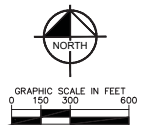
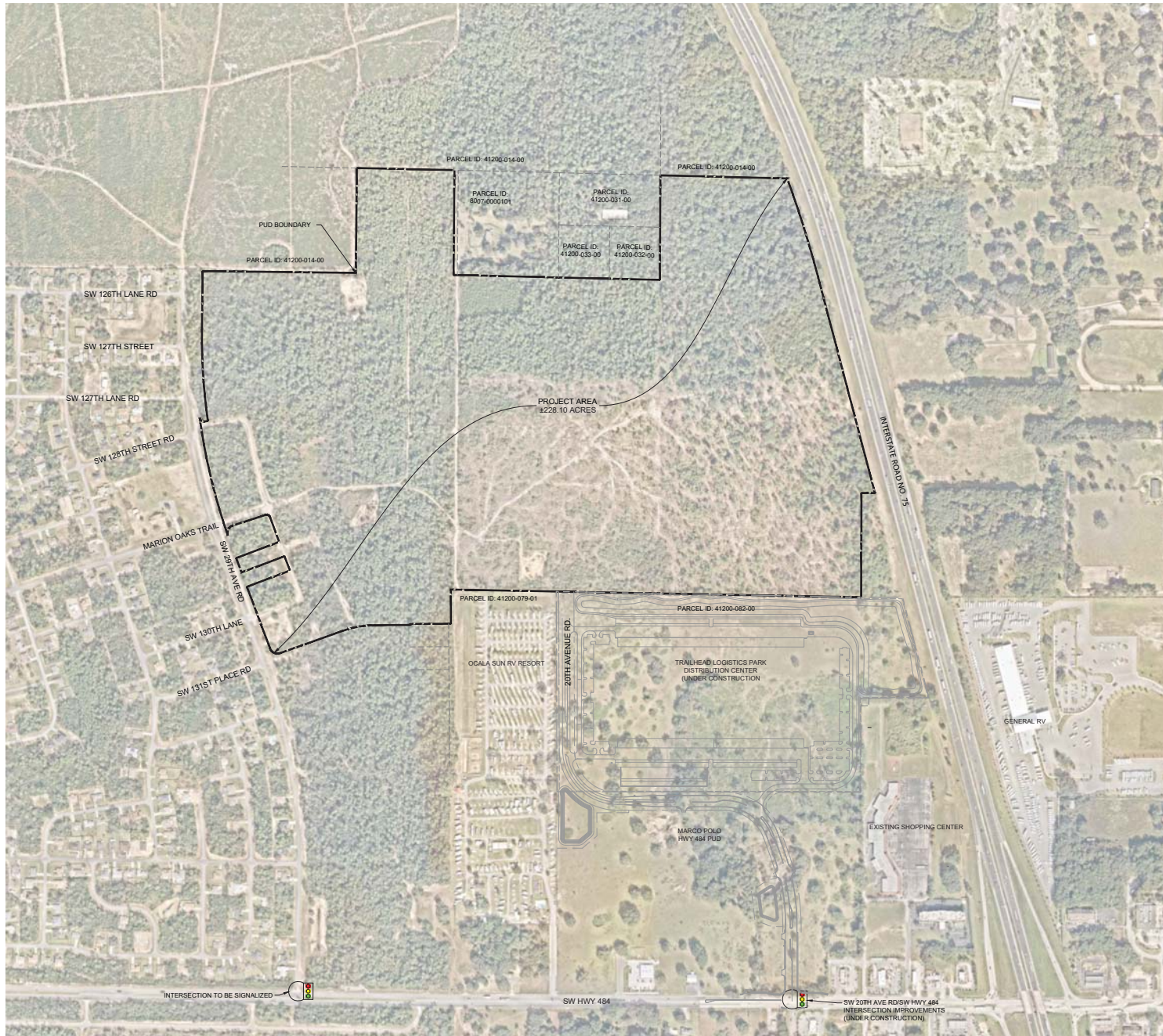
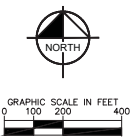


