

TRANSWESTERN NORTH PLANNED UNIT DEVELOPMENT

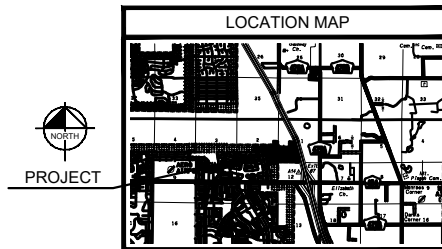
MASTER PLAN

FOR

TDC DELTONA LAND, LLC
MARION COUNTY, FLORIDA

SECTION 1, 2 & 11, TOWNSHIP 17 SOUTH, RANGE 21 EAST

MAY 2023



PROJECT OWNER AND CONSULTANTS

OWNER/APPLICANT:
TDC DELTONA LAND,LLC
3340 PEACHTREE ROAD NE, SUITE 1000
ATLANTA, GA 30326

CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
101 EAST SILVER SPRINGS BLVD., SUITE 400
OCALA, FLORIDA 34470
(352) 438-3000

SURVEYOR:
JOH CONSULTING GROUP, INC.
426 SW 15TH STREET
OCALA, FLORIDA 34471
352-405-1582

GEOTECHNICAL ENGINEER:
UNDERGROUND ENGINEERING
2040 E. SR60E, BARTOW, FLORIDA 33830
(863) 800-0627

GEOTECHNICAL ENGINEER:
UNDERGROUND ENGINEERING
2040 E. SR60E, BARTOW, FLORIDA 33830
(863) 800-0627

PARCEL NUMBERS

[illegible]

DRAWING INDEX

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C003	EXISTING CONDITIONS
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SPECIAL NOTES

THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH MARION COUNTY LAND DEVELOPMENT CODE SEC. 4.2.31.- PLANNED UNIT DEVELOPMENT

1. THE PROPERTY OWNER/DEVELOPER HAS OBTAINED APPROVAL OF THE CITY OF MARIETTA FROM THE MARIETTA PLANNING COMMISSION AND THE CITY'S TRAFFIC STUDY GUIDELINES AND CONSEQUENTLY THE CITY OF MARIETTA HAS REVIEWED THE TRAFFIC STUDY AND HAS BEEN REQUIRED TO PROVIDE ALL NECESSARY TRAFFIC MITIGATION MEASURES AS DETERMINED BY A TRAFFIC ANALYSIS.
2. PER MARIETTA COUNTY LAND DEVELOPMENT CODE SEC 42.1.2 THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 20% OF THE TOTAL AREAS OF THE PROJECT. THE OPEN SPACE OF THE PROJECT, AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE, SHALL BE MAINTAINED AS OPEN SPACE. THE OPEN SPACE OF THE PROJECT IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS RESIDENTIAL, RECREATION, OR OPEN SPACE. THE TRAFFIC MITIGATION OCCUPANTS/RESIDENTS OF A PROJECT.
3. AT THE TIME OF THE SITE PLAN OR SUBDIVISION PLANS FOR EACH OF THE THREE (3) TRAFFIC TRUTH TRIGGER ARE REQUIRED PURSUANT TO MARIETTA COUNTY OF THE CITY.
4. ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR THE ENTIRE PUD ARE REQUIRED TO BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT. THE LANDSCAPING DESIGN SHALL BE HORTICULTURAL, PROFESSIONAL, SHALL EVALUATE THE TRAFFIC TRUTH TRIGGER, SHALL EVALUATE THE TRAFFIC TRUTH TRIGGER, AND BE INVOLVED IN THE SITE CLEANING TRUTH TRIGGER. THE TRAFFIC TRUTH TRIGGER SHALL BE SHOWN TO BE SAVED ON ANY FINAL LANDSCAPE PLANS.
5. PRIOR TO APPROVAL OF ANY SITE PLAN, AN ENVIRONMENTAL ANALYSIS SHALL BE CONDUCTED BY AN ENVIRONMENTAL CONSULTANT. LAND DEVELOPMENT CODE SHALL BE APPROVED BY MARIETTA COUNTY.

LEGAL DESCRIPTION

A PORTION OF MARION OAKS UNIT SEVEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 140 THROUGH 153, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA LYING IN SECTIONS 1, 2 AND 11, TOWNSHIP 11 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

UTILITY PROVIDERS

UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
MARION COUNTY UTILITIES	JODY KIRKMAN	(352) 307-4625
CENTURYLINK	BILL MCLOUD	(850) 599-1444
CHARTER COMMUNICATIONS	DAFFY MCCLELLAND	(352) 527-2189
CABLEVISION OF MARION COUNTY	JASMIN TORRES	(352) 854-0408 EXT 206
SUMTER ELECTRIC COOPERATIVE	PAULA PERRY	(352) 569-9672
TECO PEOPLES GAS - OCALA	DYLAN MATTHEWS	(352) 516-4621

