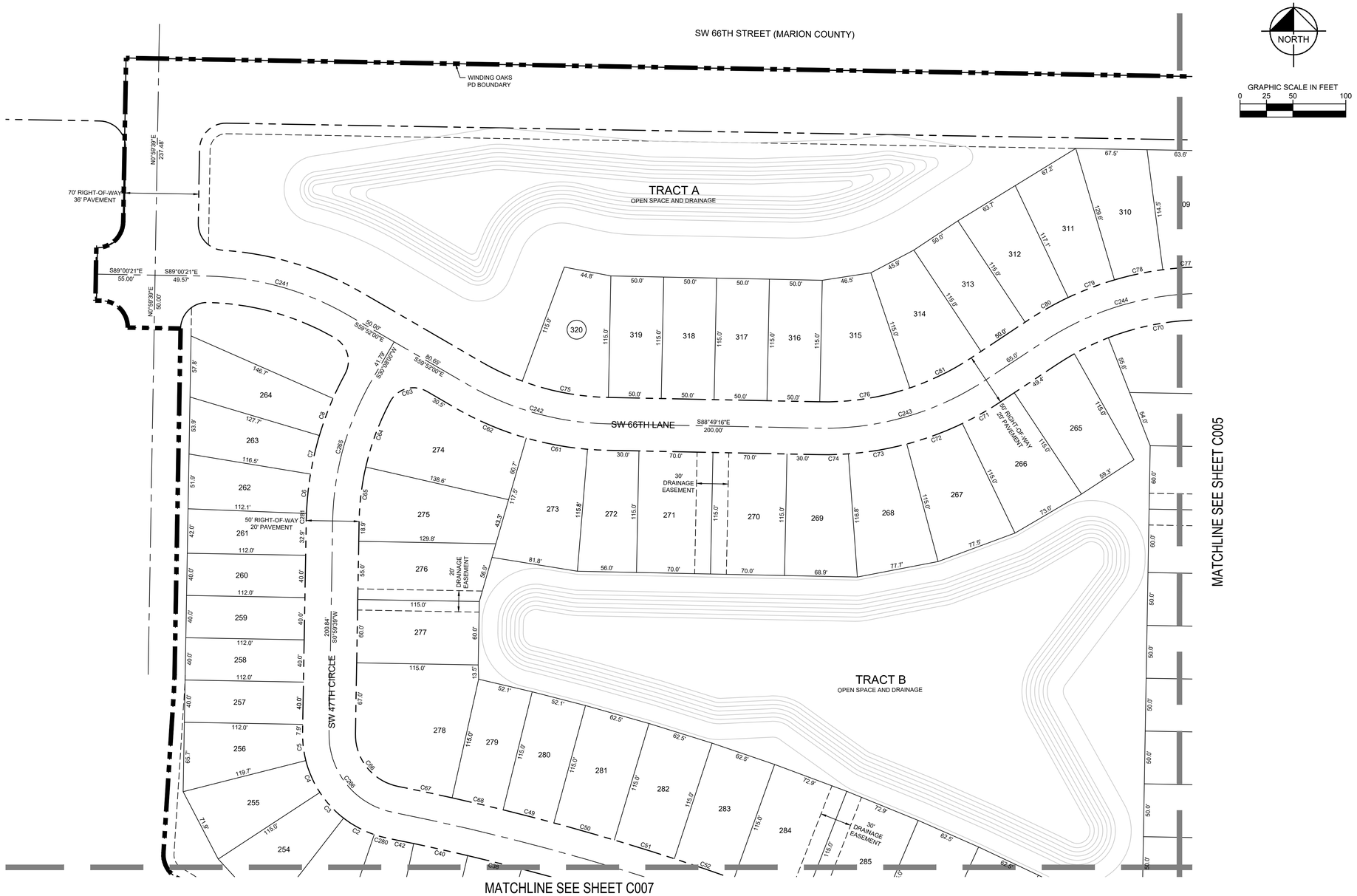

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

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FLORIDA LICENSE NUMBER 79410
DATE:

KHA PROJECT 142800009
DATE DECEMBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

GEOMETRY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
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C004

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CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C2	100.00'	33.14'	S61°43'30"E	32.99'	18°59'21"	16.72'
C3	100.00'	33.14'	S42°44'09"E	32.99'	18°59'21"	16.72'
C4	100.00'	33.14'	S23°44'48"E	32.99'	18°59'21"	16.72'
C5	100.00'	26.61'	S6°37'44"E	26.53'	15°14'46"	13.38'
C6	300.00'	37.47'	S5°50'12"W	37.45'	7°09'22"	18.76'
C7	300.00'	37.47'	S12°59'34"W	37.45'	7°09'22"	18.76'
C8	300.00'	37.47'	S20°08'57"W	37.45'	7°09'22"	18.76'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C40	2239.00'	52.34'	N77°23'34"W	52.34'	1°20'22"	26.17'
C42	2239.00'	25.24'	N78°23'07"W	25.24'	0°38'46"	12.62'
C49	2289.00'	49.57'	N75°32'10"W	49.56'	1°14'26"	24.78'
C50	2289.00'	59.48'	N74°10'17"W	59.48'	1°29'20"	29.74'
C51	2289.00'	59.48'	N72°40'57"W	59.48'	1°29'20"	29.74'
C52	2289.00'	59.48'	N71°11'37"W	59.48'	1°29'20"	29.74'
C61	300.00'	58.97'	S79°36'43"E	58.87'	11°15'43"	29.58'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C62	300.00'	73.90'	S66°55'26"E	73.72'	14°06'52"	37.14'
C63	25.00'	40.18'	S74°05'16"W	35.99'	92°05'28"	25.93'
C64	250.00'	66.15'	S20°27'42"W	65.96'	15°09'40"	33.27'
C65	250.00'	51.87'	S6°56'15"W	51.77'	11°53'13"	26.03'
C66	50.00'	69.55'	S38°51'26"E	64.08'	79°42'09"	41.73'
C67	2289.00'	52.39'	N78°03'10"W	52.39'	1°18'41"	26.20'
C68	2289.00'	49.57'	N76°46'36"W	49.56'	1°14'26"	24.78'

CURVE TABLE

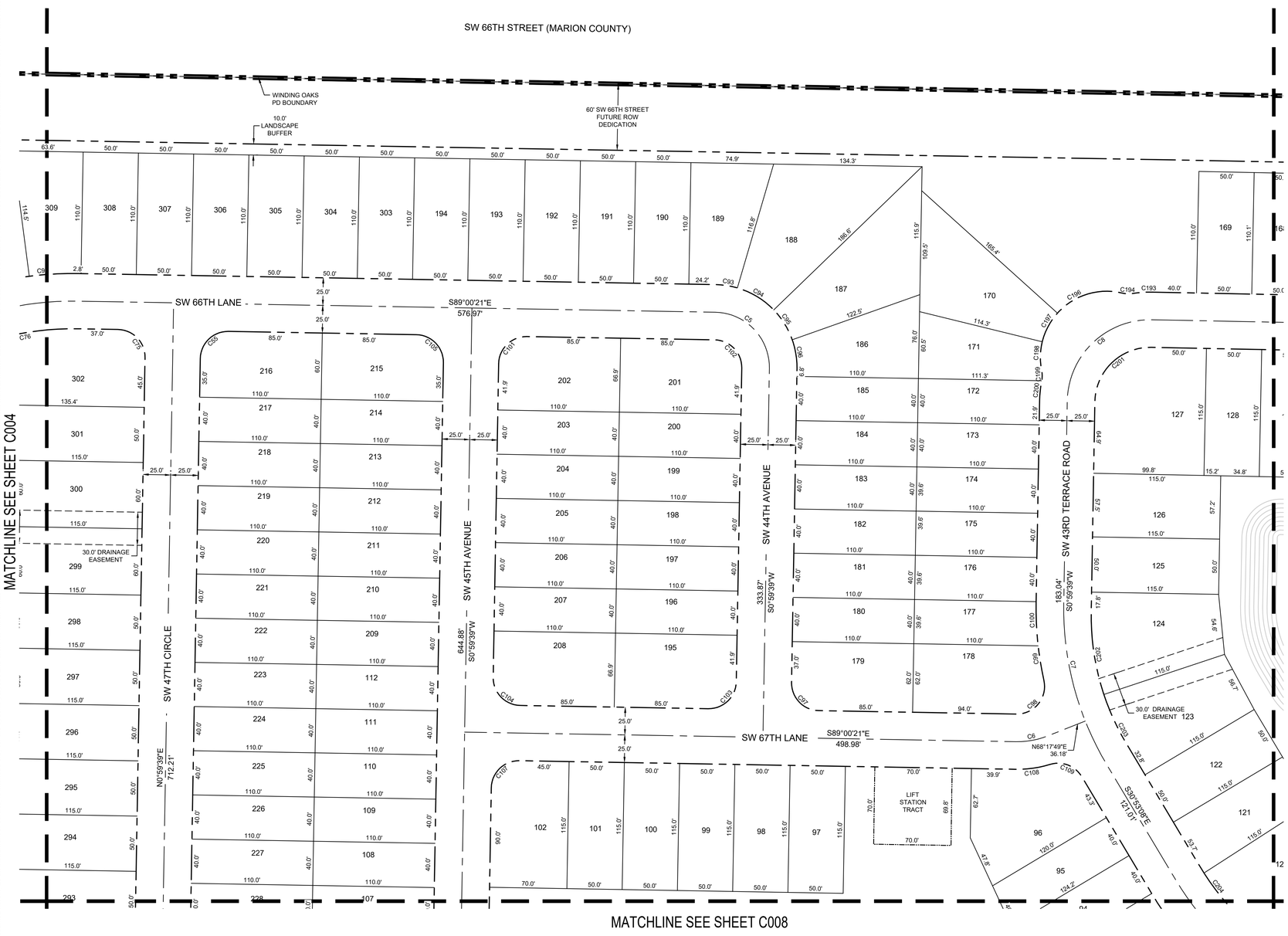
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C70	250.00'	96.83'	S79°53'54"W	96.22'	22°11'29"	49.03'
C71	300.00'	41.58'	N60°24'34"E	41.55'	7°56'30"	20.82'
C72	300.00'	56.13'	N69°44'24"E	56.05'	10°43'10"	28.15'
C73	300.00'	56.13'	N80°27'34"E	56.05'	10°43'10"	28.15'
C74	300.00'	28.06'	N88°29'57"E	28.05'	5°21'35"	14.04'
C75	250.00'	83.28'	S79°16'42"E	82.89'	19°05'08"	42.03'
C76	250.00'	86.55'	N81°15'40"E	86.12'	19°50'09"	43.71'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C78	300.00'	46.81'	S78°04'42"W	46.76'	8°56'23"	23.45'
C79	300.00'	46.81'	S69°08'19"W	46.76'	8°56'23"	23.45'
C80	300.00'	43.09'	S60°33'13"W	43.05'	8°13'47"	21.58'
C81	250.00'	65.03'	N63°53'27"E	64.85'	14°54'16"	32.70'
C241	275.00'	139.86'	N74°26'11"W	138.36'	29°08'21"	71.48'
C242	275.00'	138.97'	S74°20'38"E	137.50'	28°57'16"	71.00'
C243	275.00'	166.74'	N73°48'32"E	164.20'	34°44'25"	86.02'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C244	275.00'	165.85'	S73°42'59"W	163.35'	34°33'19"	85.54'
C265	275.00'	139.86'	S15°33'49"W	138.36'	29°08'21"	71.48'
C266	75.00'	104.33'	S38°51'26"E	96.12'	79°42'09"	62.60'
C280	100.00'	13.07'	S74°57'50"E	13.06'	7°29'20"	6.54'
C281	300.00'	6.62'	S1°37'35"W	6.62'	1°15'52"	3.31'



