

K:\DATA - Civil\14273007 - Winding Oaks Commercial\242346000\Winding Oaks Commercial\Conceptual\Plan\Plan\Sheet\001 COVER SHEET.dwg, Aug 30, 2024, Bureau: bskelley
 W:\Projects\14273007 - Winding Oaks Commercial\242346000\Winding Oaks Commercial\Conceptual\Plan\Plan\Sheet\001 COVER SHEET.dwg, Aug 30, 2024, Bureau: bskelley
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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).

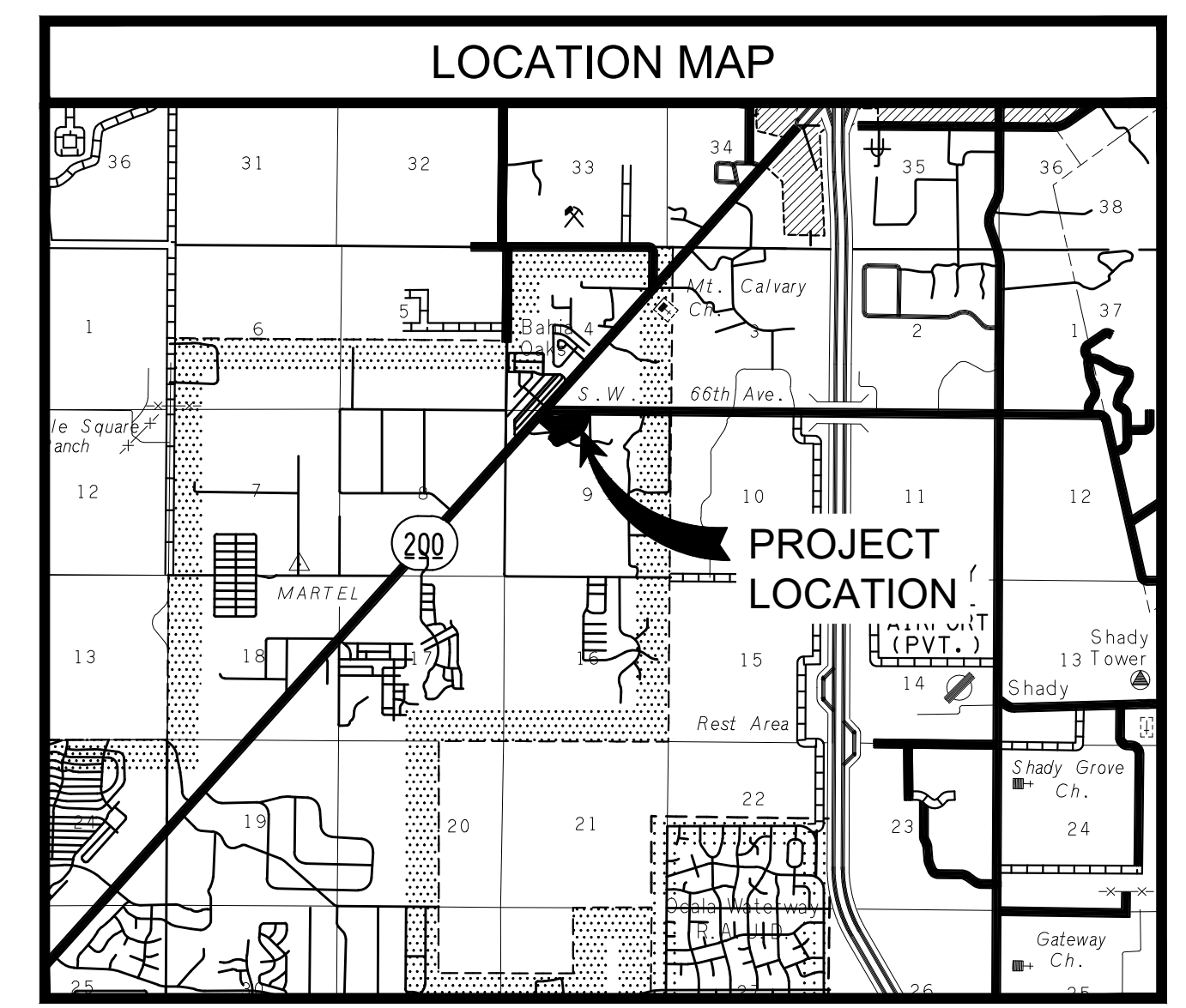
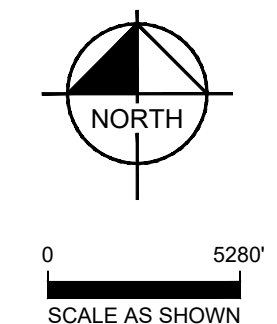
WINDING OAKS PD