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TRANSWESTERN NORTH PREPARED FOR TDC DELTONA LAND, LLC MARION COUNTY FLORIDA	AERIAL PHOTOGRAPH	RHA PROJECT # 2022-0010 DATE OCTOBER 2022 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA DATE OCTOBER 2022	LICENSED PROFESSIONAL RICHARD V. BUSCH, P.E. FLORIDA LICENSE NUMBER KHA-55568 DATE OCTOBER 2022
		© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1100 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34761 WWW.KIMLEY-HORN.COM REGISTRY NO. 39108	
		NOT FOR CONSTRUCTION	REVISIONS
		NO.	DATE
SHEET NUMBER C002			

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- NOTE:**
1. TPOOT CONTOURS PROVIDED PER MARION COUNTY'S LAND DEVELOPMENT SECTION 2.12.8. TOPOGRAPHIC DATA BASED ON PUBLICLY AVAILABLE GIS LEAR DATA. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO FINAL DESIGN.
 2. ALTANSPS LAND TITLE SURVEY PERFORMED BY JCH CONSULTING GROUP INC. ON MAY 17, 2022

NO.	REVISIONS	DATE	BY

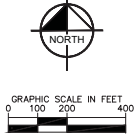
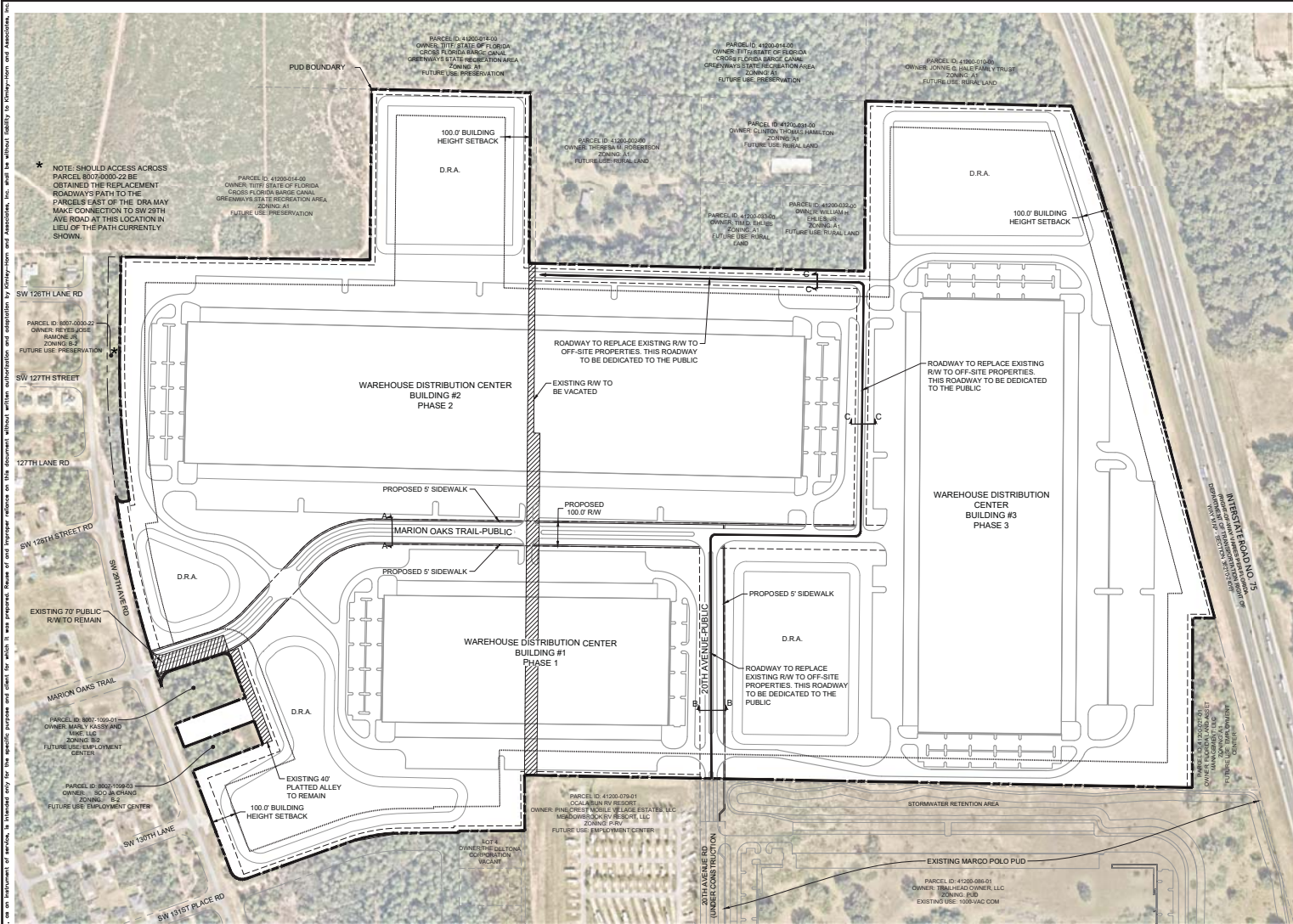
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LICENSED PROFESSIONAL
 RICHARD V. BUSCHE, P.E.
 FLORIDA LICENSE NUMBER
 58568
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: KHA DATE: OCTOBER 2022