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C5	50.00'	78.54'	S44°00'21"E	70.71'	90°00'00"	50.00'
C6	75.00'	29.71'	N79°38'44"E	29.52'	22°41'49"	15.05'
C7	275.00'	153.01'	S14°56'44"E	151.04'	31°52'46"	78.54'
C8	75.00'	118.00'	S46°04'04"W	106.20'	90°08'50"	75.19'
C55	25.00'	39.27'	S45°59'39"W	35.36'	90°00'00"	25.00'
C75	25.00'	39.27'	N44°00'21"W	35.36'	90°00'00"	25.00'
C93	75.00'	117.81'	N44°00'21"W	106.07'	90°00'00"	75.00'
C94	75.00'	117.81'	N44°00'21"W	106.07'	90°00'00"	75.00'
C95	75.00'	117.81'	N44°00'21"W	106.07'	90°00'00"	75.00'
C96	75.00'	117.81'	N44°00'21"W	106.07'	90°00'00"	75.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C97	25.00'	39.27'	N44°00'21"W	35.36'	90°00'00"	25.00'
C98	25.00'	45.16'	S39°14'36"W	39.27'	103°30'06"	31.71'
C99	300.00'	70.69'	S5°45'24"E	70.53'	13°30'06"	35.51'
C100	300.00'	70.69'	S5°45'24"E	70.53'	13°30'06"	35.51'
C101	25.00'	39.27'	S45°59'39"W	35.36'	90°00'00"	25.00'
C102	25.00'	39.27'	N44°00'21"W	35.36'	90°00'00"	25.00'
C103	25.00'	39.27'	N45°59'39"E	35.36'	90°00'00"	25.00'
C104	25.00'	39.27'	S44°00'21"E	35.36'	90°00'00"	25.00'
C105	25.00'	39.27'	N44°00'21"W	35.36'	90°00'00"	25.00'
C107	25.00'	39.27'	S45°59'39"W	35.36'	90°00'00"	25.00'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C108	100.00'	31.59'	S81°56'44"W	31.45'	18°05'50"	15.93'
C109	25.00'	33.26'	N68°59'39"W	30.86'	76°13'04"	19.61'
C193	100.00'	17.69'	S86°04'25"W	17.67'	10°08'08"	8.87'
C194	25.00'	9.79'	N87°46'37"W	9.73'	22°26'03"	4.96'
C196	60.00'	120.16'	S46°04'04"W	101.06'	114°44'41"	93.72'
C197	60.00'	120.16'	S46°04'04"W	101.06'	114°44'41"	93.72'
C198	60.00'	120.16'	S46°04'04"W	101.06'	114°44'41"	93.72'
C199	25.00'	9.79'	S0°05'15"E	9.73'	22°26'03"	4.96'
C200	100.00'	17.69'	S6°03'43"W	17.67'	10°08'08"	8.87'

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LICENSED PROFESSIONAL
STEWART L. HILL
FLORIDA LICENSE NUMBER 79410
DATE: _____

KHA PROJECT 142800009
DATE OCTOBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

GEOMETRY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
D.R. HORTON, INC
CITY OF OCALA FLORIDA

SHEET NUMBER
C005

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K:\CA_Ocl\142800009 Winding Oaks - DR\CAD\Civil\eng\Site\ 142800009-C011 GEOMETRY PLAN.dwg, Layout:C005-GEOMETRY PLAN, Oct 26, 2023, CHRIS MALONE
XREFS: xbase-Ph1 xb-address-xcs Drainy\Site xBase-Ph1 - 142800009 Ph4 Aligned Property Lines xSurvey - 142800009

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C13	1689.00'	325.43'	N10°31'39"E	324.93'	11°02'22"	163.22'
C14	75.00'	122.87'	N41°55'32"W	109.58'	93°51'58"	80.24'
C68	50.00'	81.91'	N41°55'32"W	73.06'	93°51'58"	53.49'
C69	100.00'	18.65'	S83°31'02"E	18.62'	10°40'59"	9.35'
C70	60.00'	35.83'	S84°42'59"E	35.30'	34°12'43"	18.47'
C71	60.00'	35.83'	S84°42'59"E	35.30'	34°12'43"	18.47'
C72	60.00'	36.68'	S50°05'53"E	36.11'	35°01'30"	18.93'
C73	60.00'	36.65'	S15°05'05"E	36.09'	35°00'07"	18.92'
C74	60.00'	15.51'	S9°49'17"W	15.47'	14°48'36"	7.80'
C75	100.00'	19.95'	S0°42'23"E	19.91'	11°25'41"	10.01'
C76	1664.00'	45.19'	N5°47'08"E	45.19'	1°33'21"	22.60'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C77	1664.00'	63.84'	N7°39'45"E	63.83'	2°11'53"	31.92'
C78	1664.00'	74.48'	N10°02'38"E	74.47'	2°33'52"	37.25'
C79	1714.00'	49.42'	S5°57'11"W	49.42'	1°39'07"	24.71'
C80	1714.00'	59.31'	S7°46'13"W	59.30'	1°58'57"	29.66'
C81	1714.00'	59.31'	S9°45'10"W	59.30'	1°58'57"	29.66'
C82	1714.00'	49.42'	S11°34'13"W	49.42'	1°39'07"	24.71'
C83	1714.00'	49.42'	S13°13'20"W	49.42'	1°39'07"	24.71'
C84	1886.99'	49.47'	S17°59'06"W	49.47'	1°30'08"	24.74'

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LICENSED PROFESSIONAL

STEWART L. HILL, P.E.

FLORIDA LICENSE NUMBER 79410

DATE: ____

KHA PROJECT 142800009

DATE NOVEMBER 2023

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHA

CHECKED BY KHA

GEOMETRY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR

D.R. HORTON, INC.

CITY OF OCALA FLORIDA

SHEET NUMBER

C006

K:\OCA_Civil\142800009-Winding Oaks_DRHOAG\Plan Sheets\Phase 4\Conceptual Plans\C006-G011-GEOMETRY PLAN.dwg, Layout:C006 GEOMETRY PLAN, Nov 27, 2023 - Stacey.Schuler
XREFS: alltenter-Phe-142800009-CP no-addresses DrawingData alltase-Phe-142800009 PH4 Adjacent Property Linework xSurvey - 142800009

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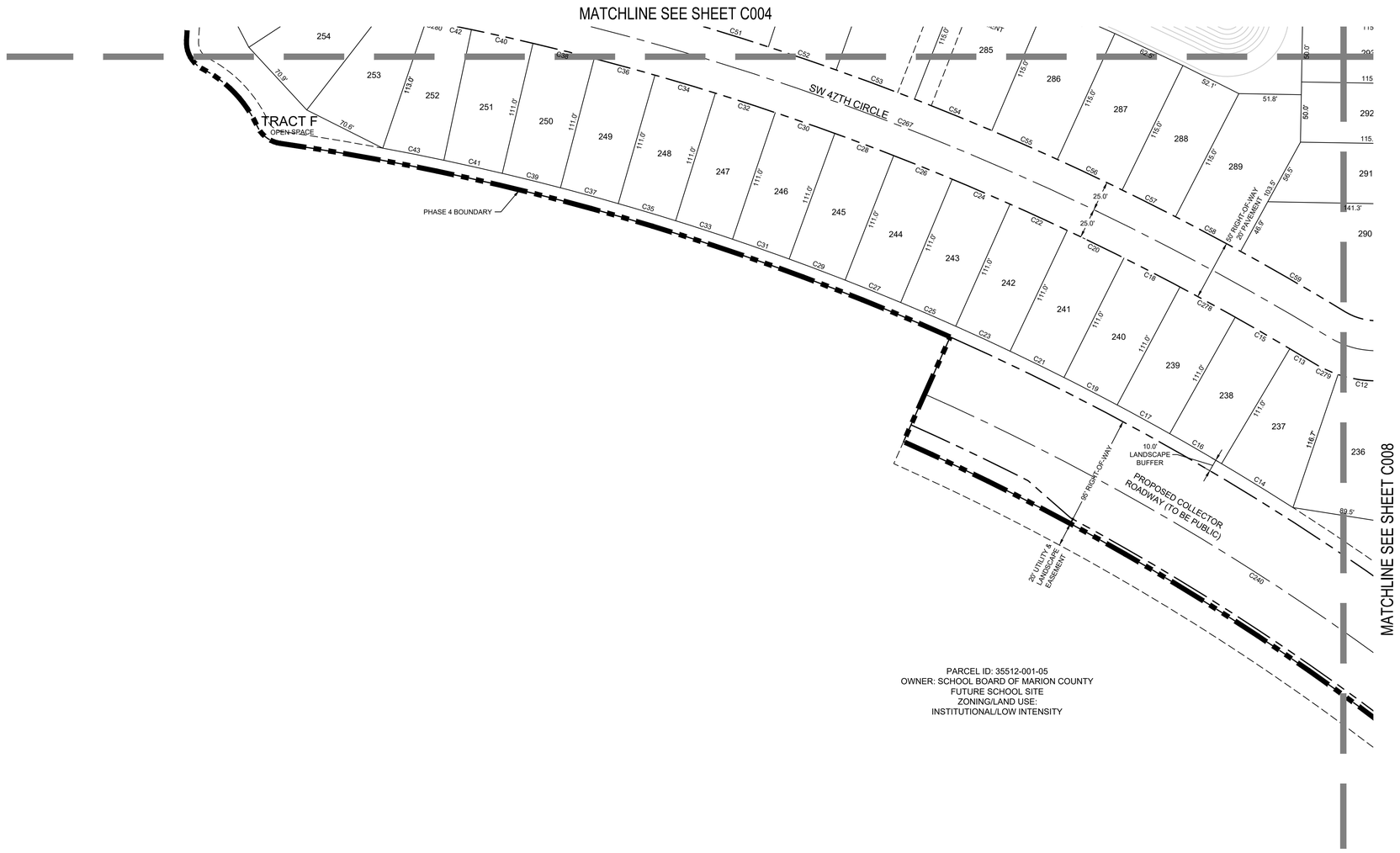