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.

UTILITY CONTACT LISTING

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

PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT	SURVEYOR
KOLTER MIXED-USE, LLC	JCH CONSULTING GROUP, INC.
14025 RIVEREDGE DRIVE, SUITE 175	426 SW 15TH STREET, OCALA, FLORIDA 34471
TAMPA, FL 33637	(352) 405-1482
CIVIL ENGINEERING CONSULTANT	
KIMLEY-HORN AND ASSOCIATES, INC.	
1700 SE 17TH STREET, SUITE 200	
OCALA, FLORIDA 34471	
(352) 438-3000	

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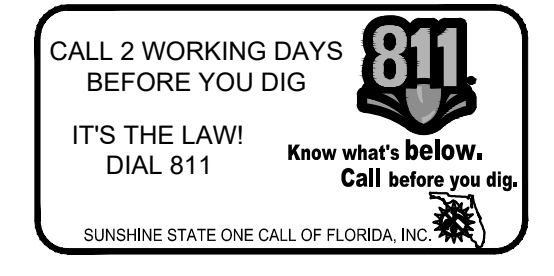


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 FLORIDA LICENSE NUMBER
 79410

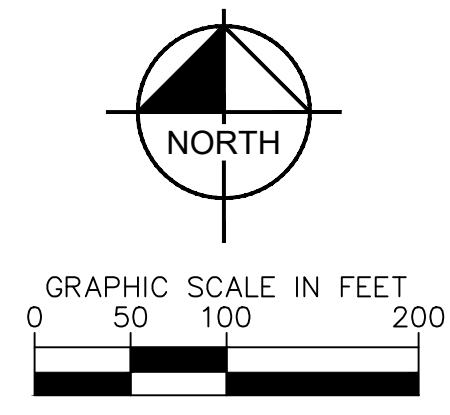