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30 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58568
DATE: MAY 2023

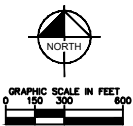
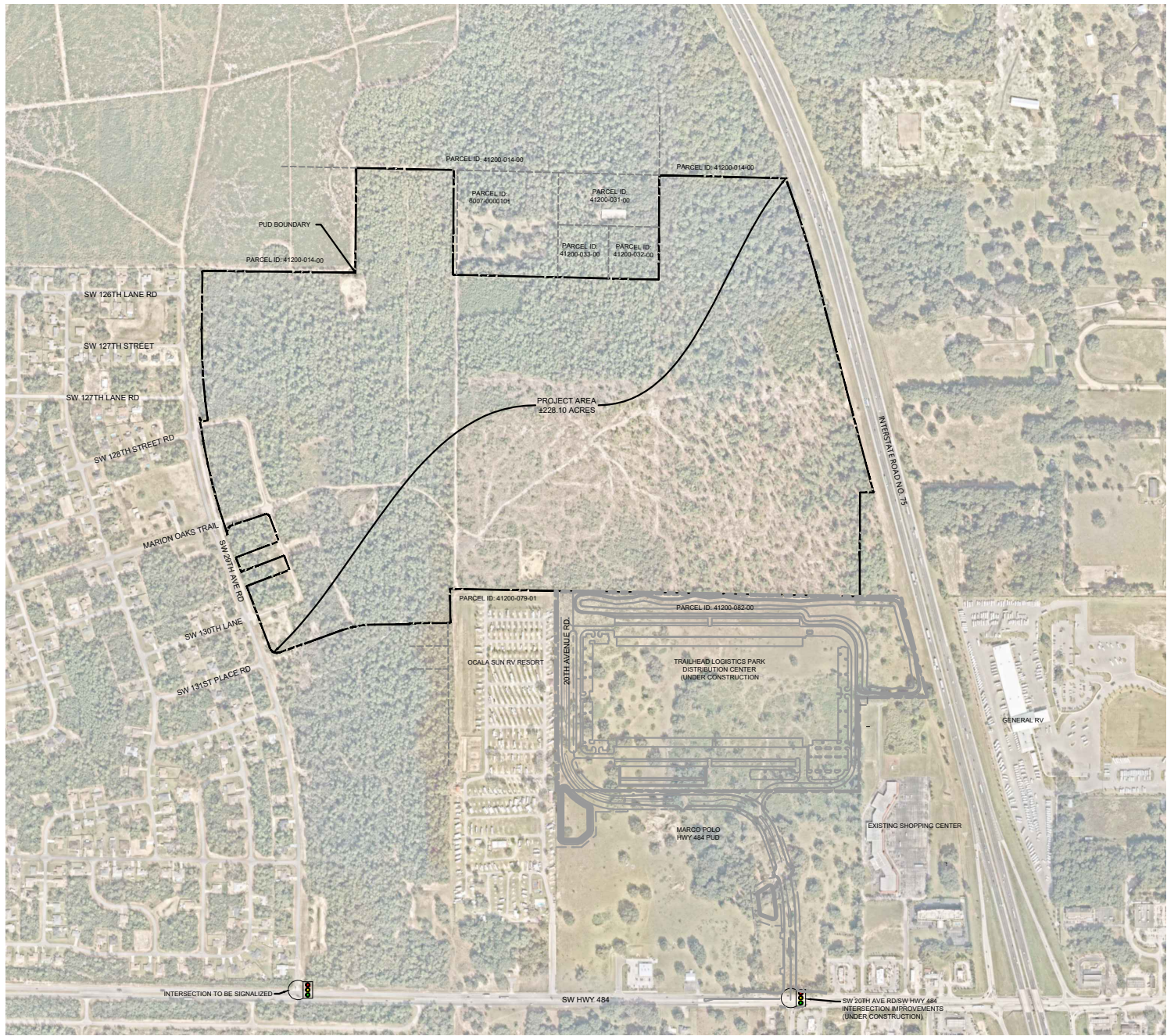
142933003	DATE MAY 2023	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY KHA	CHECKED BY KHA
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COVER SHEET