PARCEL ID: 35512-001-05
OWNER: SCHOOL BOARD OF MARION COUNTY
FUTURE SCHOOL SITE
ZONING/LAND USE:
INSTITUTIONAL/LOW INTENSITY

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C13	2239.00'	23.63'	N59°00'34"W	23.63'	0°36'16"	11.81'
C14	2128.00'	69.64'	N58°22'27"W	69.64'	1°52'30"	34.82'
C15	2239.00'	52.34'	N59°58'53"W	52.34'	1°20'22"	26.17'
C16	2128.00'	49.74'	N59°58'53"W	49.74'	1°20'22"	24.87'
C17	2128.00'	49.74'	N61°19'15"W	49.74'	1°20'22"	24.87'
C18	2239.00'	52.34'	N62°39'36"W	52.34'	1°20'22"	26.17'
C19	2128.00'	49.74'	N62°39'36"W	49.74'	1°20'22"	24.87'
C20	2239.00'	52.34'	N63°59'58"W	52.34'	1°20'22"	26.17'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C22	2239.00'	52.34'	N65°20'20"W	52.34'	1°20'22"	26.17'
C23	2128.00'	49.74'	N65°20'20"W	49.74'	1°20'22"	24.87'
C24	2239.00'	52.34'	N66°40'41"W	52.34'	1°20'22"	26.17'
C25	2128.00'	49.74'	N66°40'41"W	49.74'	1°20'22"	24.87'
C26	2239.00'	52.34'	N68°01'03"W	52.34'	1°20'22"	26.17'
C27	2128.00'	49.74'	N68°01'03"W	49.74'	1°20'22"	24.87'
C28	2239.00'	52.34'	N69°21'24"W	52.34'	1°20'22"	26.17'
C29	2128.00'	49.74'	N69°21'24"W	49.74'	1°20'22"	24.87'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C31	2128.00'	49.74'	N70°41'46"W	49.74'	1°20'22"	24.87'
C32	2239.00'	52.34'	N72°02'07"W	52.34'	1°20'22"	26.17'
C33	2128.00'	49.74'	N72°02'07"W	49.74'	1°20'22"	24.87'
C34	2239.00'	52.34'	N73°22'29"W	52.34'	1°20'22"	26.17'
C35	2128.00'	49.74'	N73°22'29"W	49.74'	1°20'22"	24.87'
C36	2239.00'	52.34'	N74°42'51"W	52.34'	1°20'22"	26.17'
C37	2128.00'	49.74'	N74°42'51"W	49.74'	1°20'22"	24.87'
C38	2239.00'	52.34'	N76°03'12"W	52.34'	1°20'22"	26.17'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C41	2128.00'	49.74'	N77°23'34"W	49.74'	1°20'22"	24.87'
C43	2128.00'	51.75'	N78°45'33"W	51.75'	1°23'37"	25.88'
C52	2289.00'	59.48'	N71°11'37"W	59.48'	1°29'20"	29.74'
C53	2289.00'	69.39'	N69°34'51"W	69.39'	1°44'13"	34.70'
C54	2289.00'	69.39'	N67°50'38"W	69.39'	1°44'13"	34.70'
C55	2289.00'	59.48'	N66°13'52"W	59.48'	1°29'20"	29.74'
C56	2289.00'	59.48'	N64°44'32"W	59.48'	1°29'20"	29.74'
C57	2289.00'	49.57'	N63°22'39"W	49.56'	1°14'26"	24.78'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C59	2289.00'	100.65'	N59°58'01"W	100.64'	2°31'10"	50.33'
C240	2066.00'	631.73'	N57°15'59"W	629.27'	17°31'10"	318.35'
C267	2264.00'	790.33'	N68°42'28"W	786.32'	20°00'04"	399.23'
C278	2239.00'	52.34'	N61°19'15"W	52.34'	1°20'22"	26.17'
C279	100.00'	21.95'	S64°59'41"E	21.90'	12°34'30"	11.02'

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FLORIDA LICENSE NUMBER 79410
DATE: ____

KHA PROJECT 142800009
DATE DECEMBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

GEOMETRY PLAN

WINDING OAKS - PHASE 4
PREPARED FOR
D.R. HORTON, INC.
CITY OF OCALA FLORIDA

SHEET NUMBER
C007

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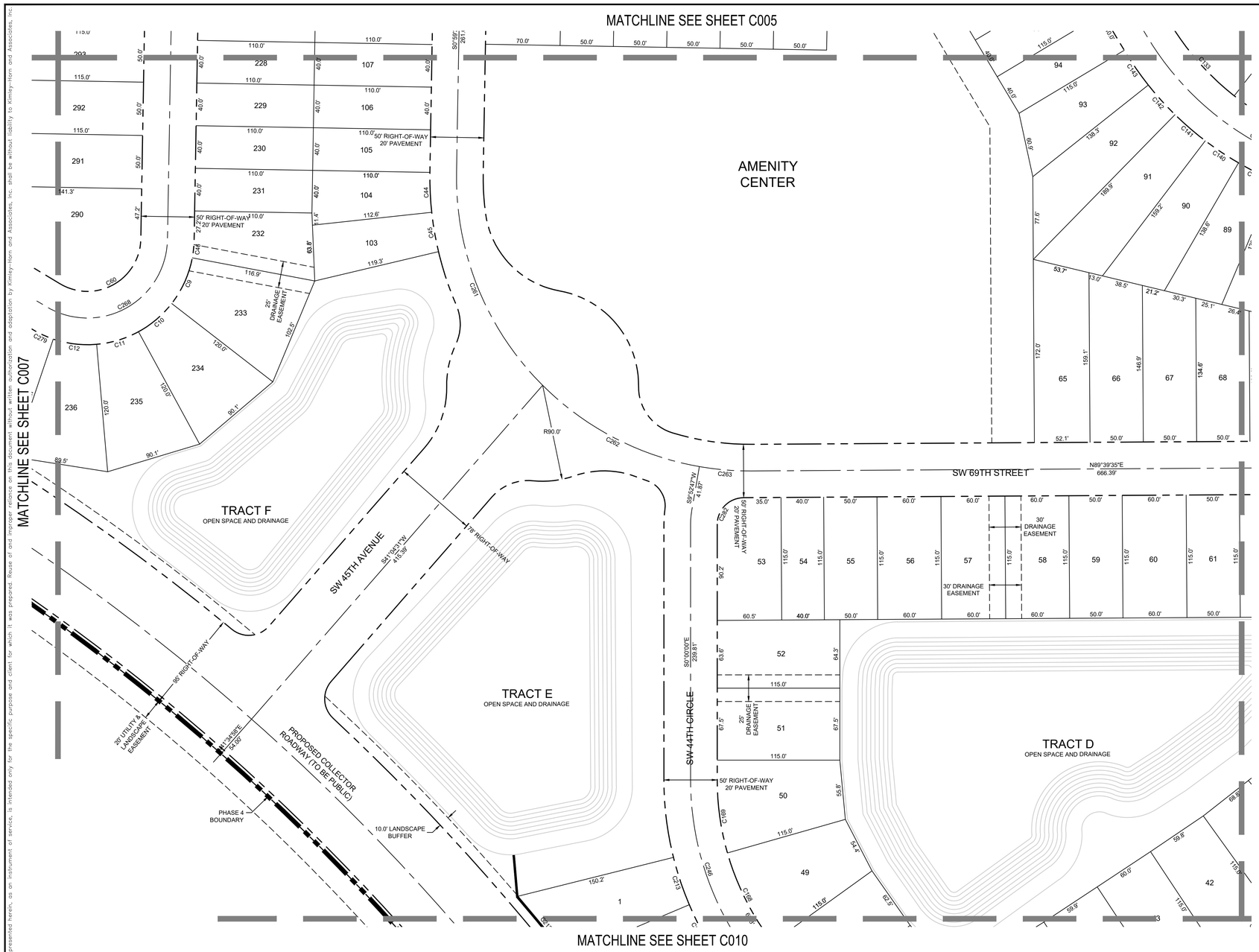
K:\OCA_Civil\142800009 Winding Oaks - DRH\CADFiles\Grading\Phase 4\Conceptual Plans\C004-C011 GEOMETRY PLAN.dwg, Layout:C007 GEOMETRY PLAN, Dec 18, 2023, thomas.trexler
XREFS: xdesign-Proj-142800009-CP xh-xsitmss-xxx DrawingData xlbase-Proj-142800009 P44 Adjacent Property Lanexis xlbarcg - 142800009 C03.01 GEOMETRY MASTER PLAN