**EXISTING
 CONDITIONS**

**TRANSWESTERN
 NORTH**
 PREPARED FOR
TDC DELTONA LAND, LLC
 MARION COUNTY
 FLORIDA

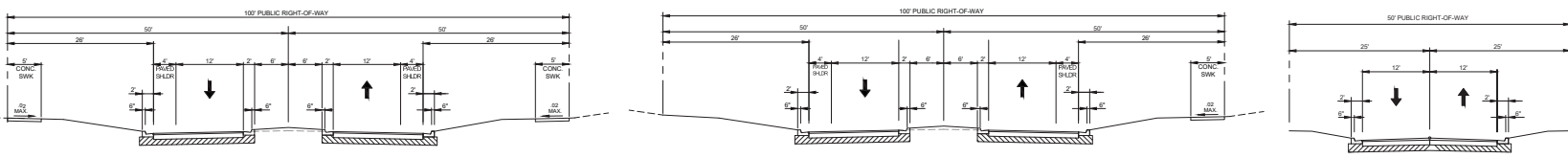
SHEET NUMBER
C003



* NOTE: SHOULD ACCESS ACROSS PARCEL 8007-0000-22 BE OBTAINED THE REPLACEMENT ROADWAY PATH TO THE PARCELS EAST OF THE DRA MAY MAKE CONNECTION TO SW 29TH AVE ROAD AT THIS LOCATION IN LIEU OF THE PATH CURRENTLY SHOWN.

SITE DATA TABLE	
PROJECT NAME	TRANSWESTERN NORTH
PROJECT LOCATION	SW 20TH AVENUE ROAD & SW 29TH AVE ROAD
OWNER	TDC DELTONA LAND, LLC 3948 PEACHTREE ROAD NE, SUITE 1000 ATLANTA, GA 30326
TOTAL SITE AREA	228.10 ACRES
SPRINGS PROTECTION ZONE	SECONDARY
OPEN SPACE REQUIRED	20% MINIMUM
FLOOD ZONE	X
FEMA PANEL	12083C0711E
EXISTING FUTURE LAND USE	EC, P AND RL
EXISTING ZONING	B-2, B-4, M-1 AND A-1
INDUSTRIAL USE	
TOTAL AREA	228.05 ACRES
MAX DENSITY	UP TO 3,000,000 SF (2.0 FAR PER CONCURRENCY AGREEMENT)
ALLOWABLE USES	OFFICE, COMMERCIAL, INDUSTRIAL, PUBLIC RECREATION, RESIDENTIAL, CAMPGROUNDS, RECREATIONAL VEHICLE PARK
BUILDING SETBACK REQUIREMENTS	
MINIMUM FRONT SETBACK	40'
MINIMUM SIDE SETBACK	25'
MINIMUM REAR SETBACK	25'
ACCESSORY STRUCTURE SETBACK	25'
BUILDING HEIGHT RESTRICTION SETBACK	100'
REPLIC 4.2.2.3(4)(a)(1)	
MAXIMUM BUILDING HEIGHT	75 FEET
ROADS	
PUBLIC AS NOTED, PRIVATE IF NOT NOTED	
POTABLE WATER & SANITARY SEWER	MARION COUNTY UTILITIES
DRAINAGE	PRIVATE

