



SITE DATA:

PROJECT NAME: AVATAR MIXED USE CONCEPTUAL PD
 PROJECT LOCATION: SEC 12, TWP. 15S, RGE. 22E
 P.I.D.: 2735-009-001, 2735-009-002, 2735-000-002
 OWNER: AVATAR PROPERTIES, INC.
 ADDRESS: 4800 E SILVER SPRINGS BLVD. OCALA FL. 34470
 SITE AREA: 6.06 ACRES
 ZONING: R-1, RO, & O-1
 PROPOSED ZONING: PD
 LAND USE: NEIGHBORHOOD & LOW INTENSITY
 CONTACT: HANK YUNES
 PHONE: 561-245-4629

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A MIXED USE OF RETAIL AND PROFESSIONAL OFFICE BUILDINGS.
 THE TOTAL PROPOSED BUILDING AREA IS 50,000 S.F.

THE PROPOSED NUMBER OF BUILDINGS WILL BE 10. THE BUILDINGS SHALL BE SINGLE STORY WITH A MAXIMUM HEIGHT OF 35 FEET.

THE BUILDING SETBACKS SHALL BE 25 FEET ON THE FRONT, 10 FEET ON THE WEST SIDE OF THE PROPERTY, AND 25 FEET ON THE SOUTH AND EAST SIDE OF THE PROPERTY.

SITE COVERAGE:

TOTAL SITE AREA = 263,974 S.F. = 6.06 ACRES
 PROPOSED BUILDING AREA = 50,000 S.F.
 PROPOSED PAVEMENT AREA = 75,431 S.F.
 PROPOSED CONCRETE AREA = 13,622 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA = 139,053 S.F. = 52.67%
 PROPOSED D.R.A. AREA = 29,896 S.F.
 OPEN SPACE = 95,025 S.F. = 36.00%
 (EXCLUDES D.R.A.)

BUFFERS ARE TO BE PROVIDED AS SPECIFIED ON THE PLAN.

PARKING CALCULATIONS:

(BASED ON 1 PARKING SPACE PER 300 S.F. OF BLDG.)
 PROPOSED BUILDING AREA = 50,000 S.F.
 PARKING REQUIRED = 50,000 / 300 = 167 SPACES
 PARKING PROVIDED = 186 SPACES
 (10 HANDICAP, 176 REGULAR)

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 AREA 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.

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.

OPERATION & MAINTENANCE:

THE OWNER OR THEIR SUCCESSORS OR ASSIGNS WILL MAINTAIN THE PROPOSED IMPROVEMENTS ON THIS SITE.



LOCATION MAP
 SCALE: 1" = 200'

CONCEPTUAL PD PLAN
 SCALE: 1" = 40'

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| DATE: | REVISION DESCRIPTION: | SCALE: 1" = 40' | MASTROSERIO ENGINEERING, INC CIVIL * ENVIRONMENTAL * SITE DESIGN 170 SE 32ND PLACE OCALA, FL 34471 PH: (352)840-9909 FAX: (352)854-9900 PAOLO@MASTROSERIOENG.COM | DRAWING FILE: | DESIGNED BY: PM | ENGINEER'S CERTIFICATION: DATE: _____ PAOLO MASTROSERIO, P.E. 58691 MASTROSERIO ENGINEERING, INC. 170 SE 32ND PLACE OCALA, FL 34471 C.A.#26159 | PROJECT: AVATAR MIXED USE - CONCEPTUAL PD PLAN COUNTY, STATE, SEC/TWN/RGE.: MARION COUNTY, FL 12/15S/22E | JOB#: 14-24 |
| | | | | | PD MASTER | | DRAWN BY: PM | CHECKED BY: PM |
| | | | | DATE: 09-11-2014 | | | | |