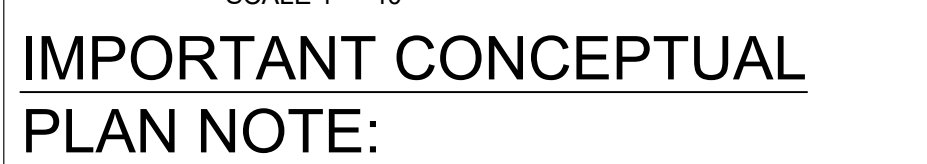


EXHIBIT A
NSC SILVER SPRINGS
PD PLAN



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.

TIME OF DEVELOPMENT.

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE N.W. 1/4 OF SECTION 12, TOWNSHIP 30 NORTH, RANGE 17 WEST, COUNTY, FLORIDA AND LYING IN THE N.E. 1/4 OF SECTION 11, MARION COUNTY, FLORIDA, ALSO BEING ALL OF LOTS 1 AND GLYNNWOOD UNIT ONE, AS RECORDED IN PLAT BOOK G, PAGE 91, 6 THROUGH 9, BLOCK I, AND LOTS 1 THROUGH 4, BLOCK F AS RECORDED IN PLAT BOOK H, PAGE 6, OF THE PUBLIC RECORDS OF THE 47TH COURT AS SHOWN ON SAID PLATS, AND A PORTION OF LOT CENTER, AS RECORDED IN PLAT BOOK 7, PAGE 171 OF THE PUBLIC RECORDS OF THE 47TH COURT, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID GLYNNWOOD SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 40 (BEING A 20' WIDE RIGHT OF WAY) AND PROCEEDING SOUTHERLY 279.28 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF FOOT RIGHT OF WAY), SAID POINT ALSO BEING ON A CURVE, CO. 393.18 FEET, A CENTRAL ANGLE 32°16'51" AND CHORD BEARING FEET. THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, SO RIGHT OF WAY AND ARC OF SAID CURVE, A DISTANCE OF 210.48 FEET TO THE POINT OF BEGINNING. (THE SOUTHERLY RIGHT OF WAY 37°49'24" AND CHORD BEARING AND DISTANCE OF 5.50"; SOUTHEASTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID RIGHT 132.85 FEET TO THE S.E. CORNER OF THE AFOREMENTIONED LOT THENCE DEPARTING SAID RIGHT OF WAY, ALONG THE SOUTHERLY CURVATURE OF 175.19 FEET TO THE SOUTHEAST CORNER, HAVING THE EASTERLY BOUNDARY OF THE AFOREMENTIONED LOT 1, BLOCK DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE EASTERLY A DISTANCE OF 84.51 FEET TO THE SOUTHEAST CORNER OF EASTERLY BOUNDARY OF SAID LOT 1, ALONG THE EASTERLY BOUNDARY OF SAID GLYNNWOOD UNIT FOUR, 0.00°152'24"E, A DISTANCE OF 25.10 FEET TO THE POINT OF BEGINNING. (THE EASTERLY BOUNDARY OF LOT 4 BLOCK F AND LOT 9 BLOCK K, S.89°43'35" DEPARTING SAID SOUTH BOUNDARY, N.00°15'25"W, A DISTANCE OF 186.37 FEET TO A POINT ON THE WEST BOUNDARY UNIT FOUR; THENCE DEPARTING SAID WEST BOUNDARY, N.36°03'10" POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE SAID SOUTHERLY RIGHT OF WAY, ALONG THE SOUTHERLY BOUNDARY BEGINNING, SAID 1 ANDS 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: 952-239-1555

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 A
FINAL PI AN 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 = $(297.515 \times 0.25) = 74.379$ S.F.