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C9	100.00'	47.36'	N24°14'34"E	46.92'	27°08'10"	24.13'
C10	100.00'	41.25'	N49°37'43"E	40.96'	23°38'08"	20.92'
C11	100.00'	41.25'	N73°15'51"E	40.96'	23°38'08"	20.92'
C12	100.00'	41.25'	S83°06'00"E	40.96'	23°38'08"	20.92'
C44	300.00'	37.46'	S2°36'23"E	37.44'	7°09'17"	18.76'
C45	300.00'	37.47'	S9°45'42"E	37.45'	7°09'22"	18.76'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C46	100.00'	16.90'	N5°50'04"E	16.88'	9°40'50"	8.47'
C60	50.00'	104.98'	N61°08'36"E	86.73'	120°17'55"	87.13'
C133	250.00'	83.28'	S42°20'18"E	82.89'	19°05'08"	42.03'
C140	300.00'	37.47'	S56°20'24"E	37.45'	7°09'22"	18.76'
C141	300.00'	37.47'	S49°11'02"E	37.45'	7°09'22"	18.76'
C142	300.00'	37.47'	S42°01'40"E	37.45'	7°09'22"	18.76'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C143	300.00'	39.61'	S34°40'03"E	39.58'	7°33'51"	19.83'
C168	250.00'	87.47'	S25°55'23"E	87.02'	20°02'46"	44.19'
C169	250.00'	69.38'	S7°57'00"E	69.15'	15°54'00"	34.91'
C212	2128.00'	72.98'	N39°29'36"W	72.97'	1°57'53"	36.49'
C213	300.00'	46.81'	S18°29'48"E	46.76'	8°56'23"	23.45'
C246	275.00'	172.53'	S17°58'23"E	169.71'	35°56'46"	89.21'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C261	275.00'	221.04'	S22°01'59"E	215.14'	46°03'15"	116.88'
C262	275.00'	168.28'	S62°35'25"E	165.66'	35°03'37"	86.87'
C263	275.00'	49.05'	S85°13'49"E	48.99'	10°13'11"	24.59'
C268	75.00'	157.47'	N61°08'36"E	130.10'	120°17'55"	130.69'
C282	25.00'	39.12'	S44°49'48"W	35.25'	89°39'35"	24.85'

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

KHA PROJECT 142800009
DATE DECEMBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

GEOMETRY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
D.R. HORTON, INC.
CITY OF OCALA FLORIDA

SHEET NUMBER
C008

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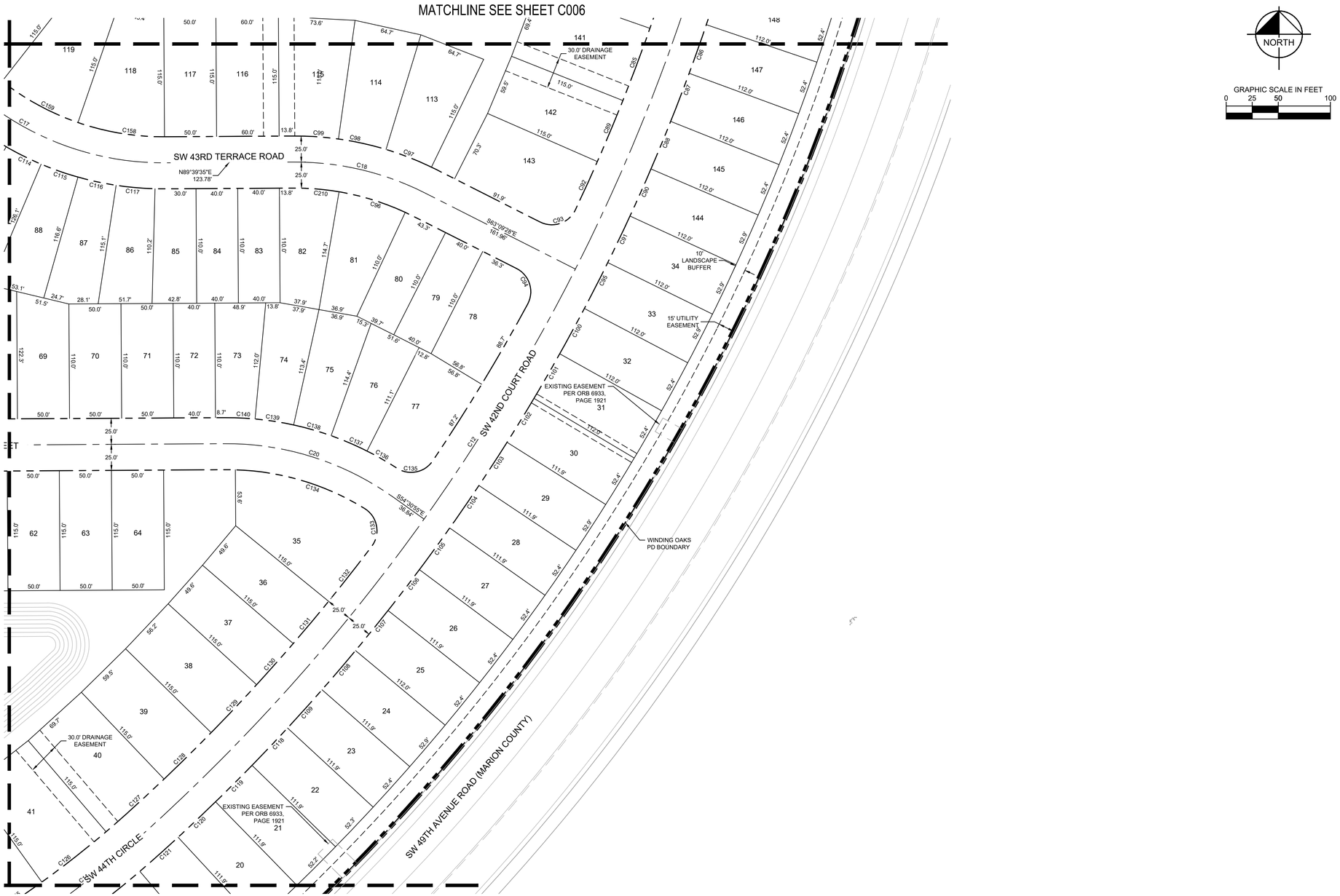
XREFS: xBorder-PH4-142800009 CP Xs-xBlmes-Ocala DrawingData xBase-PH4-142800009 PH4 Adjacent Property Linework xSurvey - 142800009 C003-01 GEOMETRY MASTER PLAN



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C12	1861.99'	1035.72'	N31°58'57"E	1022.42'	31°52'14"	531.64'
C17	275.00'	285.36'	S60°36'46"E	272.73'	59°27'17"	157.03'
C18	275.00'	130.47'	S76°44'56"E	129.25'	27°10'57"	66.49'
C20	275.00'	171.95'	S72°25'40"E	169.16'	35°49'29"	88.89'
C85	1836.99'	74.03'	N20°32'16"E	74.03'	2°18'33"	37.02'
C86	1886.99'	49.47'	S19°29'14"W	49.47'	1°30'08"	24.74'
C87	1886.99'	49.47'	S20°59'22"W	49.47'	1°30'08"	24.74'
C88	1886.99'	49.47'	S22°29'30"W	49.47'	1°30'08"	24.74'
C89	1836.99'	63.46'	N22°40'55"E	63.45'	1°58'45"	31.73'
C90	1886.99'	49.47'	S23°59'38"W	49.47'	1°30'08"	24.74'
C91	1886.99'	49.47'	S25°29'46"W	49.47'	1°30'08"	24.74'
C92	1836.99'	50.97'	N24°27'59"E	50.97'	1°35'23"	25.49'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C93	25.00'	39.96'	N71°03'06"E	35.84'	91°34'52"	25.70'
C94	25.00'	39.96'	N17°22'01"W	35.84'	91°34'52"	25.70'
C95	1886.99'	49.47'	S26°59'54"W	49.47'	1°30'08"	24.74'
C96	250.00'	66.64'	N72°42'14"W	66.44'	15°16'20"	33.52'
C97	300.00'	46.81'	S68°39'59"E	46.76'	8°56'23"	23.45'
C98	300.00'	46.81'	S77°36'22"E	46.76'	8°56'23"	23.45'
C99	300.00'	43.27'	S86°12'29"E	43.23'	8°15'51"	21.67'
C100	1886.99'	49.47'	S28°30'02"W	49.47'	1°30'08"	24.74'
C101	1886.99'	49.47'	S30°00'09"W	49.47'	1°30'08"	24.74'
C102	1886.99'	49.47'	S31°30'17"W	49.47'	1°30'08"	24.74'
C103	1886.99'	49.47'	S33°00'25"W	49.47'	1°30'08"	24.74'
C104	1886.99'	49.47'	S34°30'33"W	49.47'	1°30'08"	24.74'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C105	1886.99'	49.47'	S36°00'41"W	49.47'	1°30'08"	24.74'
C106	1886.99'	49.47'	S37°30'49"W	49.47'	1°30'08"	24.74'
C107	1886.99'	49.47'	S39°00'57"W	49.47'	1°30'08"	24.74'
C108	1886.99'	49.47'	S40°31'05"W	49.47'	1°30'08"	24.74'
C109	1886.99'	49.47'	S42°01'13"W	49.47'	1°30'08"	24.74'
C114	300.00'	37.47'	N63°29'46"W	37.45'	7°09'22"	18.76'
C115	300.00'	37.47'	N70°39'09"W	37.45'	7°09'22"	18.76'
C115	300.00'	37.47'	N70°39'09"W	37.45'	7°09'22"	18.76'
C116	300.00'	37.47'	N77°48'31"W	37.45'	7°09'22"	18.76'
C116	300.00'	37.47'	N77°48'31"W	37.45'	7°09'22"	18.76'
C117	300.00'	37.47'	N84°57'53"W	37.45'	7°09'22"	18.76'
C117	300.00'	37.47'	N84°57'53"W	37.45'	7°09'22"	18.76'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C118	1886.99'	49.47'	S43°31'21"W	49.47'	1°30'08"	24.74'
C119	1886.99'	49.47'	S45°01'29"W	49.47'	1°30'08"	24.74'
C120	1886.99'	49.47'	S46°31'37"W	49.47'	1°30'08"	24.74'
C121	1886.99'	21.07'	S47°35'52"W	21.07'	0°38'23"	10.54'
C126	950.00'	78.24'	N51°53'22"E	78.22'	4°43'08"	39.14'
C127	1836.99'	48.50'	N47°09'41"E	48.49'	1°30'45"	24.25'
C128	1836.99'	63.46'	N45°24'56"E	63.45'	1°58'45"	31.73'
C129	1836.99'	63.46'	N43°26'11"E	63.45'	1°58'45"	31.73'
C130	1836.99'	52.88'	N41°37'20"E	52.88'	1°38'58"	26.44'
C131	1836.99'	52.88'	N39°58'22"E	52.88'	1°38'58"	26.44'
C132	1836.99'	67.02'	N38°06'11"E	67.01'	2°05'25"	33.51'
C133	25.00'	41.61'	N10°37'26"W	36.97'	95°21'48"	27.46'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C134	250.00'	130.98'	N73°18'54"W	129.49'	30°01'10"	67.03'
C135	25.00'	38.89'	N78°28'42"E	35.09'	89°07'52"	24.62'
C136	300.00'	33.10'	S60°07'00"E	33.08'	6°19'15"	16.56'
C137	300.00'	37.47'	S66°51'18"E	37.45'	7°09'22"	18.76'
C138	300.00'	37.47'	S74°00'40"E	37.45'	7°09'22"	18.76'
C139	300.00'	37.47'	S81°10'02"E	37.45'	7°09'22"	18.76'
C140	300.00'	29.29'	S87°32'34"E	29.28'	5°35'41"	14.66'
C158	250.00'	84.53'	S80°39'13"E	84.13'	19°22'24"	42.67'
C159	250.00'	83.28'	S61°25'27"E	82.89'	19°05'08"	42.03'

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LICENSED PROFESSIONAL

STEWART L. HILL, P.E.