TRANSWESTERN
NORTH
PREPARED FOR
CDC DELTONA LAND, LLC
FLORIDA COUNTY

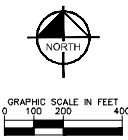
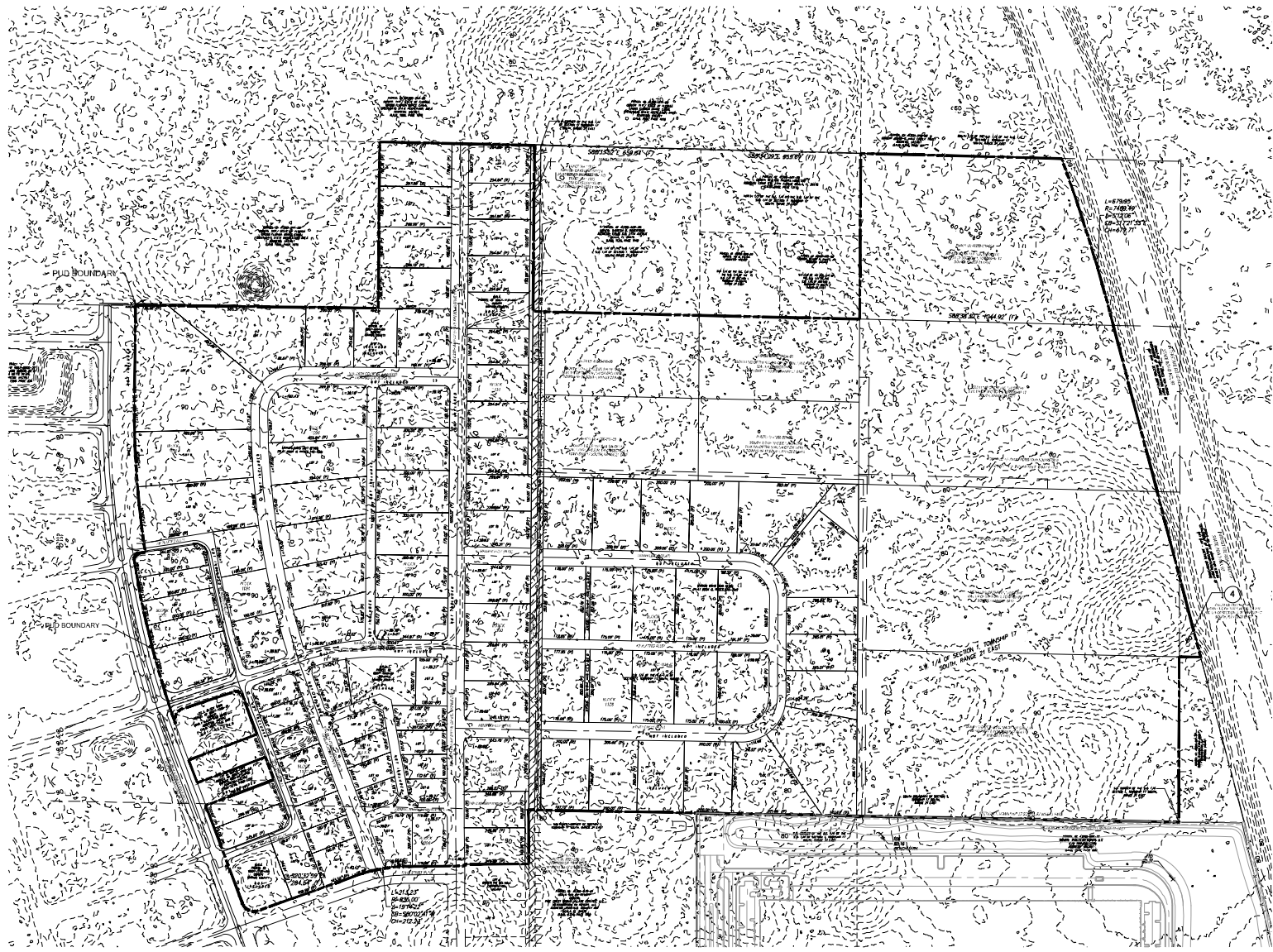
SHEET NUMBER
C001

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SHEET NUMBER C002	TRANSWESTERN NORTH PREPARED FOR TDC DELTONA LAND, LLC MARION COUNTY FLORIDA	AERIAL PHOTOGRAPH	KHA PROJECT 142833003 DATE MAY 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY DATE: MAY 2023	LICENSED PROFESSIONAL RICHARD V. BUSCH, P.E. FLORIDA LICENSE NUMBER 350658 WWW.KIMLEY-HORN.COM REGISTRY NO. 38198	Kimley»Horn © 2023 KIMLEY-HORN AND ASSOCIATES, INC. 1700 BAY 17TH STREET, SUITE 1000, FORT LAUDERDALE, FLORIDA 33401 PHONE 352.454.5000
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NOTE:
1. 1-FOOT CONTOURS PROVIDED PER MARION COUNTY'S LAND DEVELOPMENT SECTION 2-12.8. TOPOGRAPHIC DATA BASED ON PUBLICLY AVAILABLE GIS LIDAR DATA. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO FINAL DESIGN.
2. ALTAMPS LAND TITLE SURVEY PERFORMED BY JCH CONSULTING GROUP INC. ON MAY 17, 2022