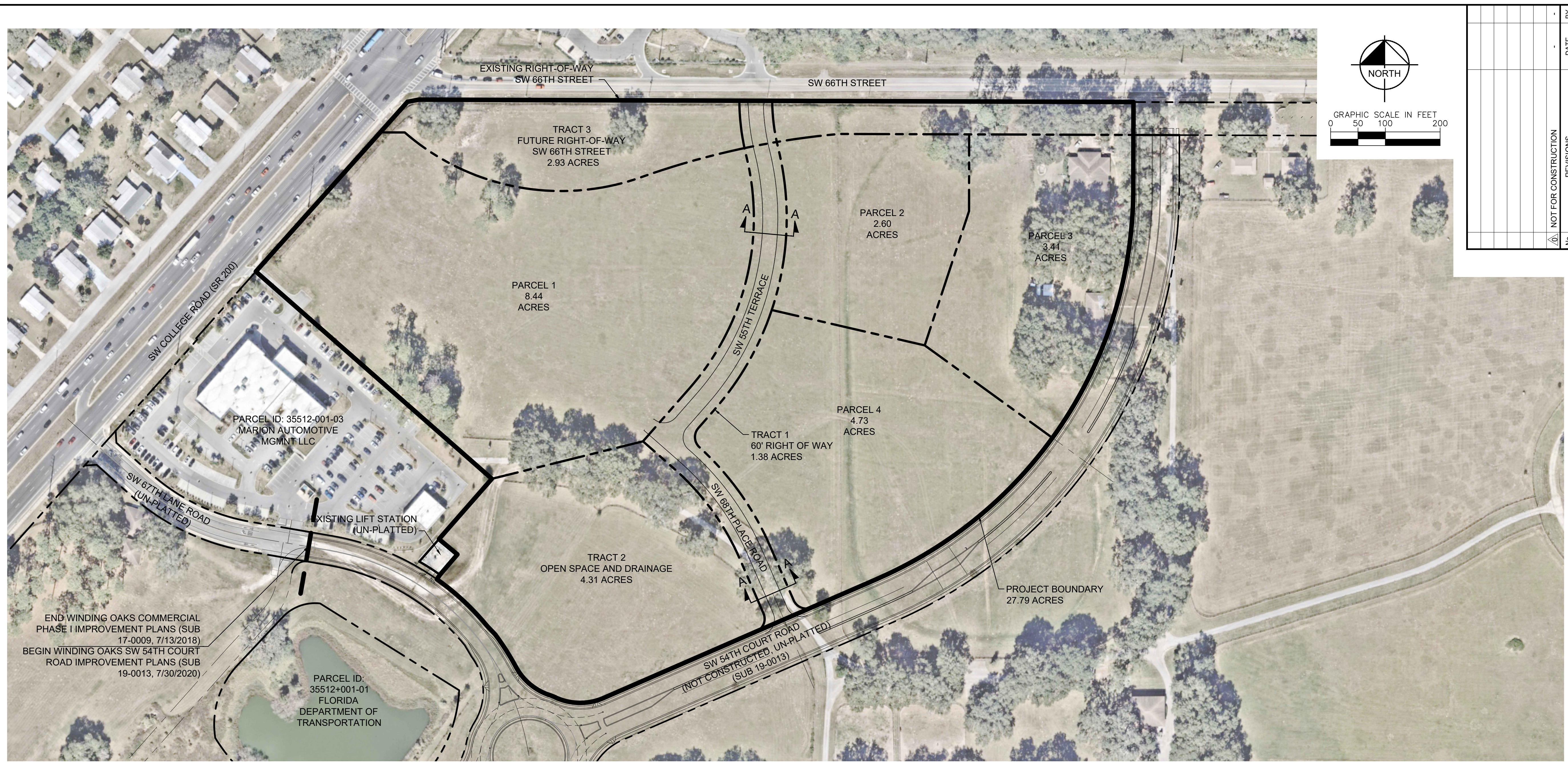
CONCEPTUAL SUBDIVISION PLAN
 COVER SHEET

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

SHEET NUMBER
C001



KPCA, 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) - Master Plan, Revised for Commercial Phase I. Prepared by KIMLEY-HORN AND ASSOCIATES, INC. (KHA) for KOLTER MIXED-USE, LLC. This document, together with the concepts and designs presented herein, 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.



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 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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 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