FLORIDA LICENSE NUMBER 79410

DATE: ____

KHA PROJECT 142800009

DATE NOVEMBER 2023

SCALE AS SHOWN

DESIGNED BY KHA

DRAWN BY KHA

CHECKED BY KHA

GEOMETRY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR

D.R. HORTON, INC.

CITY OF OCALA FLORIDA

SHEET NUMBER

C009

K:\OCA_Civil\142800009-Winding Oaks - DRH\CADD\Plans\Phase 4\Construction Plans\C004-C011 GEOMETRY PLAN.dwg, Layout:C009 GEOMETRY PLAN Nov 27, 2023 Stacey.Schuler
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CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C152	2289.00'	28.08'	N33°55'34"W	28.08'	0°42'10"	14.04'
C153	150.00'	92.67'	S51°16'24"E	91.20'	35°23'50"	47.87'
C154	150.00'	135.10'	N85°13'37"E	130.58'	51°36'10"	72.52'
C155	1827.00'	63.48'	N57°58'50"E	63.47'	1°59'26"	31.74'
C156	950.00'	37.82'	N55°23'21"E	37.81'	2°16'51"	18.91'
C167	2289.00'	59.48'	N35°01'18"W	59.48'	1°29'20"	29.74'
C183	1999.04'	52.41'	N46°32'05"E	52.41'	1°30'07"	26.20'
C185	1999.04'	53.61'	N48°03'15"E	53.61'	1°32'11"	26.81'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C186	1000.00'	49.01'	N50°56'02"E	49.01'	2°48'30"	24.51'
C187	1999.04'	54.55'	N49°36'15"E	54.55'	1°33'48"	27.28'
C188	1000.00'	49.01'	N53°44'32"E	49.01'	2°48'30"	24.51'
C189	1999.04'	54.68'	N51°10'10"E	54.68'	1°34'02"	27.34'
C190	1000.00'	24.14'	N55°50'17"E	24.14'	1°23'00"	12.07'
C191	1999.04'	52.42'	N52°42'15"E	52.42'	1°30'09"	26.21'
C192	1999.04'	50.04'	N54°10'22"E	50.04'	1°26'04"	25.02'
C193	1877.00'	42.10'	N57°10'20"E	42.10'	1°17'06"	21.05'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C194	1988.00'	38.97'	N57°15'11"E	38.97'	1°07'23"	19.49'
C195	1877.00'	49.47'	N58°34'11"E	49.47'	1°30'36"	24.74'
C196	1988.00'	52.40'	N58°34'11"E	52.39'	1°30'36"	26.20'
C197	200.00'	42.30'	N65°29'03"E	42.22'	12°07'02"	21.23'
C198	200.00'	45.32'	N78°02'02"E	45.22'	12°58'58"	22.76'
C199	200.00'	45.32'	S88°59'00"E	45.22'	12°58'58"	22.76'
C200	200.00'	45.32'	S76°00'02"E	45.22'	12°58'58"	22.76'
C201	200.00'	45.32'	S63°01'04"E	45.22'	12°58'58"	22.76'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C202	200.00'	45.32'	S50°02'06"E	45.22'	12°58'58"	22.76'
C203	200.00'	34.80'	S38°33'33"E	34.75'	9°58'09"	17.44'
C204	2128.00'	65.94'	N32°59'13"W	65.94'	1°46'32"	32.97'
C205	2239.00'	52.34'	N34°32'40"W	52.34'	1°20'22"	26.17'
C206	2128.00'	49.74'	N34°32'40"W	49.74'	1°20'22"	24.87'
C207	2239.00'	28.61'	N35°34'48"W	28.61'	0°43'56"	14.30'
C208	300.00'	46.81'	S27°26'11"E	46.76'	8°56'23"	23.45'
C209	2128.00'	56.23'	N35°58'16"W	56.23'	1°30'51"	28.12'

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C210	2128.00'	66.21'	N37°37'10"W	66.21'	1°46'58"	33.11'
C212	2128.00'	72.98'	N39°29'36"W	72.97'	1°57'53"	36.49'
C239	2066.00'	662.21'	N39°19'27"W	659.38'	18°21'54"	333.97'
C247	2264.00'	93.71'	N34°45'37"W	93.70'	2°22'17"	46.86'
C248	175.00'	265.73'	S77°04'28"E	240.92'	87°00'00"	166.07'
C249	1852.00'	93.61'	N57°58'39"E	93.60'	2°53'46"	46.81'

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STEWART L. HILL, P.E.
FLORIDA LICENSE NUMBER 79410
DATE: ____

KHA PROJECT 142800009
DATE DECEMBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

GEOMETRY PLAN

WINDING OAKS - PHASE 4
PREPARED FOR
D.R. HORTON, INC.
CITY OF OCALA FLORIDA

SHEET NUMBER
C010

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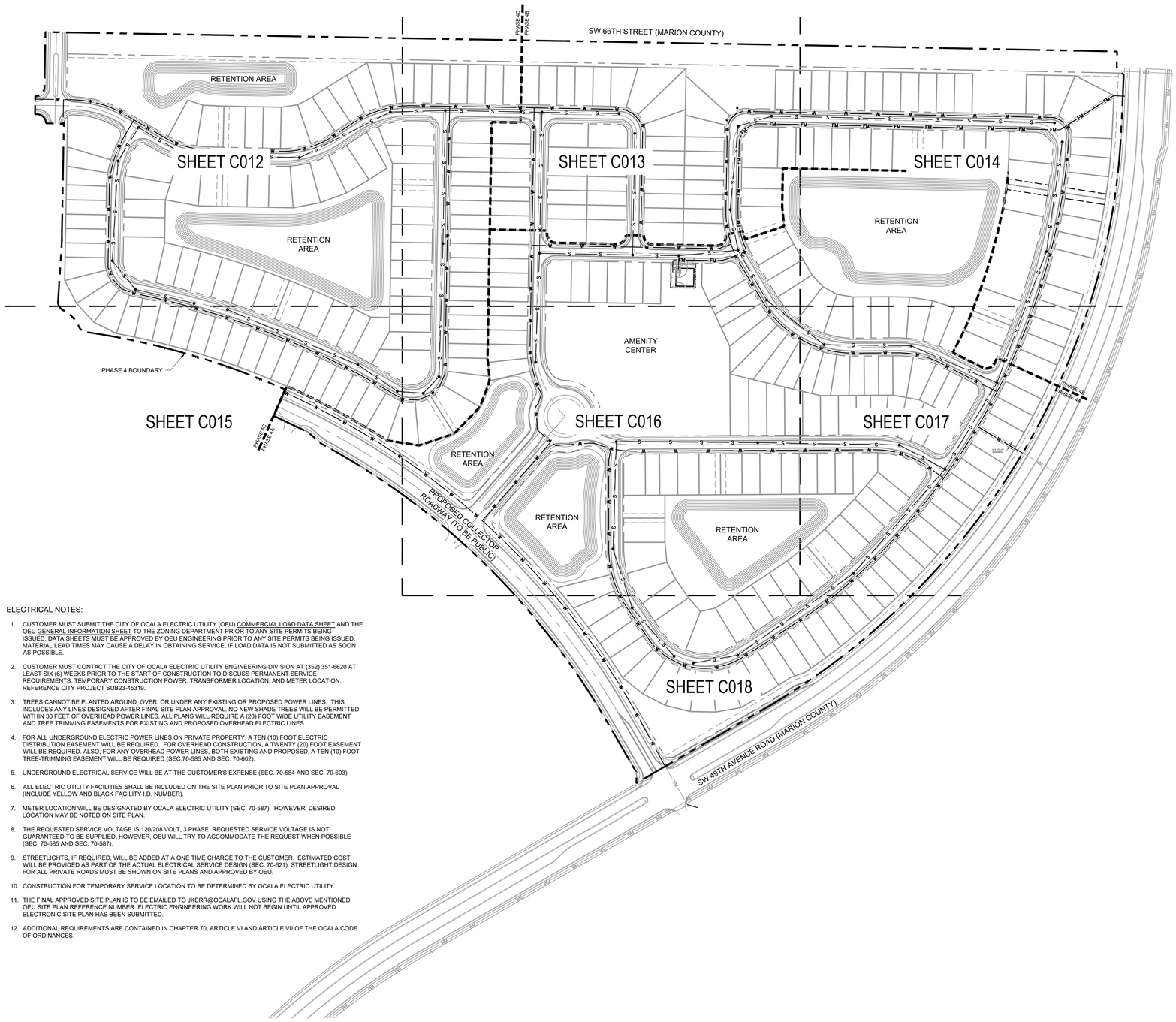
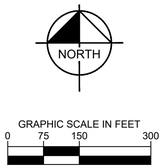
XREFS: alltenter-Phe-142800009-CP no-addresses DrawingData alltase-Phe-142800009 PH4 Adjacent Property Linework xSurvey - 142800009 C03.01 GEOMETRY MASTER PLAN





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LEGEND

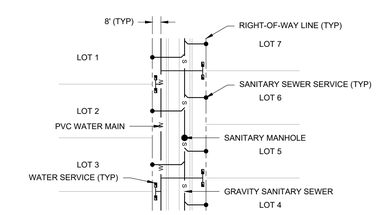
- S — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER LINE
- FD — PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS

- UTILITY EASEMENT TO CITY OF OCALA POTABLE WATER MAIN EASEMENT 20' WIDE SANITARY SEWER MAIN EASEMENT 30' WIDE

NOTE:
SITE IMPROVEMENTS DEPICTED ON THESE PLANS ARE FOR CONCEPTUAL REPRESENTATION ONLY. THESE IMPROVEMENTS ARE A PART OF THE UPCOMING WINDING OAKS RESIDENTIAL PHASE 4 IMPROVEMENT PLANS.