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

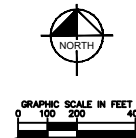
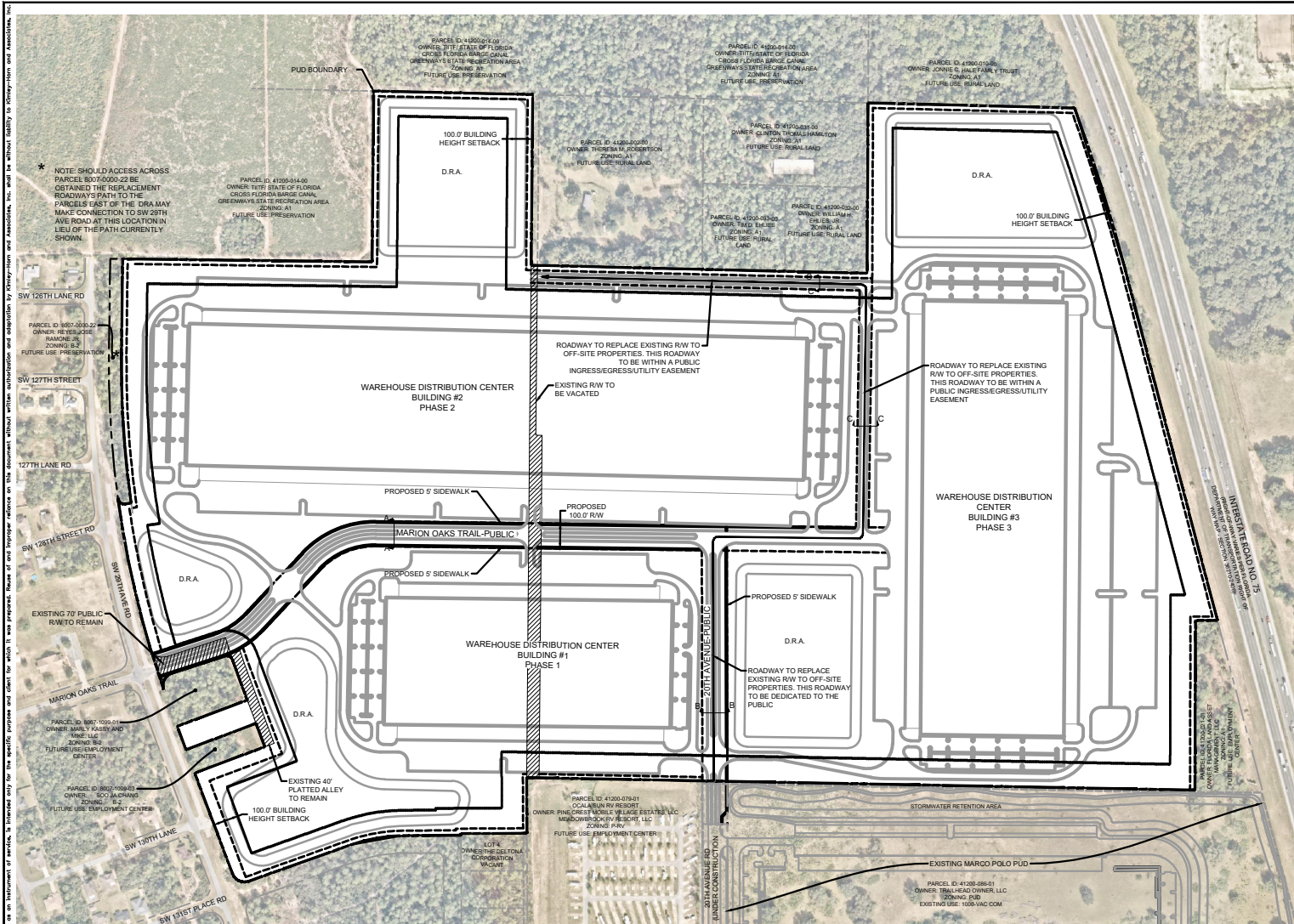
EXISTING
CONDITIONS

KHA PROJECT
1423000000
DATE
MAY 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
DATE
MAY 2023

LICENSED PROFESSIONAL
RICHARD V. BUSCH, P.E.
FLORIDA LICENSE NUMBER
55566

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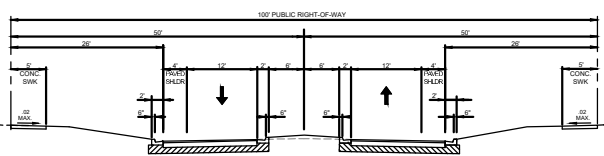
NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		