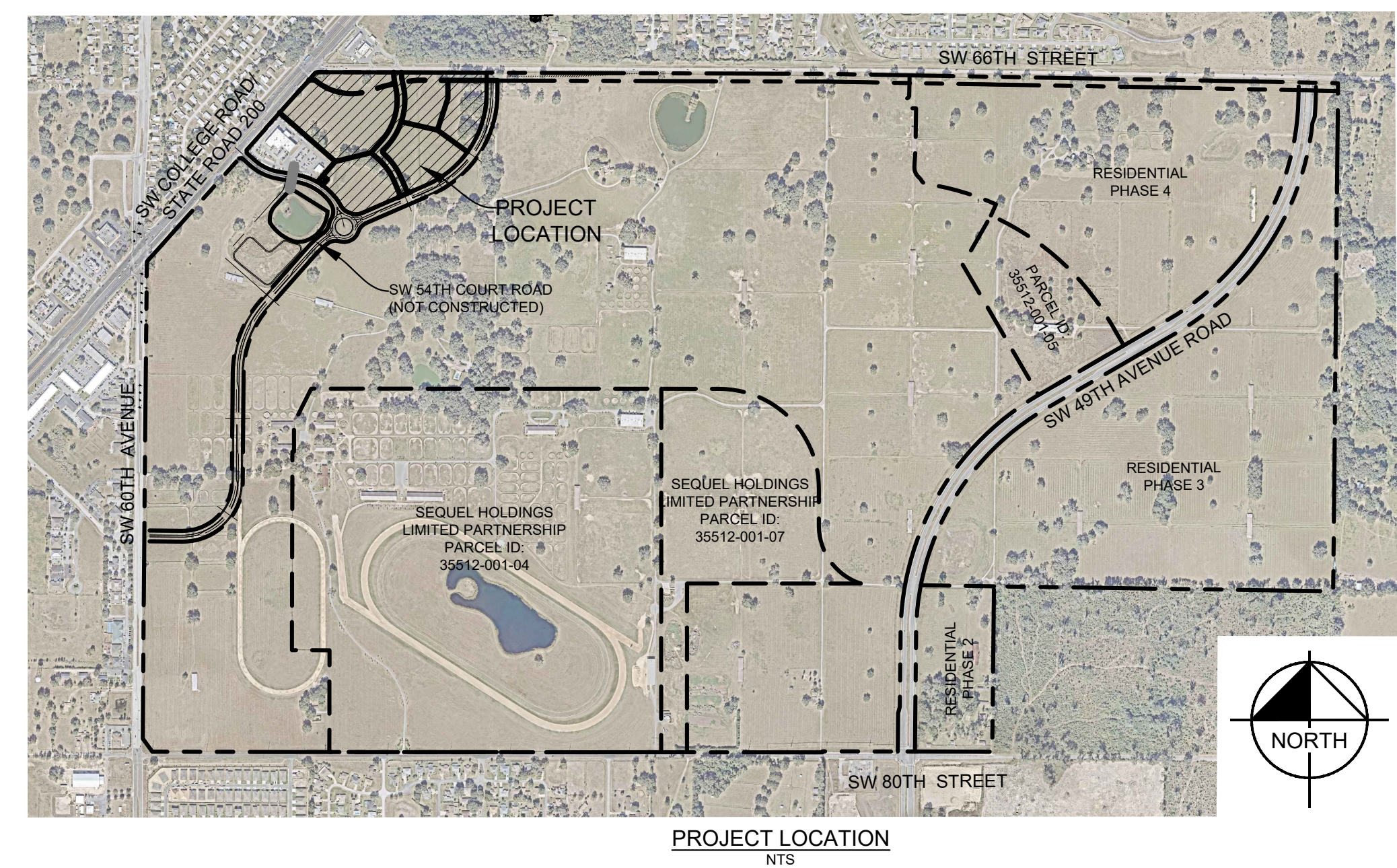