- P.U.D. NOTES:**
- ALLOWABLE USES WITHIN PUD ARE ALL USES ALLOWABLE BY THE EMPLOYMENT CENTER LAND USE CATEGORY. IF DIFFERENT USES THAN THE DEPICTED WAREHOUSE/DISTRIBUTION USES ARE PROPOSED, THE MASTER PLAN SHALL BE SUBJECT TO REVIEW BY MARION COUNTY.
 - GENERAL PROJECT LAYOUT IS DEPICTED. LOCATIONS OF FINAL SITE IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN AND AGENCY REVIEW.
 - PHASING OF THE PROJECT WILL BE ALLOWED DURING DEVELOPMENT REVIEW.
 - AS REQUIRED BY MARION COUNTY LAND DEVELOPMENT CODE, A TRAFFIC IMPACT ANALYSIS SHALL MEET THE MINIMUM REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
 - THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.



TYPICAL SECTION A-A

TYPICAL SECTION B-B

TYPICAL SECTION C-C

NO.	DATE	BY	REVISIONS

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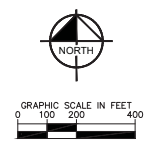
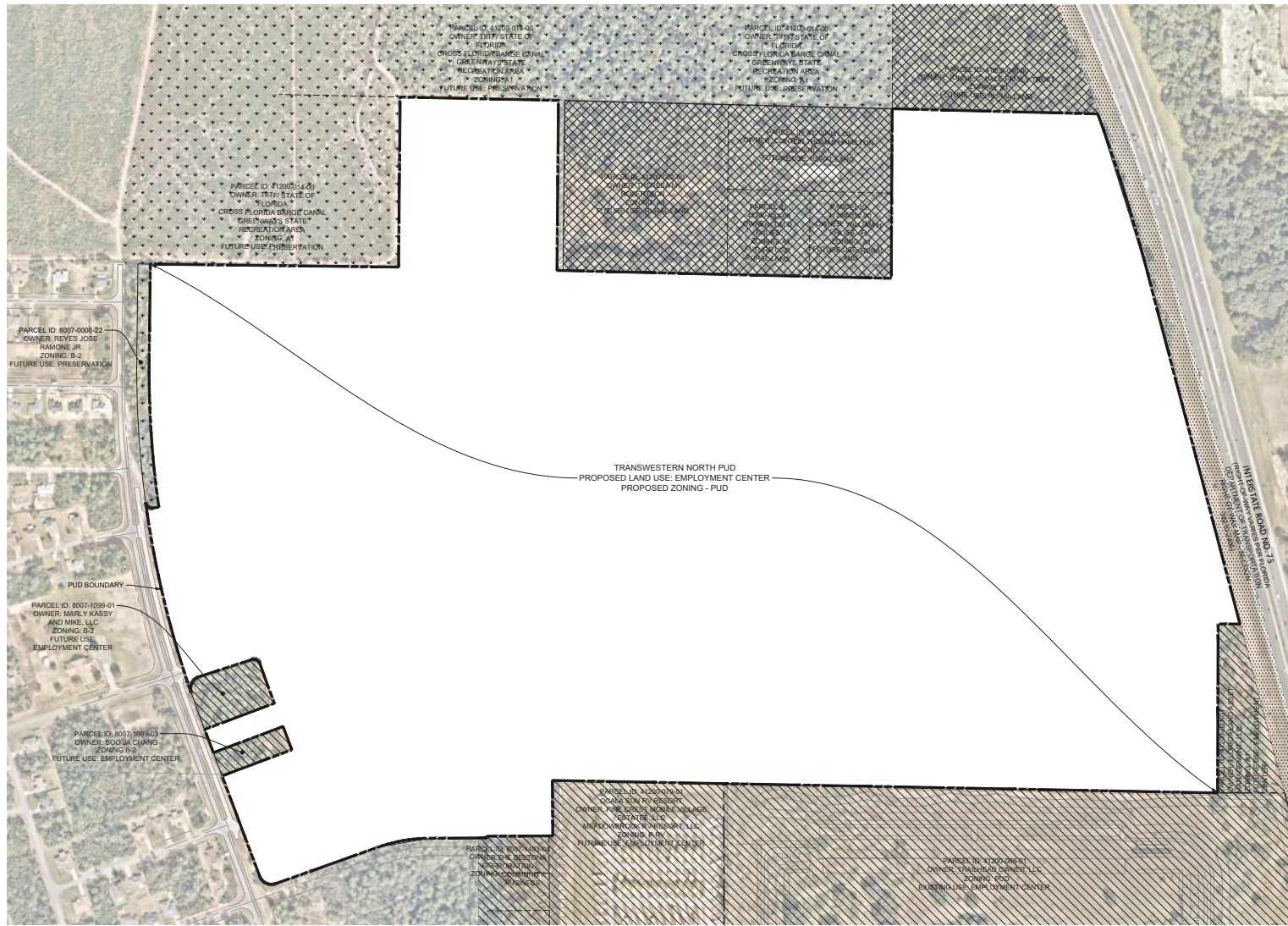
LICENSED PROFESSIONAL
RICHARD V. BUSCH, P.E.
FLORIDA LICENSE NUMBER 58568
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA DATE: OCTOBER 2022