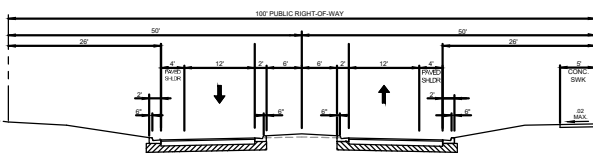
SITE DATA TABLE	
PROJECT NAME	TRANSFORMING NORTH
PROJECT LOCATION	899 20TH AVENUE ROAD & 599 29TH AVE ROAD
OWNER	CDL DELTONA, LLC 200 FLEMING ROAD NE, SUITE 1000 ATLANTA, GA 30320
TOTAL SITE AREA	238.19 ACRES
SPRINGS PROTECTION ZONE	SECONDARY
OPEN SPACE REQUIRED	20% MINIMUM
FLOOD ZONE	3
FEMA PANEL	120303701E
EXISTING FUTURE LAND USE	EX. P AND RL
EXISTING ZONING	B-2, A-2, M-1 AND A-1
INDUSTRIAL USE	
TOTAL AREA	238.19 ACRES
MAX DENSITY	UP TO 1,800.00 S.F. / 0.20 ACR OR PER (CONCURRENCE AGREEMENT)
ALLOWABLE USES (SEE PID STANDARDS FOR MORE INFORMATION)	COMMERCIAL, INDUSTRIAL, WAREHOUSE, DISTRIBUTION, LOGISTICS, OFFICE, SUPPORT
BUILDING SETBACK REQUIREMENTS	
MINIMUM FRONT SETBACK	40'
MINIMUM SIDE SETBACK	25'
MINIMUM REAR SETBACK	25'
ADJACENT VENTURE SETBACK	ADJACENT VENTURE SETBACK
BUILDING HEIGHT RESTRICTION SETBACK PER LOC 4.2.3(FE)(B)(1)	10'
MAXIMUM BUILDING HEIGHT	
	75 FEET
ROADS	PUBLIC AS NOTED, PRIVATE IF NOT NOTED
POTENTIAL WASTEWATER & SANITARY SERVICE	MUNICIPALITY UTILITIES
DRAINAGE	PRIVATE

P.U.D. NOTES

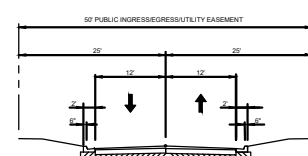
1. GENERAL PROJECT LAYOUT IS DEPICTED. LOCATIONS OF FINAL SITE IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN AND AGENCY REVIEW.
2. PHASE 1 OF THE PROJECT WILL BE ALLOWED DURING DEVELOPMENT REVIEW.
3. A TRAFFIC IMPACT ANALYSIS FOR THIS PROJECT MEETING THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE HAS BEEN APPROVED BY MARION COUNTY.
THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR CONSTRUCTION PERMIT. THE PROJECT DOES NOT MEET FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND A FINAL APPROVAL TO CONSTRUCT THE PROJECT. THE PROJECT HAS NOT OBTAINED THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES SUCH AS, BUT NOT LIMITED TO, CONSTRUCTION PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.