ELECTRICAL NOTES:

1. CUSTOMER MUST SUBMIT THE CITY OF OCALA ELECTRIC UTILITY (OEU) COMMERCIAL LOAD DATA SHEET AND THE OEU GENERAL INFORMATION SHEET TO THE ZONING DEPARTMENT PRIOR TO ANY SITE PERMITS BEING ISSUED. DATA SHEETS MUST BE APPROVED BY OEU ENGINEERING PRIOR TO ANY SITE PERMITS BEING ISSUED. MATERIAL LEAD TIMES MAY CAUSE A DELAY IN OBTAINING SERVICE, IF LOAD DATA IS NOT SUBMITTED AS SOON AS POSSIBLE.
2. CUSTOMER MUST CONTACT THE CITY OF OCALA ELECTRIC UTILITY ENGINEERING DIVISION AT (352) 351-6620 AT LEAST SIX (6) WEEKS PRIOR TO THE START OF CONSTRUCTION TO DISCUSS PERMANENT SERVICE REQUIREMENTS, TEMPORARY CONSTRUCTION POWER, TRANSFORMER LOCATION, AND METER LOCATION. REFERENCE CITY PROJECT SUB23-45319.
3. TREES CANNOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL. NO NEW SHADE TREES WILL BE PERMITTED WITHIN 30 FEET OF OVERHEAD POWER LINES. ALL PLANS WILL REQUIRE A (20) FOOT WIDE UTILITY EASEMENT AND TREE TRIMMING EASEMENTS FOR EXISTING AND PROPOSED OVERHEAD ELECTRIC LINES.
4. FOR ALL UNDERGROUND ELECTRIC POWER LINES ON PRIVATE PROPERTY, A TEN (10) FOOT ELECTRIC DISTRIBUTION EASEMENT WILL BE REQUIRED. FOR OVERHEAD CONSTRUCTION, A TWENTY (20) FOOT EASEMENT WILL BE REQUIRED. ALSO, FOR ANY OVERHEAD POWER LINES, BOTH EXISTING AND PROPOSED, A TEN (10) FOOT TREE-TRIMMING EASEMENT WILL BE REQUIRED (SEC.70-585 AND SEC. 70-602).
5. UNDERGROUND ELECTRICAL SERVICE WILL BE AT THE CUSTOMER'S EXPENSE (SEC. 70-584 AND SEC. 70-603).
6. ALL ELECTRIC UTILITY FACILITIES SHALL BE INCLUDED ON THE SITE PLAN PRIOR TO SITE PLAN APPROVAL (INCLUDE YELLOW AND BLACK FACILITY I.D. NUMBER).
7. METER LOCATION WILL BE DESIGNATED BY OCALA ELECTRIC UTILITY (SEC. 70-587). HOWEVER, DESIRED LOCATION MAY BE NOTED ON SITE PLAN.
8. THE REQUESTED SERVICE VOLTAGE IS 120/208 VOLT, 3 PHASE. REQUESTED SERVICE VOLTAGE IS NOT GUARANTEED TO BE SUPPLIED, HOWEVER, OEU WILL TRY TO ACCOMMODATE THE REQUEST WHEN POSSIBLE (SEC. 70-585 AND SEC. 70-587).
9. STREETLIGHTS, IF REQUIRED, WILL BE ADDED AT A ONE TIME CHARGE TO THE CUSTOMER. ESTIMATED COST WILL BE PROVIDED AS PART OF THE ACTUAL ELECTRICAL SERVICE DESIGN (SEC. 70-621). STREETLIGHT DESIGN FOR ALL PRIVATE ROADS MUST BE SHOWN ON SITE PLANS AND APPROVED BY OEU.
10. CONSTRUCTION FOR TEMPORARY SERVICE LOCATION TO BE DETERMINED BY OCALA ELECTRIC UTILITY.
11. THE FINAL APPROVED SITE PLAN IS TO BE EMAILED TO JKERR@OCALAFL.GOV USING THE ABOVE MENTIONED OEU SITE PLAN REFERENCE NUMBER. ELECTRIC ENGINEERING WORK WILL NOT BEGIN UNTIL APPROVED ELECTRONIC SITE PLAN HAS BEEN SUBMITTED.
12. ADDITIONAL REQUIREMENTS ARE CONTAINED IN CHAPTER 70, ARTICLE VI AND ARTICLE VII OF THE OCALA CODE OF ORDINANCES.



TYPICAL WATER AND SEWER SERVICE LOCATION PLAN

1. ALL WATER AND RECLAIMED DOUBLE SERVICES ON PROPERTY LINE.
2. ANY SINGLE WATER SERVICE LINES ON LOT LINE.
3. ALL SEWER SERVICES ARE TO CENTER OF LOTS.

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STEWART L. HILL
FLORIDA LICENSE NUMBER 79410
DATE: _____

KHA PROJECT	142800009
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	KHA

MASTER UTILITY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
D.R. HORTON, INC
CITY OF OCALA FLORIDA

SHEET NUMBER
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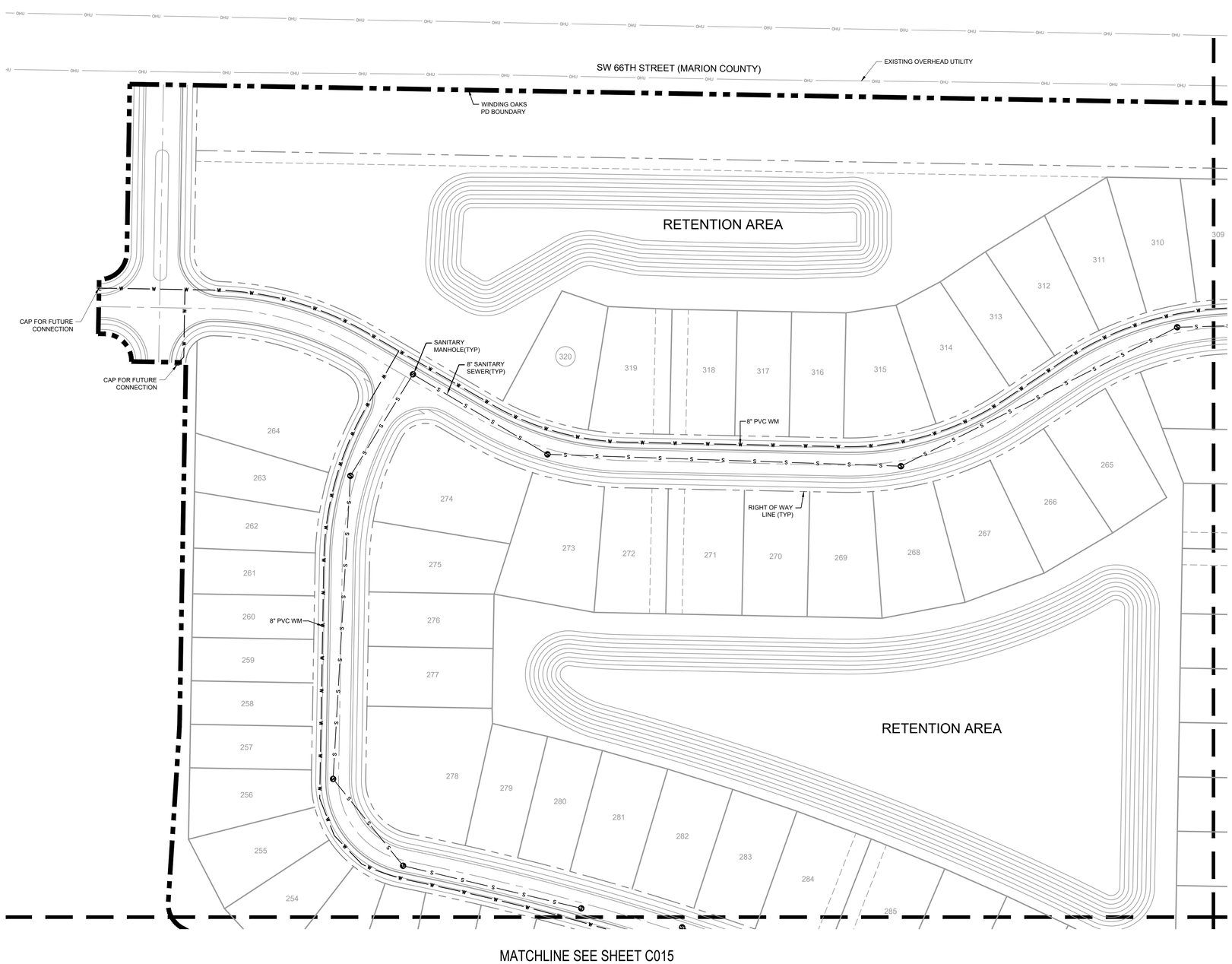

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LEGEND

- S — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER LINE
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- BENDS

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DESIGNED BY	KHA
DRAWN BY	KHA
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UTILITY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
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CITY OF OCALA FLORIDA