PUD MASTER PLAN

TRANSWESTERN NORTH
PREPARED FOR
TDC DELTONA LAND, LLC
MARION COUNTY FLORIDA

SHEET NUMBER
C004

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- FUTURE LAND USE LEGEND**
- EMPLOYMENT CENTER
 - RURAL LAND
 - PRESERVATION
 - PLANNED UNIT DEVELOPMENT
 - RIGHT OF WAY

NO.	REVISIONS	DATE	BY

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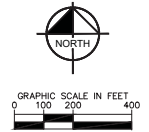
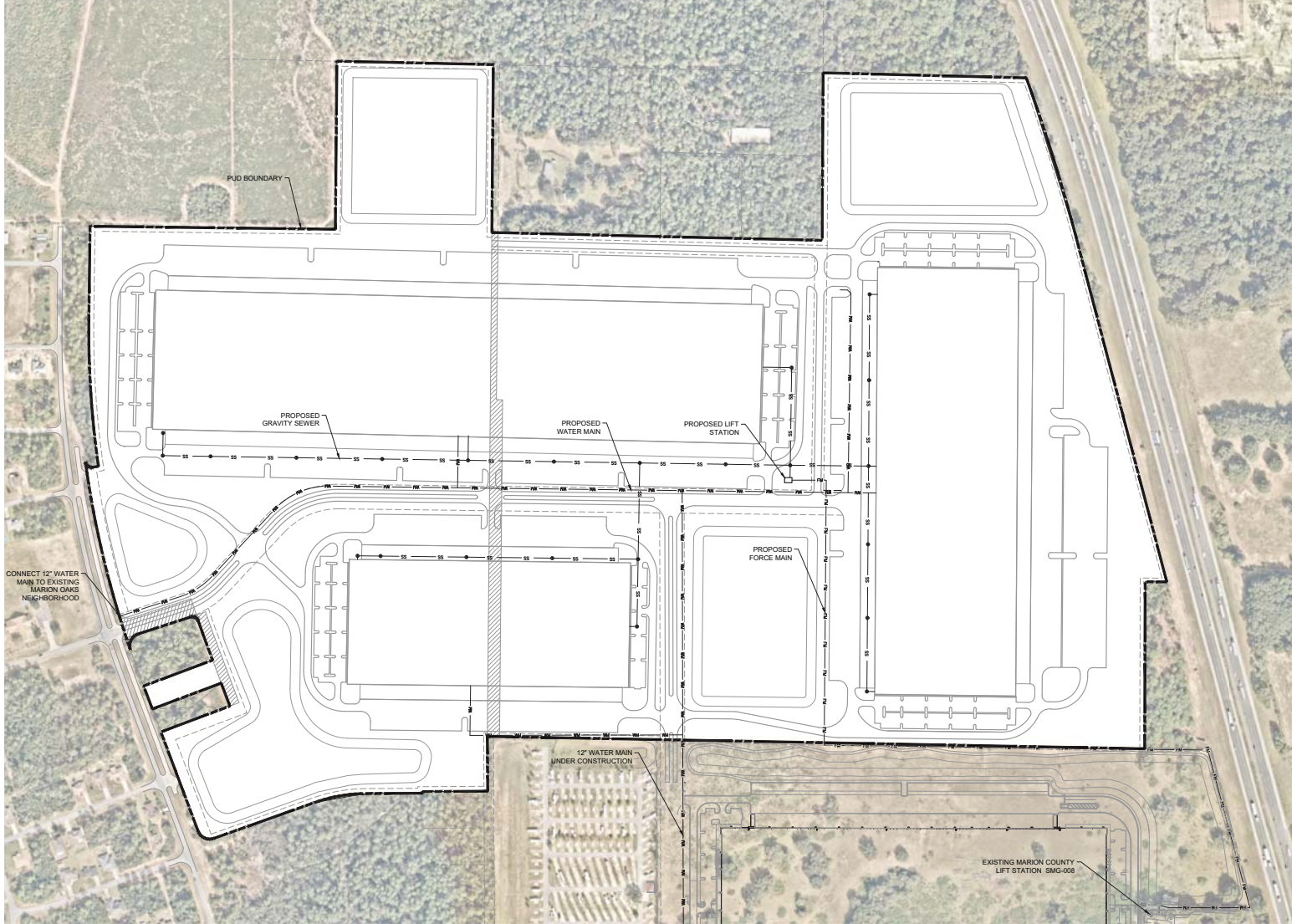
LICENSED PROFESSIONAL
 RICHARD V. BUSCH, P.E.
 FLORIDA LICENSE NUMBER 58568
 DESIGNED BY: RHA
 DRAWN BY: RHA
 CHECKED BY: RHA
 DATE: OCTOBER 2022