TYPICAL SECTION A-A



TYPICAL SECTION B-B



TYPICAL SECTION C-C

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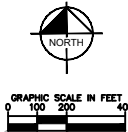
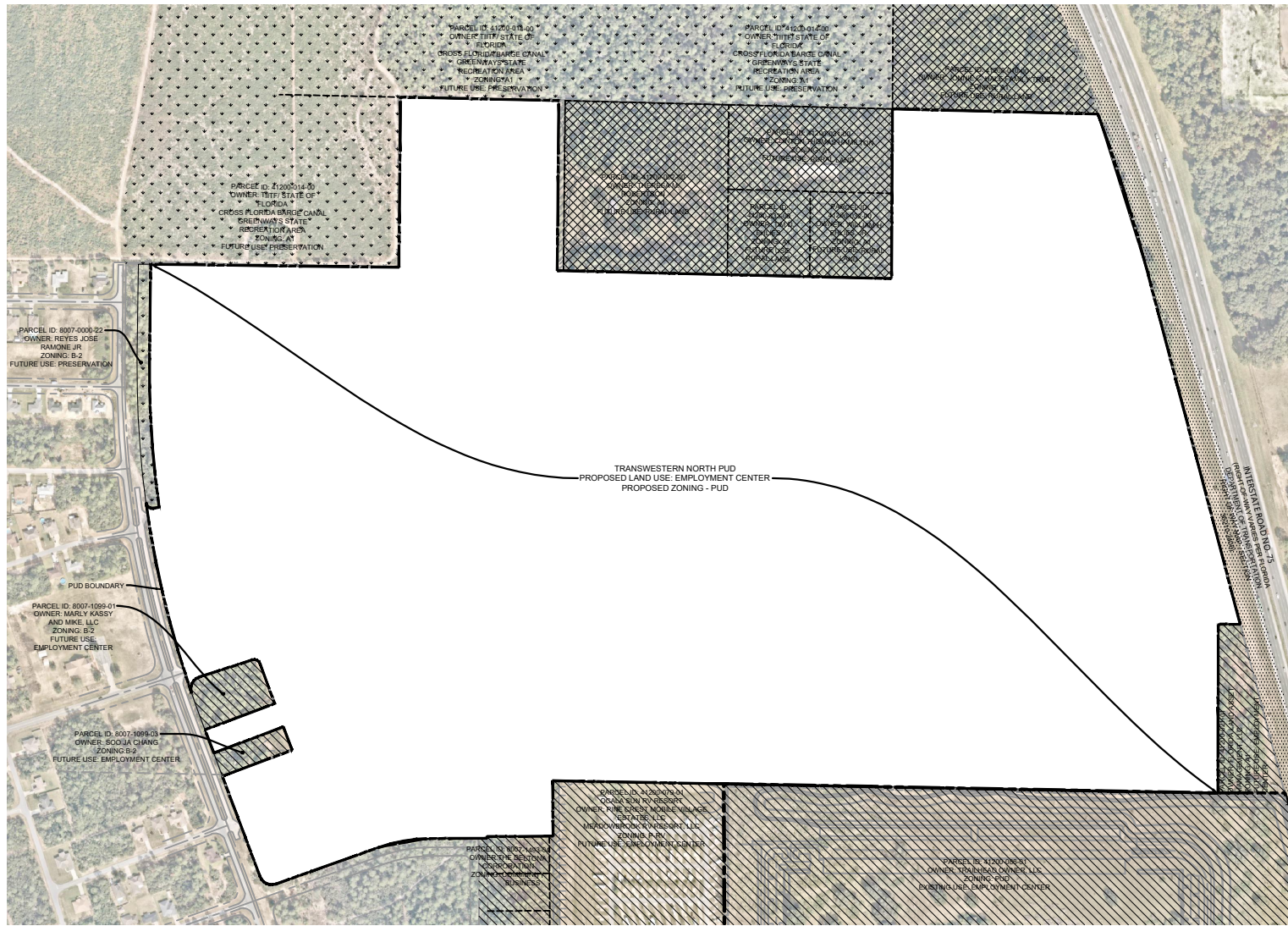
KHA PROJECT	DATE	RICHARD V. BUSCHE, P.E.	FLORIDA LICENSE NUMBER	DATE:	MAY 2023
142933003	MAY 2023		58568		
	SCALE AS SHOWN				
	DESIGNED BY KHA				
	DRAWN BY KHA				
