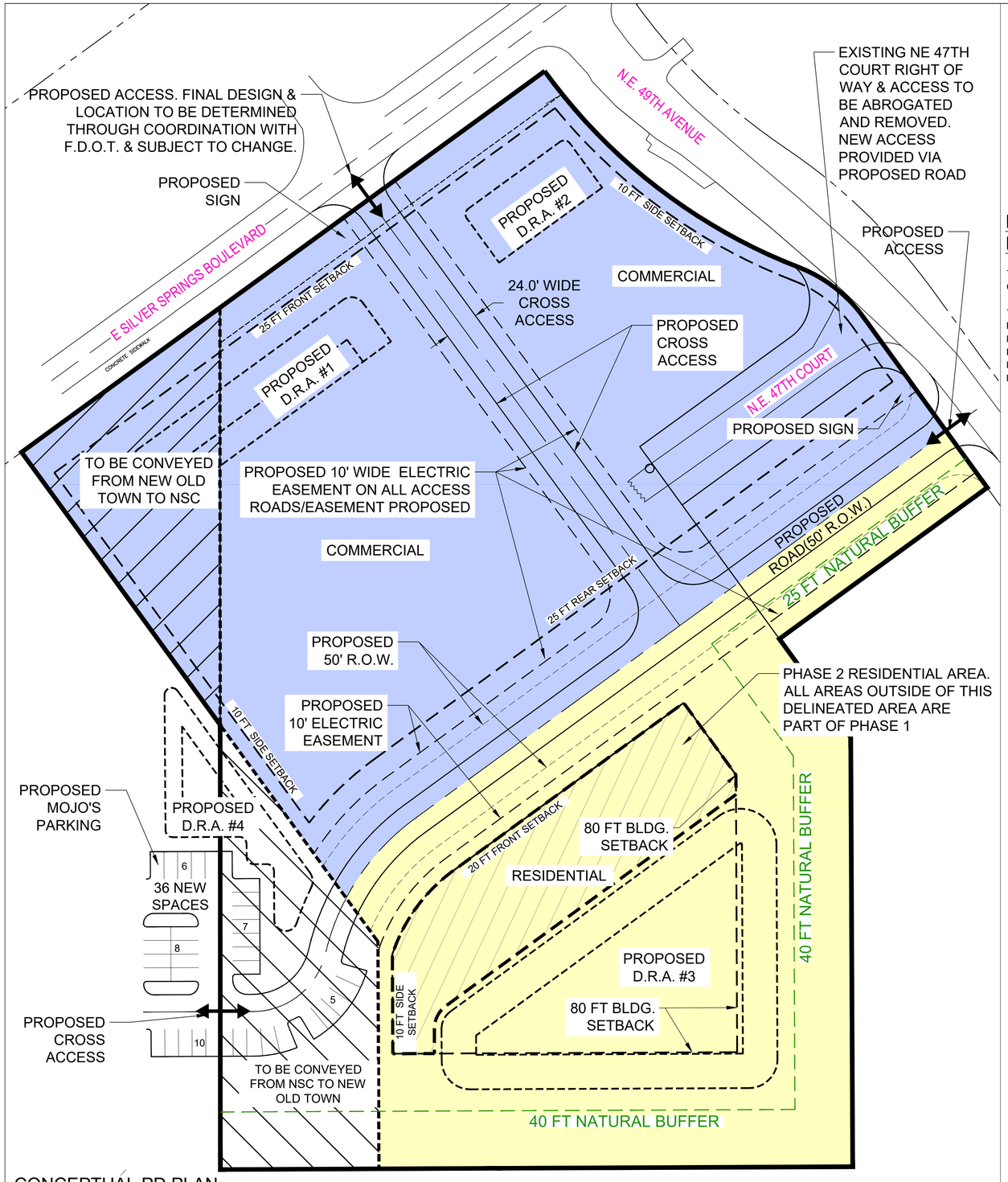
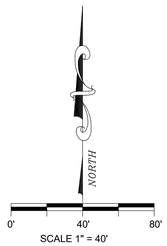


CONCEPTUAL PD PLAN

SCALE: 1"= 40'



SCALE 1" = 40'

IMPORTANT CONCEPTUAL PLAN NOTE:

THE PRIOR CONCEPTUAL PD PLAN WAS APPROVED BY THE CITY OF OCALA VIA RESOLUTION 2016-4.

