

SITE DATA:

 PROJECT NAME: KFC W SILVER SPRINGS BLVD MAJOR SITE PLAN

SITE ADDRESS: 3615 W. SILVER SPRINGS BLVD, OCALA, FL 34474

JAKE SEATON KFC OCALA, LLC 5795 ULMERTON RD. SUITE 200 CLEARWATER, FL 33760

RESTAURANT

FAST FOOD RESTAURANT - 1 STORY

15.00%

34.46%

(727) 446-3444 22817-003-00 LAND USE: LOW INTENSITY GROSS SITE AREA: 41,300 SF (0.98 AC) **EXISTING ZONING:** SAME AS EXISTING PROPOSED ZONING PRESENT USE: VACANT (UNIMPROVED)

12. BUILDING SETBACKS: **REQUIRED** PROPOSED FRONT- 3615 W SILVER SPGS BLVD STREET SPECIFIC SETBACK 20 FT 86 FT 65 FT REAR 0 FT 119 FT

13. SITE AREAS: VEHICULAR USE AREA 21,447 SF 51.93% **BUILDING AREA** 2,255 SF 5.46% TRASH ENCLOSURE 1.36% 1,328 SF 3.22% SIDEWALK/CURB AREA **EXISTING PAVEMENT** 1,477 SF 3.58% TOTAL IMPERVIOUS AREA 27,067 SF 65.54% GROSS SITE AREA 41,300 SF 100.00% FLOOR AREA RATIO: 0.0546

PER CITY OF OCALA LDR SEC. 118-215 6.195 SF REQUIRED OPEN SPACE: PROVIDED OPEN SPACE: 14,233 SF

15. INTERIOR LANDSCAPE CALCULATION: SEE LANDSCAPE PLANS FOR INTERIOR CALCULATIONS.

16. PARKING DATA: FAST FOOD RESTAURANT 1 SPACE PER 2 SEATS

1 SPACE PER 2 EMPLOYEES PARKING REQUIRED: 30 SEATS / 2 = 15 SPACES 6 EMPLOYEES / 2 = 3 SPACES HANDICAP SPACES REQUIRED: 1 HC SPACE PER 25 SPACES PARKING REQUIRED: 18 REGULAR SPACES + 1 HC = 19 SPACES PARKING PROVIDED: 27 REGULAR + 2 HC = 29 SPACES

17. THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE. 18. ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF OCALA LAND

DEVELOPMENT CODE REQUIREMENTS.

19. PROJECTED NUMBER OF EMPLOYEES: 6 EMPLOYEES PER 8 HR SHIFT

PROPOSED DEVELOPMENT:

1. THE PROPOSED CONSTRUCTION SHALL INCLUDE: PAVEMENT CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS TO DISCHARGE TO THE EXISTING OFFSITE DRA. ALL IMPROVEMENTS IN THIS DEVELOPMENT PLAN SHALL BE CONSTRUCTED, AS-BUILT, AND SUBMITTED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.

- 2. THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A 2,255 SF FAST FOOD RESTAURANT WITH REQUIRED PARKING.
- 3. THE ZONING IS B-2.
- 4. MAXIMUM BUILDING HEIGHT SHALL BE 50 FT.
- 5. COMMON AREAS AND PRESERVED AREAS WILL BE PROVIDED ONSITE.
- 6. WATER & SEWER SERVICES CONNECTED TO EXISTING CITY FACILITIES ARE PROPOSED FOR THIS SITE. WATER AND SEWER SERVICES TO BE PROVIDED AND MAINTAINED BY THE OWNER
- 7. ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE 100YR/24HR POST STORM ELEVATION.
- 8. ELECTRICAL UTILITIES SHALL BE PROVIDED BY OCALA UTILITY SERVICES (OUS).
- 9. PROPOSED SIGN WILL REQUIRE A SEPARATE PERMIT. THE SIGN WILL BE PERMITTED

TRAFFIC NOTES:

- 1. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", AS WELL AS APPLICABLE STATE AND LOCAL REQUIREMENTS.
- TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE DOT STANDARD SPECIFICATIONS. CONTRACTOR SHALL REVIEW ALL TRAFFIC CONTROL DEVICES WITH STATE DOT AND UTILITY PROVIDERS PRIOR TO INSTALLATION.
- 3. STOP SIGNS SHALL BE 30" FABRICATED USING A MINIMUM OF 3M DIAMOND GRADE VIP REFLECTIVE SHEETING.