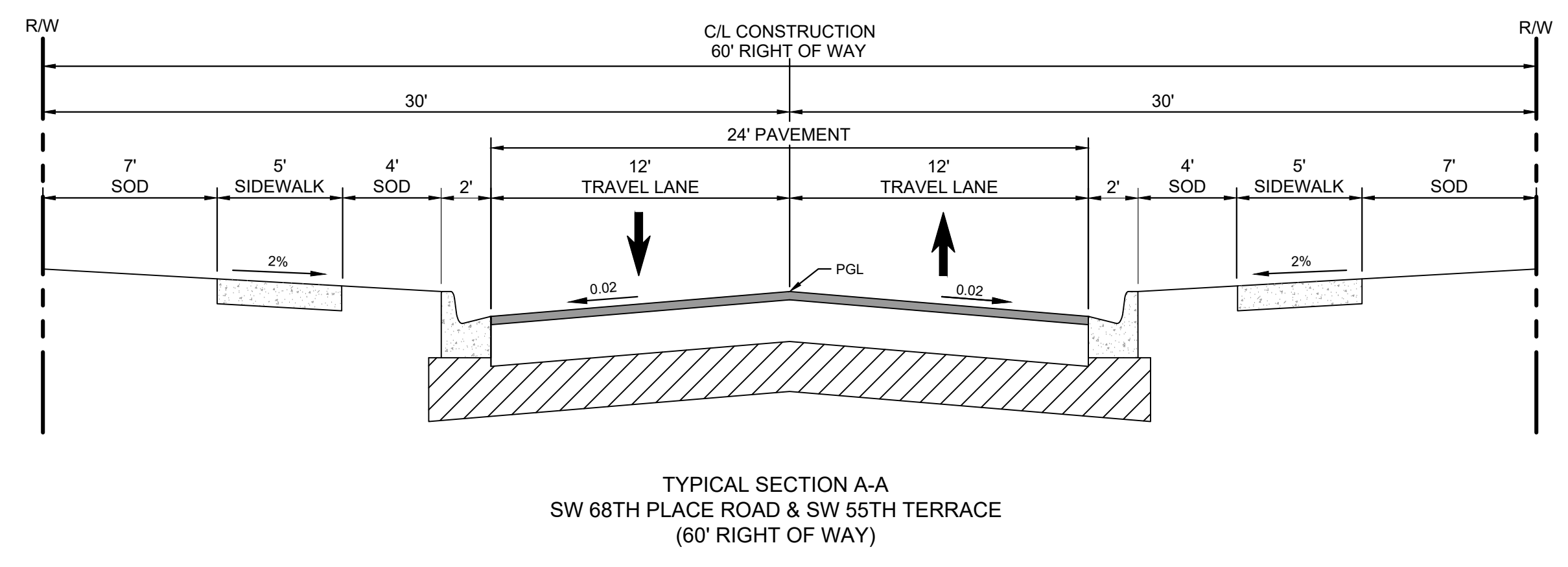
MASTER PLAN