THE OVERALL GENERAL INTENT OF THE PLACEMENT OF THE PROPOSED BUILDINGS, SIDEWALKS, INTERNAL DRIVEWAYS, LANDSCAPING, AND DRAINAGE RETENTION AREAS WILL BE PROVIDED IN THE FUTURE FINAL SITE PLAN. THE PROPOSED PRESERVED BUFFER AREAS MUST BE PROVIDED ON THE FINAL SITE PLAN AND CAN NOT BE ALTERED.

WATER & SEWER:

CENTRAL WATER & SEWER SERVICES FOR THE PROPOSED BUILDINGS WILL BE AT THE OWNERS EXPENSE. THE OWNER WILL CONNECT TO THE EXISTING CITY OF OCALA CENTRAL WATER & SEWER SYSTEMS.

ELECTRIC UTILITIES:

ELECTRICAL UTILITIES SHALL BE PROVIDED BY THE EXISTING OCALA ELECTRIC UTILITIES LOCATED ADJACENT TO THE SITE.

PUBLIC WORKS:

THIS SITE WILL BE SERVED VIA DUMPSTER PADS. A COMMERCIAL IMPACT FEE WILL BE REQUIRED AND DETERMINED AT TIME OF SITE PLAN SUBMITTAL.

FIRE DEPARTMENT:

BUILDING(S) SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE NOT LESS THAN SIX INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF.

PROPOSED SIGNAGE:

SIGN LOCATIONS ARE SHOWN ON THIS PLAN IN CONCEPT. FINAL SIGN DESIGN AND PLACEMENT WILL BE DETERMINED AT TIME OF SITE PLAN SUBMITTAL AND MUST BE IN ACCORDANCE WITH THE CURRENT CITY OF OCALA CODE REGULATIONS AT THE TIME OF DEVELOPMENT.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE N.W. 1/4 OF SECTION 12, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA AND LYING IN THE N.E. 1/4 OF SECTION 11, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, ALSO BEING ALL OF LOTS 1 AND 2, BLOCK I AND LOT 17, BLOCK F OF GLYNNWOOD UNIT ONE, AS RECORDED IN PLAT BOOK G, PAGE 91, LOTS 3 THROUGH 5, PORTIONS OF LOTS 6 THROUGH 9, BLOCK I, AND LOTS 1 THROUGH 4, BLOCK F AS RECORDED GLYNNWOOD UNIT FOUR, AS RECORDED IN PLAT BOOK H, PAGE 6, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALL OF N.E. 47TH COURT AS SHOWN ON SAID PLATS, AND A PORTION OF LOT 3 OF LOWE'S AUTUMN COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 7, PAGE 171 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GLYNNWOOD UNIT FOUR, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (BEING A 200 FOOT RIGHT OF WAY) (ALSO KNOWN AS EAST SILVER SPRINGS BOULEVARD), THENCE ALONG SAID RIGHT OF WAY, N.53°56'32"E., A DISTANCE OF 279.28 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF N.E. 49TH AVENUE (BEING A 50 FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 393.18 FEET, A CENTRAL ANGLE 32°16'51" AND CHORD BEARING AND DISTANCE OF S.51°58'43"E., 218.60 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY AND ARC OF SAID CURVE, A DISTANCE OF 221.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE 37°49'24" AND CHORD BEARING AND DISTANCE OF S.50°25'07"E., 74.55 FEET; THENCE CONTINUE SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE, A DISTANCE OF 75.92 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT OF WAY, S.36°02'26"E., A DISTANCE OF 132.85 FEET TO THE S.E. CORNER OF THE AFOREMENTIONED LOT 17, BLOCK F OF GLYNNWOOD UNIT ONE; THENCE DEPARTING SAID RIGHT OF WAY, ALONG THE SOUTHERLY BOUNDARY OF LOT 17, S.53°58'20"W., A DISTANCE OF 178.75 FEET TO THE SOUTHWEST CORNER OF SAID LOT 17, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF THE AFOREMENTIONED LOT 1, BLOCK F OF GLYNNWOOD UNIT FOUR; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LOT 1, S.35°56'56"E., A DISTANCE OF 84.51 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID LOT 1, ALONG THE EASTERLY BOUNDARY OF LOTS 2 THROUGH 4, BLOCK F OF SAID GLYNNWOOD UNIT FOUR, S.00°15'24"E., A DISTANCE OF 298.65 FEET TO THE S.E. CORNER OF SAID LOT 4; THENCE DEPARTING THE EASTERLY BOUNDARY OF SAID LOTS 2 THROUGH 4, ALONG THE SOUTH BOUNDARY OF LOT 4 BLOCK F AND LOT 9 BLOCK I, S.89°44'35"W., A DISTANCE OF 329.47 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°15'25"W., A DISTANCE OF 157.99 FEET; THENCE N.36°03'28"W., A DISTANCE OF 186.37 FEET TO A POINT ON THE WEST BOUNDARY OF THE AFOREMENTIONED GLYNNWOOD UNIT FOUR; THENCE DEPARTING SAID WEST BOUNDARY, N.36°03'28"W., A DISTANCE OF 234.69 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N.53°56'32"E., A DISTANCE OF 170.72 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 6.83 ACRES MORE OR LESS.

SITE DATA:

PROJECT NAME: NSC SILVER SPRINGS PD PLAN
PROJECT LOCATION: SEC 12, TWP. 15S, RGE. 22E
P.I.D.: 2735-009-001, 2735-009-002, 2735-000-002, 2735-006-017, 27028-004-03
OWNER: NSC SILVER SPRINGS, LLC. & NEW OLD TOWN VILLAGE LLC
ADDRESS: 4800 E SILVER SPRINGS BLVD. OCALA FL. 34470
SITE AREA: 6.83 ACRES +/-
ZONING: PD
LAND USE: NEIGHBORHOOD & LOW INTENSITY
CONTACT: TODD RUDNIANYN
PHONE: 352-239-1555

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT WILL BE A MIXED USE OF COMMERCIAL AND RESIDENTIAL UNITS. THE PROPOSED DEVELOPMENT OF THE SITE IS ANTICIPATED TO BE WITHIN A 10 YEAR PERIOD. THE DEVELOPMENT IS TO BE PLATTED IF SUBDIVIDED.

A PD DEVELOPERS AGREEMENT PURSUANT TO SEC. 122-944(D) SHALL BE PROVIDED AT FINAL PLAN SUBMITTAL.

THE PROPOSED RETAIL DEVELOPMENT AREA IS APPROXIMATELY 4.17 ACRES

THE PROPOSED RESIDENTIAL DEVELOPMENT AREA IS APPROXIMATELY 2.66 ACRES

THE PROPOSED NUMBER OF BUILDINGS WILL DEPEND ON FINAL SITE PLAN DESIGN. THE BUILDINGS SHALL HAVE A MAXIMUM HEIGHT OF 50 FEET.

THE COMMERCIAL BUILDING SETBACKS SHALL BE 25 FEET ON THE FRONT, 10 FEET ON THE WEST, 25 FEET ON THE SOUTH ADJACENT TO PROPOSED EAST-WEST ROAD, AND 10 FEET ALONG THE EAST SIDE OF THE PROPERTY. THE RESIDENTIAL BUILDING SETBACKS SHALL BE 20 FEET ON THE FRONT, 10 FEET ON THE WEST, 80 FEET ON THE SOUTH AND EAST SIDE LOCATED TO THE REAR OF EXISTING RESIDENTIAL PARCELS.

SITE COVERAGE:

TOTAL SITE AREA =297,515 S.F. +/- = 6.83 ACRES +/-
ESTIMATED BUILDING AREA BASED ON 0.75 F.A.R. = 223,136 S.F. +/-

OPEN SPACE:

THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25% OF THE GROSS TOTAL ACREAGE FOR ALL DEVELOPMENT IN ANY PD PROJECT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USEABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD.

OPEN SPACE REQUIRED FOR THIS SITE = (297,515 X 0.25) = 74,379 S.F.

AGGREGATE OPEN SPACE REQUIRED FOR THIS SITE = (74,412 X 0.10) = 7,438 S.F.

DRAINAGE SUMMARY:

THIS DEVELOPMENT SHALL UTILIZE AN ONSITE DRAINAGE FACILITY. THE RETENTION AREA SHALL BE PRIVATE.

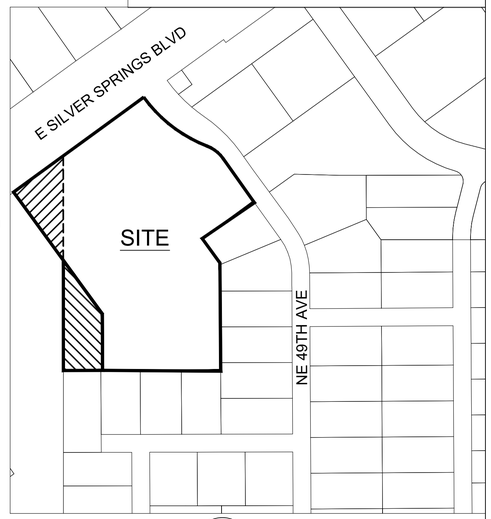
THE RETENTION AREA SHALL BE MAINTAINED BY THE OWNER.

STORMWATER SHALL BE ROUTED VIA CURB & INLET SYSTEMS TO THE PROPOSED RETENTION AREAS WHICH WILL ATTENUATE THE 100YR-24HR POST STORM EVENT.

ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE MAXIMUM STAGE REACHED IN THE PROPOSED RETENTION AREA FOR THE 100YR-24HR POST STORM EVENT.

PARKING:

PARKING WILL BE PROVIDED AT THE TIME OF SITE PLAN DEVELOPMENT & WILL ADHERE TO CITY CODE REQUIREMENTS.



LOCATION MAP

SCALE: 1"= 200'

OPERATION & MAINTENANCE:

A LEGALLY FILED MAINTENANCE AGREEMENT SHALL BE FILED WITH THE FINAL PD PLAN. THE OWNER OR THEIR SUCCESSORS OR ASSIGNS WILL MAINTAIN THE PROPOSED IMPROVEMENTS ON THIS SITE.

LANDSCAPE & IRRIGATION DESIGN:

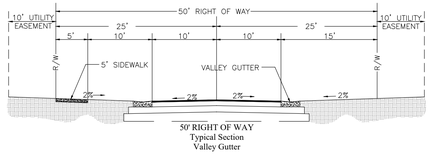
A LANDSCAPE ARCHITECT WILL BE REQUIRED TO DESIGN THE LANDSCAPE AND IRRIGATION PLAN FOR THE PROPOSED DEVELOPMENT.

TREE PRESERVATION & PROPOSED TREES:

A CERTIFIED ARBORIST OR SIMILAR HORTICULTURAL PROFESSIONAL LANDSCAPE ARCHITECT WILL BE REQUIRED TO REVIEW THE FINAL PD PLANS AND MUST ALSO REVIEW ALL CONSTRUCTION ACTIVITIES IN ORDER TO ENSURE THE HEALTHY SURVIVAL OF PRESERVED AND PROPOSED TREES.

PROPOSED DEVELOPMENT SCHEDULE:

THE PROPOSED DEVELOPMENT CONSTRUCTION SCHEDULE IS ANTICIPATED TO BEGIN WITHIN 10 YEARS OF THE PROPOSED PD PLAN APPROVAL. THIS TIMELINE IS ONLY AN ESTIMATE AND IS NOT A GUARANTEE. NOR DOES THIS ESTIMATE INCLUDE THE ENTIRE DEVELOPMENT OF THE SITE AS THIS MAY OCCUR IN PHASES BASED ON ECONOMIC CONDITIONS.



TYPICAL ROADWAY SECTION

DATE:	REVISION DESCRIPTION:
2-27-2024	REVISIONS BASED ON CITY OF OCALA COMMENTS
01-10-2025	REVISIONS BASED ON CITY OF OCALA COMMENTS
02-26-2025	REVISIONS BASED ON CITY OF OCALA COMMENTS
05-05-2025	REVISIONS BASED ON CITY OF OCALA COMMENTS

SCALE: 1"=40'

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

DRAWING FILE: PD MASTER
DATE: 12-04-2024
DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM

ENGINEER'S CERTIFICATION:

DATE:
PAOLO MASTROSERIO, P.E. 58691
MASTROSERIO ENGINEERING, INC. C.A.#26159
170 SE 32ND PLACE
OCALA, FL 34471

PROJECT: NSC SILVER SPRINGS - PD PLAN
COUNTY, STATE, SEC/TWN/RGE.: MARION COUNTY, FL 12/15S/22E

TITLE: NSC SILVER SPRINGS PD PLAN

JOB#: 20-13

SHEET 1 OF 1