FDOT SPECIFICATION NOTE:

ALL REFERENCES TO FDOT STANDARD INDICES ARE TO ADHERE TO THE 2018-2019 REVISION.

STOP SIGN NOTE:

STOP SIGNS SHALL BE 30" OR 36" FABRICATED USING A MINIMUM OF 3M DIAMOND GRADE VIP REFLECTIVE SHEETING AS NOTED ON THE SITE

CROSSWALK NOTE:

MINIMUM CROSSWALK WIDTH SHALL BE 6 FEET WITH 4 FEET SEPARATION BETWEEN CROSSWALK AND STOP BAR PER F.D.O.T. INDEX 711-001 PER THE 2018-2019 REVISION.

ACCESSIBLE NOTES:

ACCESSIBLE MARKINGS AND SIGNS TO CONFORM WITH FDOT INDEX 711-001 AND FDOT INDEX 700-102 RESPECTIVELY PER THE 2018-2019

AND ADA REGULATIONS.

THIS SITE IS CURRENTLY VACANT. POTABLE WATER AND SANITARY SEWER SERVICE WILL BE SERVED BY THE CITY OF OCALA.

SANITATION IMPACT FEE NOTE:

COMMERCIAL IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE

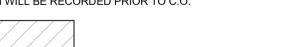
DESCRIPTION: PER COMMITMENT

A PORTION OF THE S.W. 1/4 OF THE N.W. 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE N.W. 1/4 OF SAID SECTION 14; THENCE S 89°28'48" E, ALONG THE SOUTH BOUNDARY OF SAID N.W. 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75; THENCE S 00°31'12" W, ALONG SAID CENTERLINE, 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40; THENCE S 89°41'48" E, ALONG SAID STATE ROAD NO. 40 CENTERLINE, 821.88 FEET; THENCE N 00°31'12" E, 53.75 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID STATE ROAD FOR THE POINT OF BEGINNING; THENCE N 00°31'12" E, 236 FEET; THENCE S 89°41'48" E, PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET; THENCE S 00°31'12" W, 236 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 40; THENCE N 89°41'48" W, ALONG SAID NORTH RIGHT OF WAY LINE OF STATE ROAD, 175 FEET TO THE POINT OF

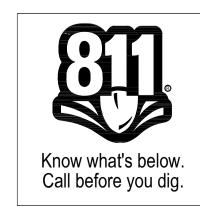
CROSS ACCESS EASEMENT NOTE:

CROSS ACCESS EASEMENTS AS INDICATED BY THE CROSS HATCHED AREA ON THIS PLAN WILL BE RECORDED PRIOR TO C.O.



GRAPHIC SCALE IN FEET







REVIEWED For Code Compliance City of Ocala Growth Management BLD22-1101 09/07/22

REVIEWE

City of Ocala Growth Managem

For Code Compliance

SPL19-0028 03/13/20



CONTRACT DATE: xx.xx.xxxx BUILDING TYPE: Kb 30-17 PLAN VERSION: 2018.A SITE NUMBER: ENTITY NUMBER: xxx - xxx

> KFC 903 S. GLOSTER ST TUPELO, MS 38801

XXXXX

STORE NUMBER:



BLVD SITE KFC M 3615 \ CIT DATE 08/20/2019 SCALE 1" = 20'

DRAWN-BY WPD DRAWING NAME: MAJOR SITE PLAN COA

SHEET NO. VERSION