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 FLORIDA

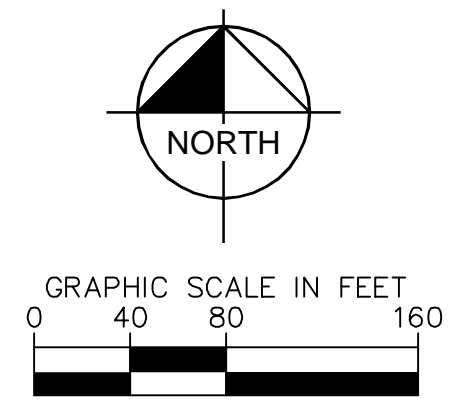
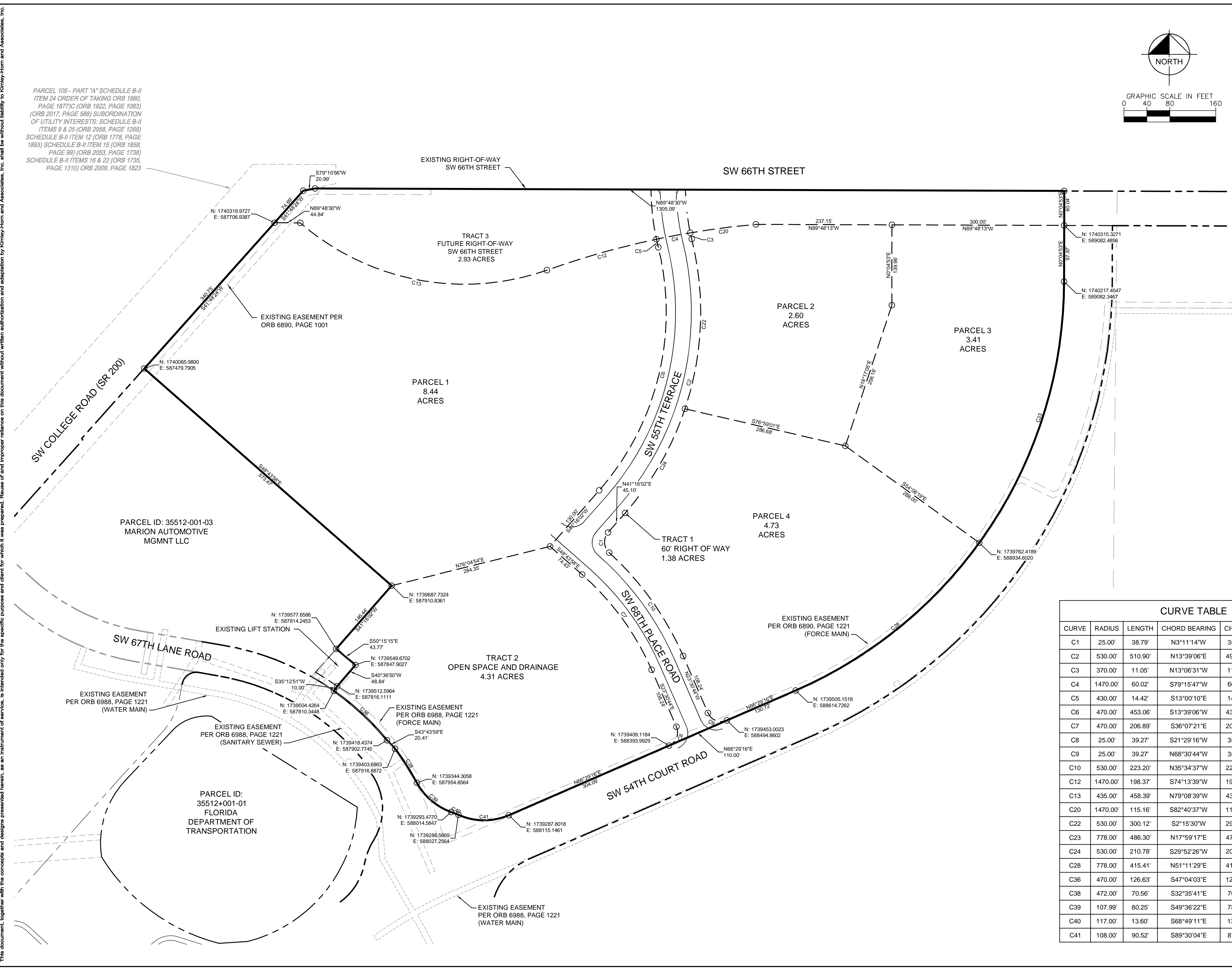
SHEET NUMBER
C002

