



SITE DATA:

- PROJECT NAME: KFC W SILVER SPRINGS BLVD MAJOR SITE PLAN
- SITE ADDRESS: 3615 W. SILVER SPRINGS BLVD, OCALA, FL 34474
- CONTACT: JAKE SEATON
KFC OCALA, LLC
5785 ULMERTON RD, SUITE 200
CLEARWATER, FL 33760
(727) 446-3444
- PARCEL I.D.: 22817-003-00
- LAND USE: LOW INTENSITY
- GROSS SITE AREA: 41,300 SF (0.96 AC)
- EXISTING ZONING: B-2
- PROPOSED ZONING: SAME AS EXISTING
- PRESENT USE: VACANT (UNIMPROVED)
- DEVELOPED USE: RESTAURANT
- PROPOSED BUILDING INFORMATION: FAST FOOD RESTAURANT - 1 STORY
- BUILDING SETBACKS:

REQUIRED	PROPOSED	
FRONT - 3615 W SILVER SPGS BLVD	20 FT	86 FT
STREET SPECIFIC SETBACK	0 FT	65 FT
SIDE	0 FT	119 FT
REAR	0 FT	119 FT
- SITE AREAS:

VEHICULAR USE AREA	21,447 SF	51.93%
BUILDING AREA	2,255 SF	5.46%
TRASH ENCLOSURE	560 SF	1.36%
SIDEWALK CURB AREA	1,328 SF	3.22%
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
- OPEN SPACE CALCULATION:

PER CITY OF OCALA LDR SEC. 118-215	6,195 SF	15.00%
REQUIRED OPEN SPACE:	14,233 SF	34.46%
- INTERIOR LANDSCAPE CALCULATION: SEE LANDSCAPE PLANS FOR INTERIOR CALCULATIONS.
- PARKING DATA:

FAST FOOD RESTAURANT	1 SPACE PER 2 SEATS
PARKING REQUIRED:	30 SEATS / 2 = 15 SPACES
HANDICAP SPACES REQUIRED:	6 EMPLOYEES / 2 = 3 SPACES
PARKING REQUIRED:	1 HC SPACE PER 25 SPACES
PARKING PROVIDED:	18 REGULAR SPACES + 1 HC = 19 SPACES
	27 REGULAR + 2 HC = 29 SPACES
- THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF OCALA LAND DEVELOPMENT CODE REQUIREMENTS.
- PROJECTED NUMBER OF EMPLOYEES: 6 EMPLOYEES PER 8 HR SHIFT

PROPOSED DEVELOPMENT:

- 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.
- THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A 2,255 SF FAST FOOD RESTAURANT WITH REQUIRED PARKING.
- THE ZONING IS B-2.
- MAXIMUM BUILDING HEIGHT SHALL BE 50 FT.
- COMMON AREAS AND PRESERVED AREAS WILL BE PROVIDED ON-SITE.
- 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.
- ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE 100YR/24HR POST STORM ELEVATION.
- ELECTRICAL UTILITIES SHALL BE PROVIDED BY OCALA UTILITY SERVICES (OUS).
- PROPOSED SIGN WILL REQUIRE A SEPARATE PERMIT. THE SIGN WILL BE PERMITTED SEPARATELY.

TRAFFIC NOTES:

- 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.
- 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 PLAN.

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 REVISION.

UTILITY NOTE:

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 WITHIN 30 DAYS OF INITIATION OF PERMANENT ELECTRIC SERVICE.

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 BEGINNING.

CROSS ACCESS EASEMENT NOTE:

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

REVIEWED
 For Code Compliance
 City of Ocala Growth Management
 SPL19-0028 03/13/20

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

RESPONSE TO CITY RA SUBMITTA
 RESPONSE TO CITY RA SUBMITTA

NO. 1
 NO. 2

DATE

PAOLO MASTROSERIO, P.E.
 FL. REG. #58891
 MASTROSERIO ENGINEERING, INC.
 CIVIL / ENVIRONMENTAL SITE
 170 SE 32ND PLACE
 OCALA, FL 34471
 PH: (352)840-9909
 PAOLO@MASTROSERIOENG.COM
 FL. CERT. OF AUTH. #26159

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

KFC
 903 S. GLOSTER ST.
 TUPELO, MS 38801

Kb 30-17

SITE & GEOMETRY PLAN
 KFC W SILVER SPGS BLVD
 3615 W. SILVER SPRINGS BLVD
 CITY OF OCALA, FLORIDA

DATE: 08/20/2019
 SCALE: 1" = 20'
 DRAWN-BY: WPD
 DRAWING NAME: MAJOR SITE PLAN COA
 SHEET NO.: C004
 VERSION: 0

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