FUTURE LAND USE & ZONING PLAN

TRANSWESTERN NORTH
 PREPARED FOR
TDC DELTONA LAND, LLC
 MARION COUNTY
 FLORIDA

SHEET NUMBER
C005

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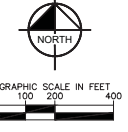
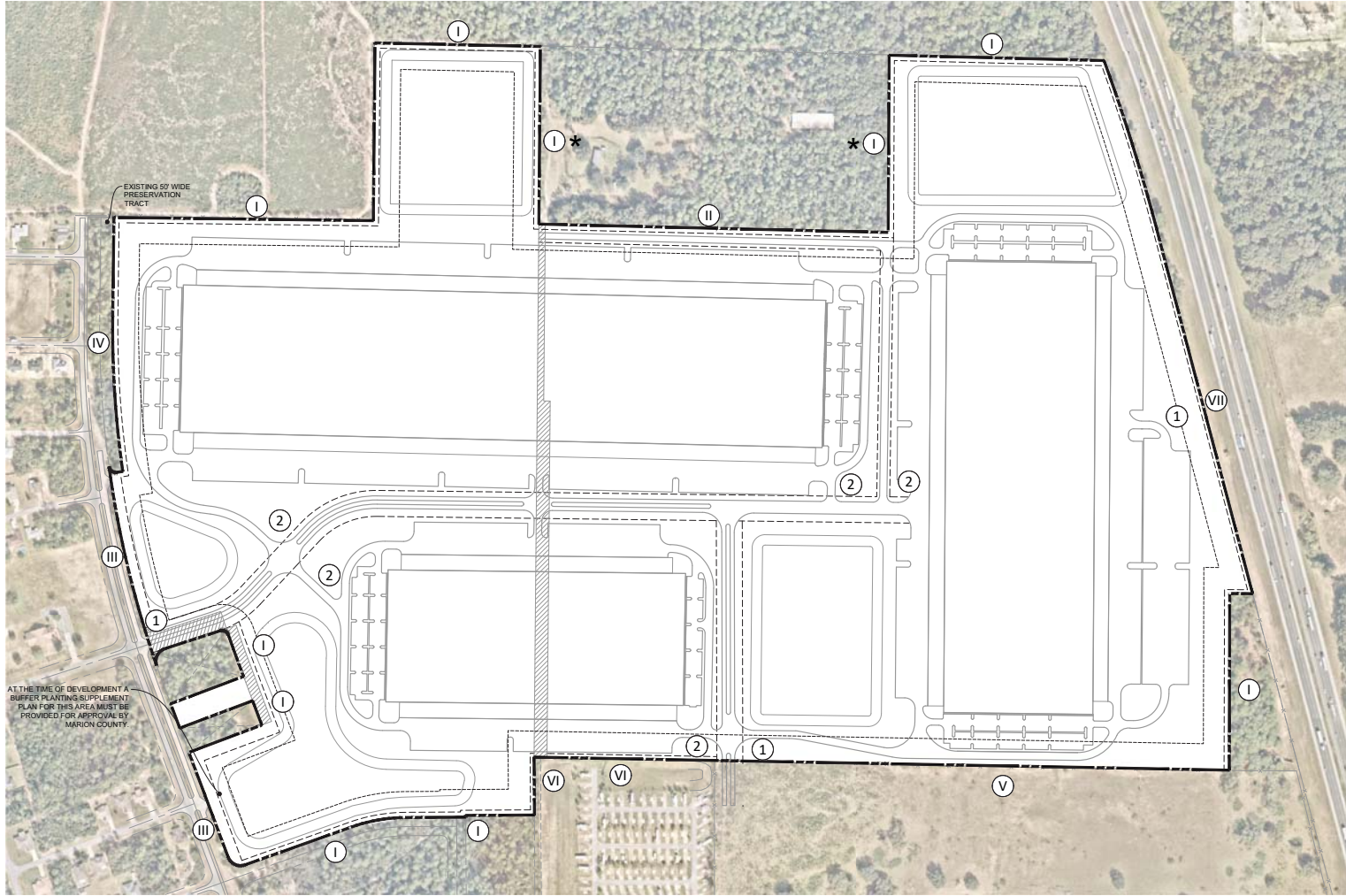


UTILITY NOTES:

1. ALL UTILITY CONSTRUCTION IS SUBJECT TO THE DESIGN AND PERMITTING REQUIREMENTS OF MARION COUNTY.
2. ALL UTILITY MAIN LINES ON PUBLIC STREETS WILL BE DEDICATED TO MARION COUNTY FOR OWNERSHIP AND MAINTENANCE.
3. UTILITY CONNECTION FEES WILL BE CALCULATED BY MARION COUNTY AT THE TIME OF DEVELOPMENT REVIEW.

<p>TRANSWESTERN NORTH PREPARED FOR TDC DELTONA LAND, LLC MARION COUNTY FLORIDA</p>	<p>MASTER UTILITY PLAN</p>	<p>Kimley-Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34771 WWW.KIMLEY-HORN.COM REGISTRY NO. 20108</p>	<p>LICENSED PROFESSIONAL RICHARD V. BISCHE, P.E. FLORIDA LICENSE NUMBER 55568</p>	<p>RHA PROJECT 1742 DATE OCTOBER 2022 SCALE AS SHOWN DESIGNED BY RHA DRAWN BY RHA CHECKED BY RHA DATE OCTOBER 2022</p>
<p>SHEET NUMBER C006</p>	<p>NOT FOR CONSTRUCTION</p>	<p>NO. _____</p>	<p>DATE _____</p>	<p>BY _____</p>

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AT THE TIME OF DEVELOPMENT A BUFFER PLANTING SUPPLEMENT PLAN FOR THIS AREA MUST BE PROVIDED FOR APPROVAL BY MARION COUNTY.