PROJECT LOCATION
NTS

CITY OF OCALA



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PARCEL 105 - PART "A" SCHEDULE B-II
 ITEM 24 ORDER OF TAKING ORB 1898
 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

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

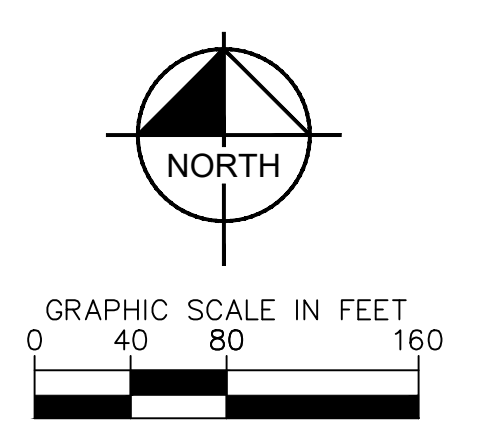
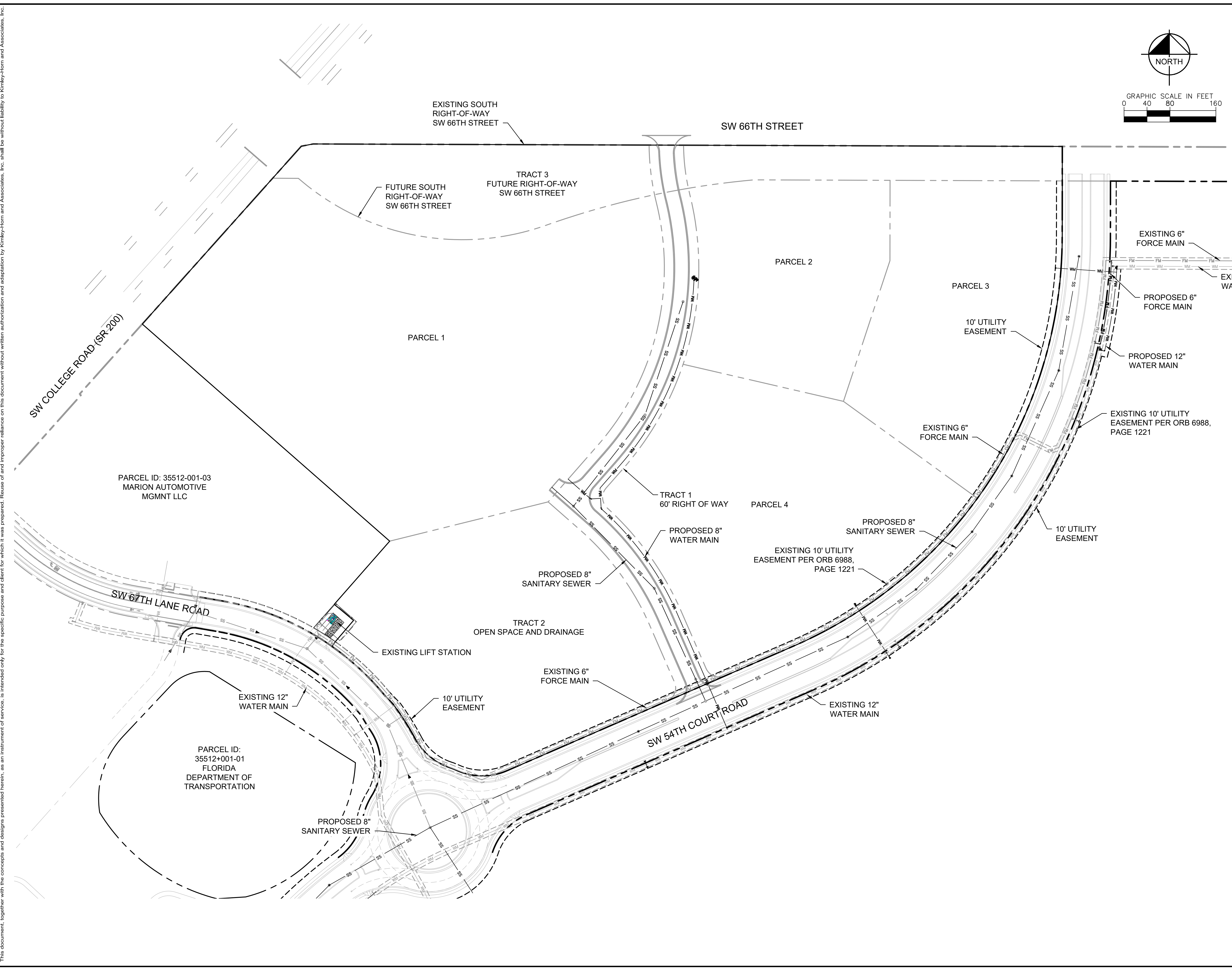
KHA PROJECT: 242346000
 DATE: AUGUST 2024
 SCALE: AS SHOWN
 DESIGNED BY: KHA
 DRAWN BY: DSC
 CHECKED BY: SLH

CONCEPTUAL SUBDIVISION PLAN
GEOMETRIC PLAN

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

SHEET NUMBER
C003

K:\CSA_Civil\4273007 - Winding Oaks Commercial PH 1\Working Data\Commercial Conceptual PH 1\Utilities\Utility Plan.dwg Layout\CSA04 Utility Plan Jul 15, 2024 sany.dwt
 2024/07/15 08:54:00 User: sany Date: 2024/07/15 08:54:00 Plot: 100% (1/1) Plot Size: 11.0000 x 17.0000 (1/1) Plot Scale: 1.0000
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CITY OF OCALA, FLORIDA

SHEET NUMBER
C004

CONCEPTUAL SUBDIVISION PLAN
UTILITY PLAN

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

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

DATE: _____

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