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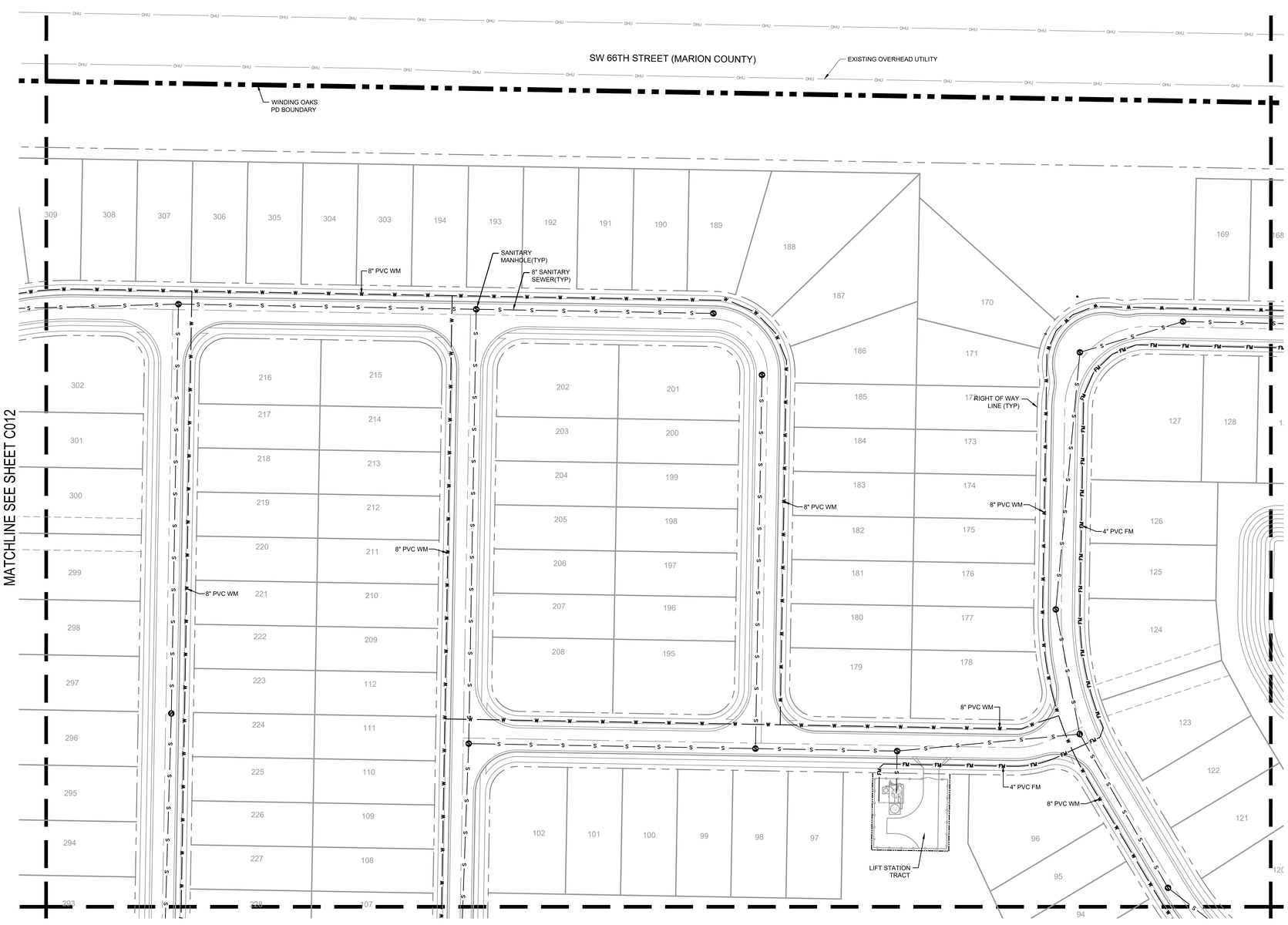

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GRAPHIC SCALE IN FEET
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LEGEND

- PROPOSED SANITARY SEWER PIPE
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- PROPOSED FORCE MAIN
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DATE OCTOBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
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UTILITY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
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CITY OF OCALA FLORIDA

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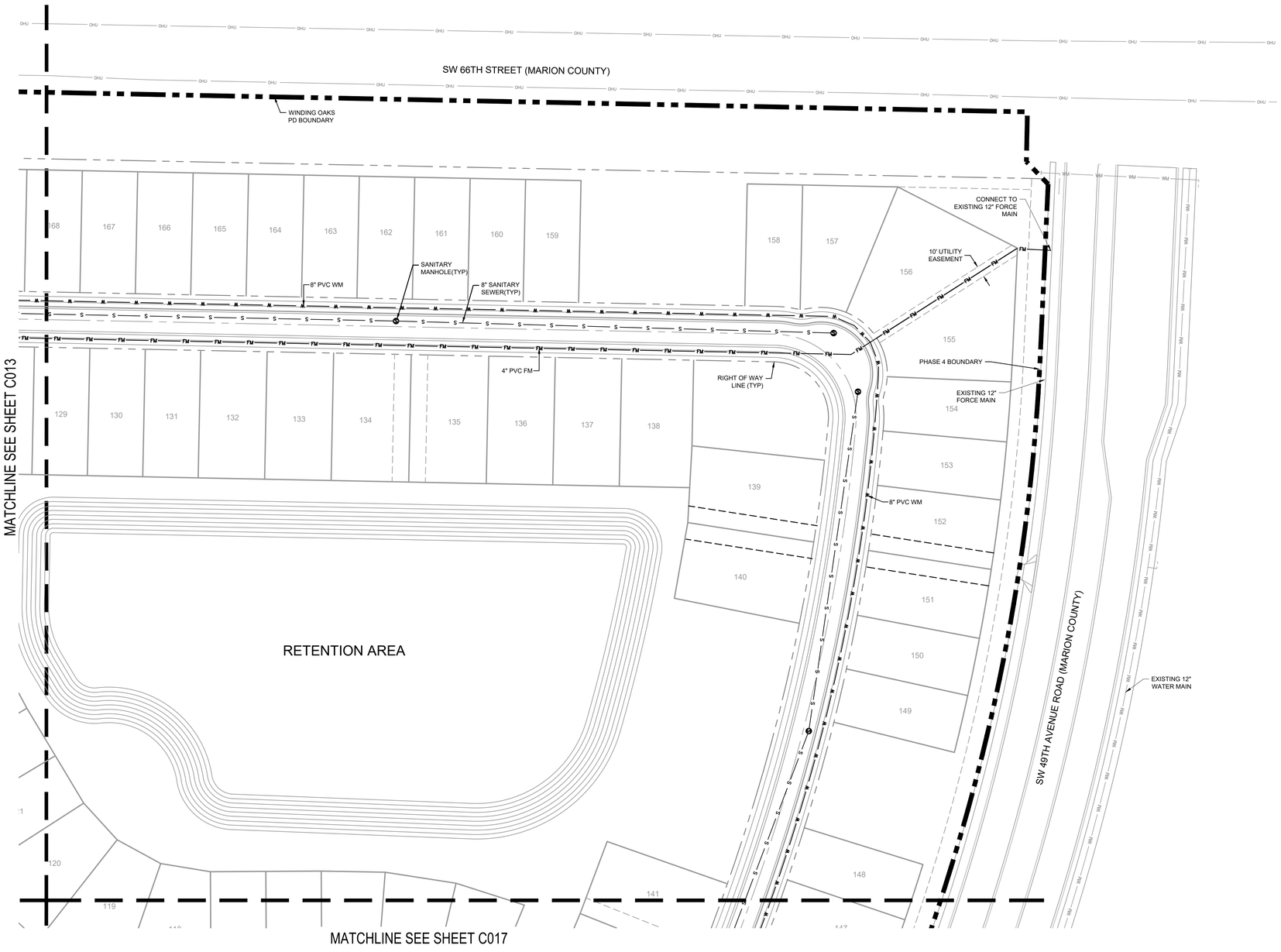

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- W — PROPOSED WATER LINE
- FM — PROPOSED FORCE MAIN
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- EXISTING FORCE MAIN
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- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS

- UTILITY EASEMENT TO CITY OF OCALA POTABLE WATER MAIN EASEMENT 20' WIDE SANITARY SEWER MAIN EASEMENT 30' WIDE

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

LICENSED PROFESSIONAL
STEWART L. HILL
FLORIDA LICENSE NUMBER
79410
DATE:

KHA PROJECT 142800009
DATE OCTOBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA

UTILITY PLAN

WINDING OAKS - PHASE 4
PREPARED FOR
D.R. HORTON, INC
CITY OF OCALA FLORIDA

SHEET NUMBER
C014

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0 25 50 100

No.	REVISIONS	DATE	BY
	PERMIT REVIEW		

LEGEND

- PROPOSED SANITARY SEWER PIPE
- PROPOSED WATER LINE
- PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS

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STEWART L. HILL
FLORIDA LICENSE NUMBER 79410
DATE:

KHA PROJECT 142800009	
DATE	OCTOBER 2023
SCALE	AS SHOWN
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UTILITY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
D.R. HORTON, INC
CITY OF OCALA FLORIDA

SHEET NUMBER
C015

K:\OCA_Civil\142800009-Winding Oaks - PHH\CAD\Plan\Sheet\Phase 4\C013-C019 UTILITY PLAN.dwg, Layout:C015 UTILITY PLAN , Oct 17, 2023, Stacey.Schuler
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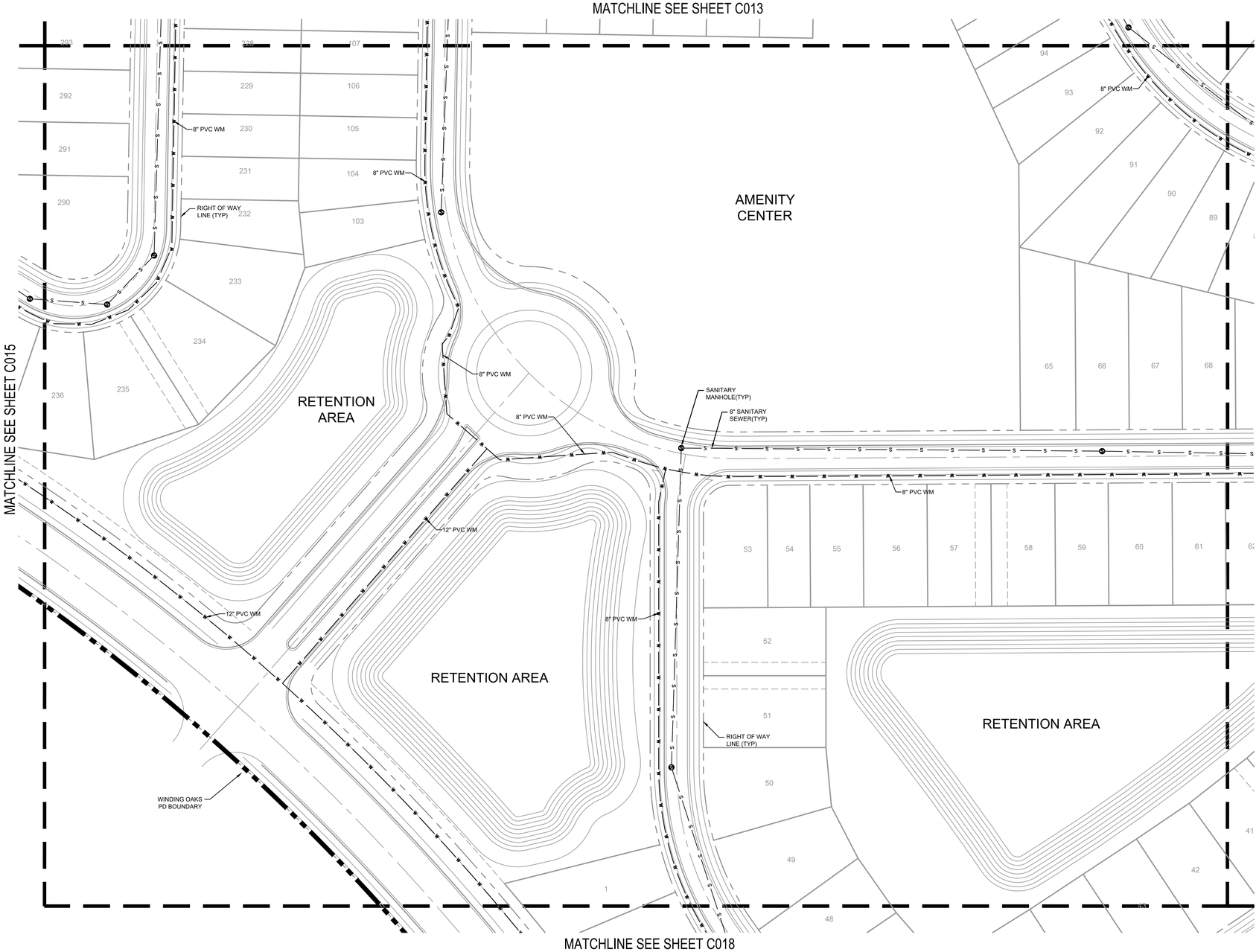