SIGNAGE TABLE	
1	MULTIPLE OCCUPANCY COMPLEX SIGNAGE: AT THESE LOCATIONS A MULTIPLE OCCUPANCY COMPLEX SIGN IS ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS: 1. MAXIMUM HEIGHT 30'; 2. MULTIPLE OCCUPANCY SIGNS LOCATED ADJACENT TO I-75 SHALL HAVE A MAXIMUM HEIGHT OF 45'.
2	ONSITE IDENTIFICATION FREESTANDING SIGNAGE: AT THESE LOCATIONS A FREESTANDING SIGN IS ALLOWED FOR EACH INDIVIDUAL USER WITHIN THE PUD SUBJECT TO THE FOLLOWING CONDITIONS: 1. ALL SIGNS SHALL BE GROUND MOUNTED; NO POLE MOUNTED SIGNS SHALL BE ALLOWED. 2. MAXIMUM HEIGHT 30 FEET. 3. MAXIMUM OF 400 SQUARE FEET PER SIGN FACE.

NOTE:
FOR ALL ONSITE USERS, ALL OTHER SIGNAGE SUCH AS WALL SIGNS, ROOF SIGNS, UNDER-CANOPY SIGNS, INCIDENTAL SIGNS, ETC. SHALL BE ALLOWED PER THE MARION COUNTY L.D.C. SECTION 4.4.4(H).

BUFFER TABLE	
I	20' WIDE LANDSCAPED BUFFER
II	20' WIDE LANDSCAPED BUFFER WITH WALL
III	50' WIDE NATURAL BUFFER, PRESERVE EXISTING VEGETATION
IV	10' WIDE NATURAL BUFFER AGAINST PRESERVATION TRACT, PRESERVE EXISTING VEGETATION
V	0' BUFFER, INDUSTRIAL TO INDUSTRIAL
VI	15' WIDE LANDSCAPED BUFFER, CONSISTENT WITH MARCO POLO PUD
VII	15' WIDE LANDSCAPED BUFFER, INDUSTRIAL TO I-75

No.	DATE	BY	REVISIONS

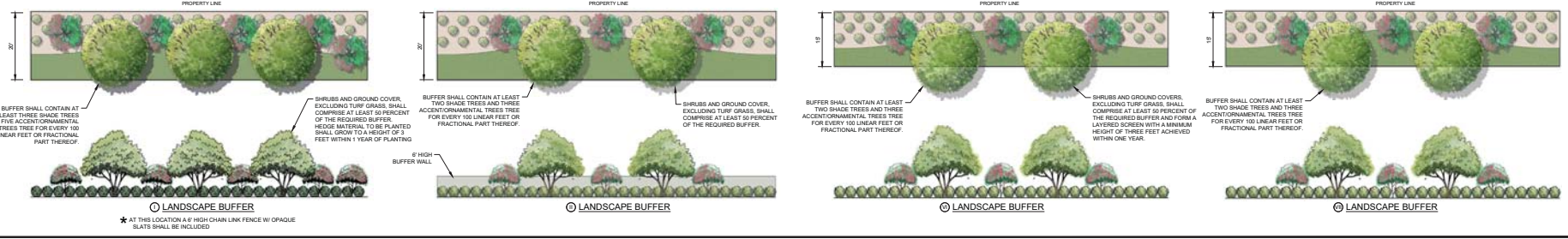
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LICENSED PROFESSIONAL
 RICHARD V. BUSCHE, P.E.
 FLORIDA LICENSE NUMBER
 58566B
 DESIGNED BY: KHA
 DRAWN BY: KHA
 CHECKED BY: KHA DATE: OCTOBER 2022

**TRANSWESTERN NORTH
 BUFFER &
 SIGNAGE PLAN**

PREPARED FOR
TDC DELTONA LAND, LLC
 MARION COUNTY
 FLORIDA

SHEET NUMBER
C007



⊙ LANDSCAPE BUFFER
 * AT THIS LOCATION A 2' HIGH CHAIN LINK FENCE W/ OPAQUE SLATS SHALL BE INCLUDED