	CHECKED BY KHA				

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

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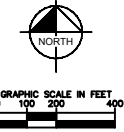
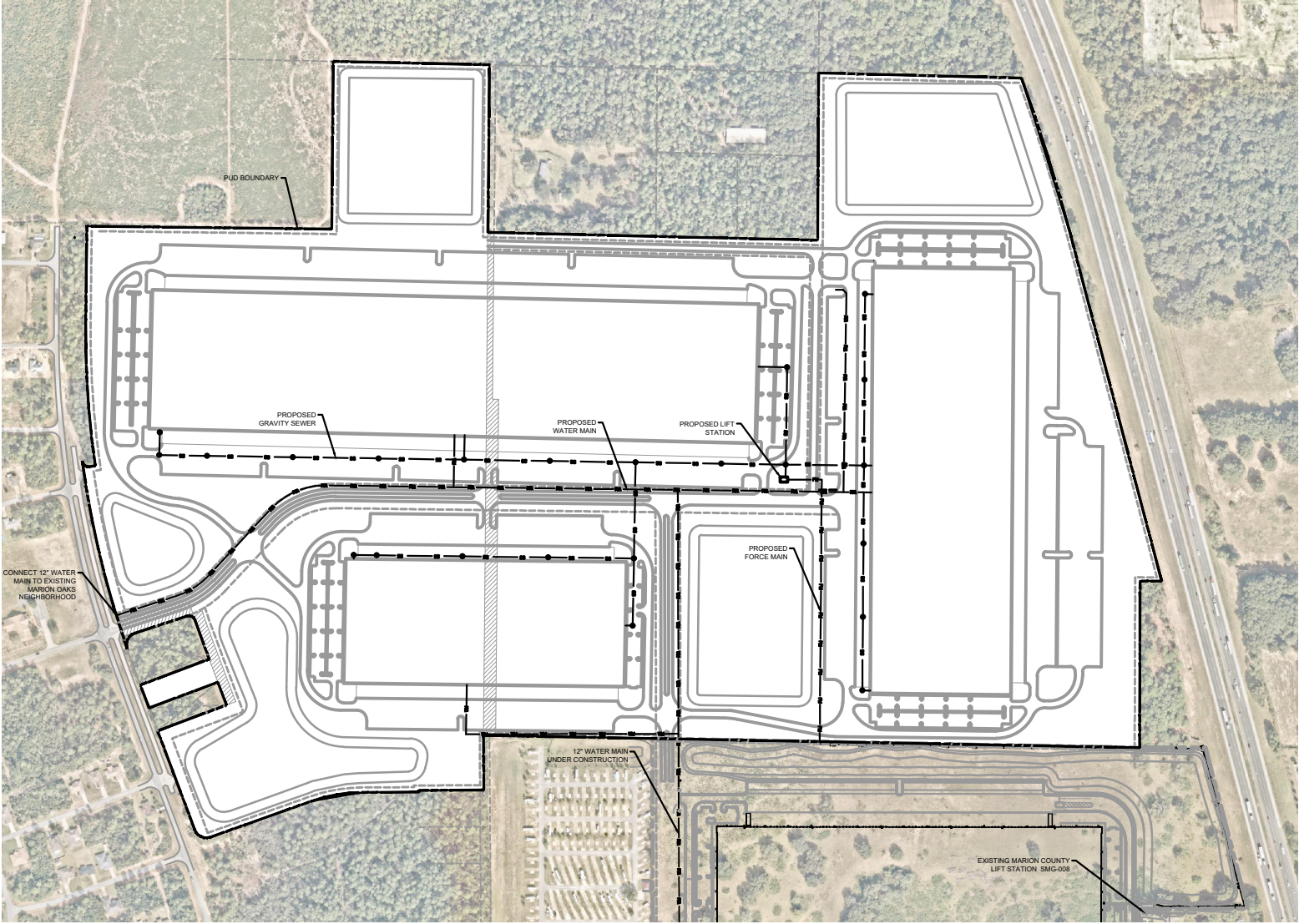
LICENSED PROFESSIONAL
RICHARD V. BUSCH, P.E.
FLORIDA LICENSE NUMBER 55558
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
DATE MAY 2023