No.	REVISIONS	DATE	BY
	PERMIT REVIEW		

LEGEND

- S — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER LINE
- FM — PROPOSED FORCE MAIN
- EXISTING WATER LINE
- EXISTING FORCE MAIN
- PROPOSED SANITARY MANHOLE
- FIRE HYDRANT ASSEMBLY
- GATE VALVE
- TEE
- BENDS

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UTILITY PLAN

WINDING OAKS - PHASE 4

PREPARED FOR
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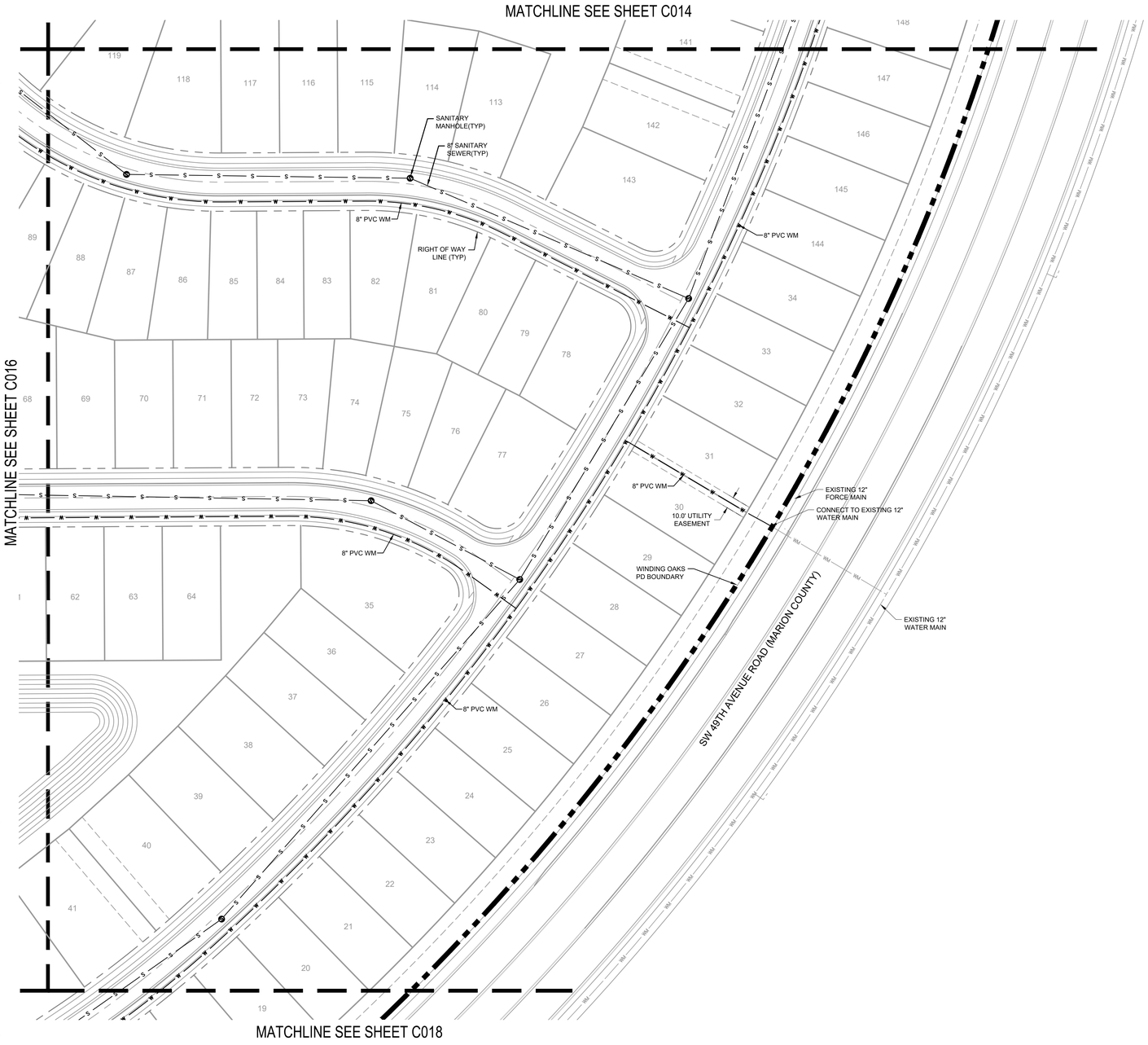

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GRAPHIC SCALE IN FEET
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No.	REVISIONS	DATE	BY
	PERMIT REVIEW		

LEGEND

- S — PROPOSED SANITARY SEWER PIPE
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UTILITY PLAN

WINDING OAKS - PHASE 4

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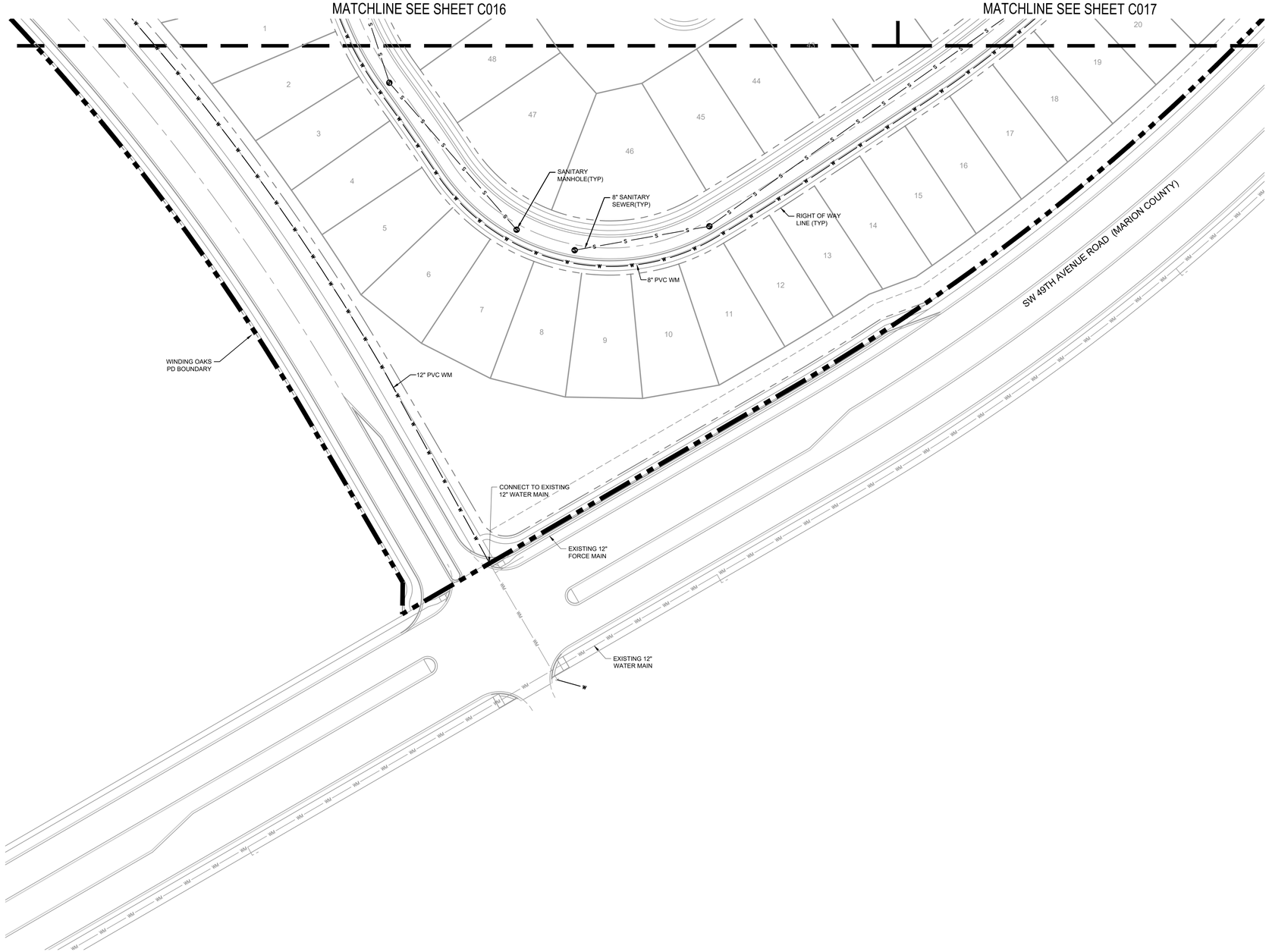
XREFs: sitemap-Ph 4 b-address.dwg Drawing\data xBase-Ph4 - 142800009 xPipes-142800009 xPoints-142800009 xSurvey - 142800009 xFG - 142800009



NORTH

GRAPHIC SCALE IN FEET
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No.	REVISIONS	DATE	BY
	PERMIT REVIEW		

LEGEND

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- PROPOSED WATER LINE
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UTILITY PLAN

WINDING OAKS - PHASE 4
PREPARED FOR
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CITY OF OCALA FLORIDA

SHEET NUMBER
C018

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