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

DRAINAGE SUMMARY:

DRAINAGE SUMMARY:

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

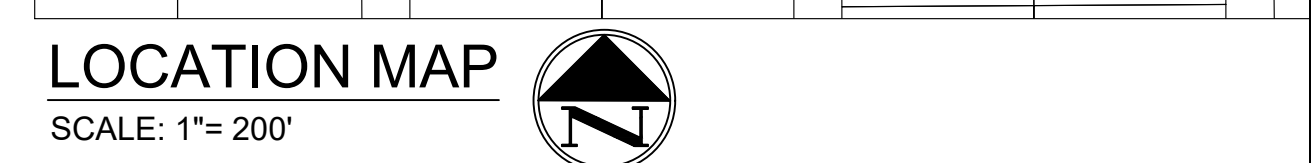
THE RETENTION AREA SHALL BE MAINTAINED BY THE OWNER

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.



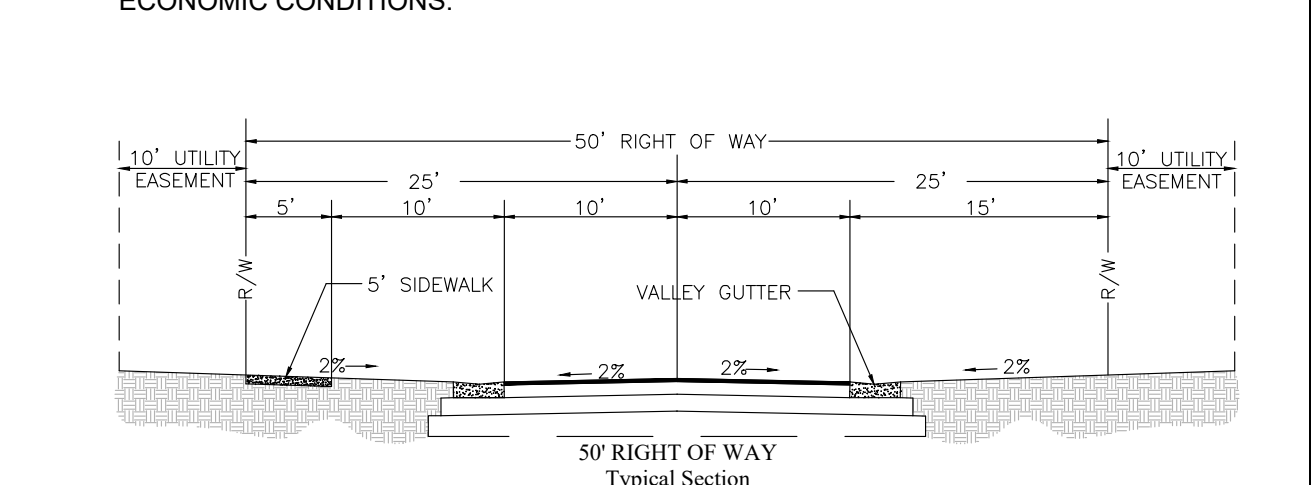
OPERATION & MAINTENANCE:
A LEGALLY FILED MAINTENANCE AGREEMENT SHALL BE FILED WITH THE FINAL PD PLAN. THE OWNER OR THEIR SUCCESSORS OR ASSIGNS WILL MAINTAIN THE PROPOSED IMPROVEMENTS ON THIS SITE

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:	SCALE:		MASTROSERIO ENGINEERING, INC CIVIL * ENVIRONMENTAL * SITE DESIGN 170 SE 32ND PLACE OCALA, FL 34471 PH: (352)433-2185 PAOLO@MASTROSERIOENG.COM	DRAWING FILE:	DESIGNED 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	JOB#: 20-13
2-27-2024	REVISIONS BASED ON CITY OF OCALA COMMENTS				PD MASTER				
01-10-2025	REVISIONS BASED ON CITY OF OCALA COMMENTS				DATE:	DRAWN BY: PM			
02-26-2025	REVISIONS BASED ON CITY OF OCALA COMMENTS				12-04-2024	CHECKED BY: PM			
05-05-2025	REVISIONS BASED ON CITY OF OCALA COMMENTS								
		1"=40'						TITLE: NSC SILVER SPRINGS PD PLAN	SHEET 1 OF 1