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.

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MARION COUNTY
FLORIDA

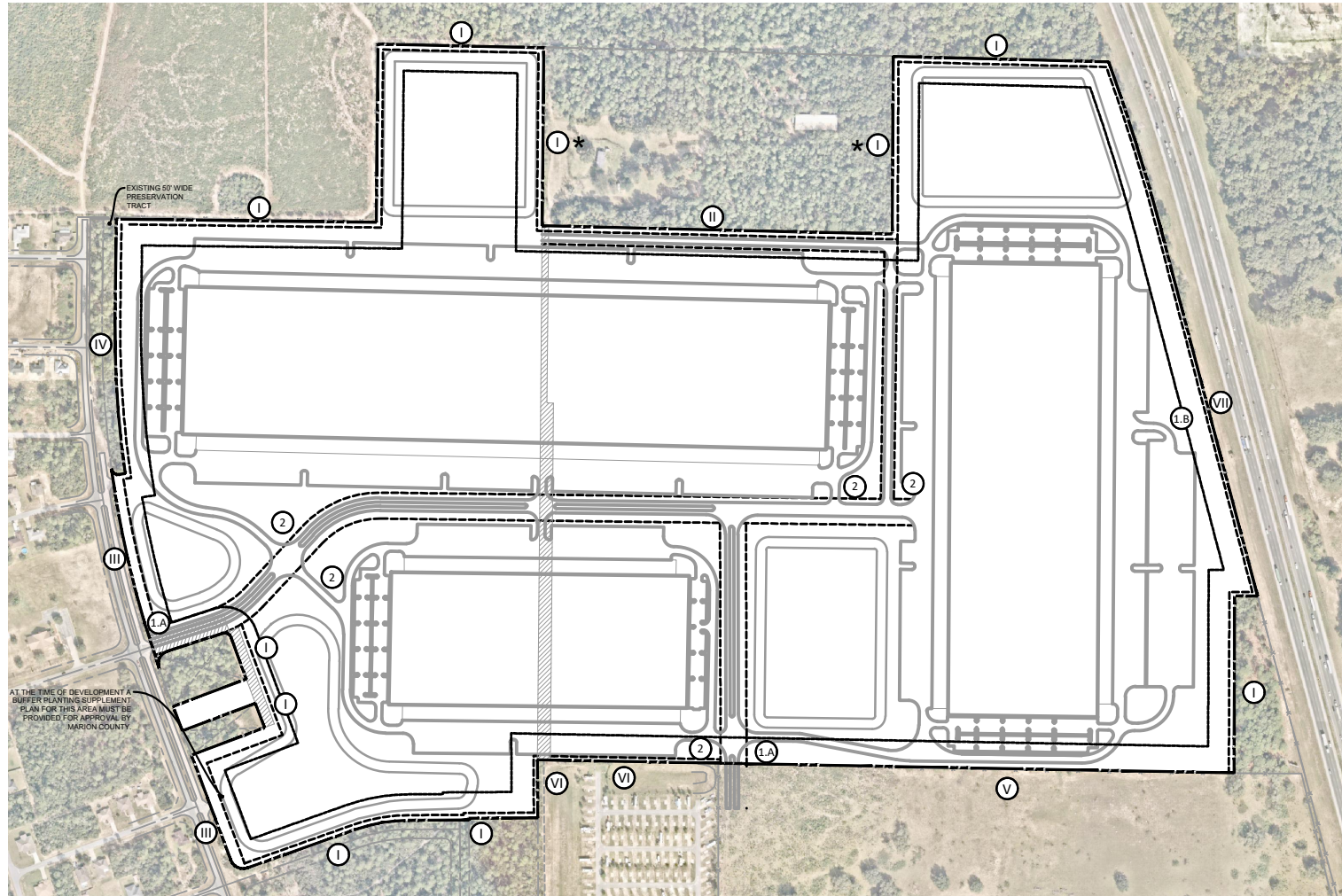
MASTER UTILITY
PLAN

KHA PROJECT
1/22/2023
DATE
MAY 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
DATE
MAY 2023

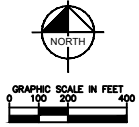
LICENSED PROFESSIONAL
RICHARD V. BUSCH, P.E.
FLORIDA LICENSE NUMBER
55558

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NO.	DATE	BY
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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.



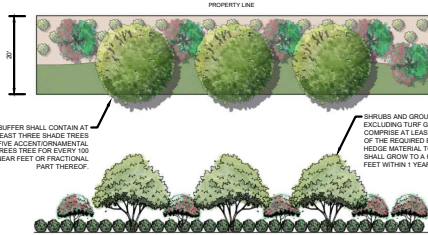
SIGNAGE TABLE

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 COMPLEX SIGNAGE: AT THESE LOCATIONS A MULTIPLE OCCUPANCY COMPLEX SIGN IS ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS: 1. MAXIMUM HEIGHT 45'.
3	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.

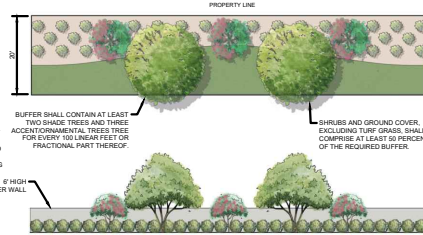
NOTE:
FOR ALL ONSITE USERS, ALL OTHER SIGNAGE SUCH AS WALL SIGNS, ROOF SIGNS, UNDER-CANOPY SIGNS, INCIDENTAL SIGNS, ETC. SHALL BE ALLOWED PER THE MARION COUNTY L.D.C. SECTION 4.4.4(h).

BUFFER TABLE

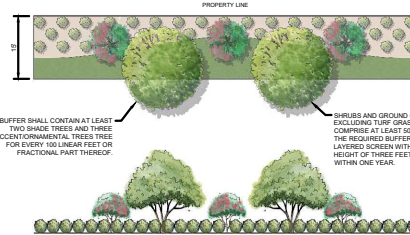
1	20' WIDE LANDSCAPED BUFFER
2	20' WIDE LANDSCAPED BUFFER WITH WALL
3	50' WIDE NATURAL BUFFER, PRESERVE EXISTING VEGETATION
4	10' WIDE NATURAL BUFFER AGAINST PRESERVATION TRACT, PRESERVE EXISTING VEGETATION
5	0' BUFFER, INDUSTRIAL TO INDUSTRIAL
6	15' WIDE LANDSCAPED BUFFER, CONSISTENT WITH MARCO POLO PUD
7	15' WIDE LANDSCAPED BUFFER, INDUSTRIAL TO I-75



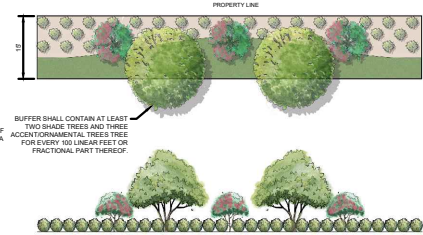
○ LANDSCAPE BUFFER
* AT THIS LOCATION A 6" HIGH CHAIN LINK FENCE W/ OPAQUE SLATS SHALL BE INCLUDED



○ LANDSCAPE BUFFER



○ LANDSCAPE BUFFER



○ LANDSCAPE BUFFER

TRANSWESTERN
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MARION COUNTY
FLORIDA

BUFFER &
SIGNAGE PLAN

KHA PROJECT
1/4/23
DATE
MAY 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY KHA
CHECKED BY KHA
DATE
MAY 2023

LICENSED PROFESSIONAL
RICHARD V. BUSCH, P.E.
FLORIDA LICENSE NUMBER
95568
KHA
DATE
MAY 2023

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NO.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION		