

SITE PLAN STATEMENT:

THE SITE PLAN PROPOSES THE RE-DEVELOPMENT OF AN EXIST. PARKING LOT TO CONSTRUCT A 15,000 SQUARE FEET RETAIL BUILDING EXPANSION AND PARKING AREAS.

SOLID WASTE COMMERCIAL IMPACT FEE STATEMENT:

COMMERCIAL IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF INITIATION OF PERMANENT ELECTRIC SERVICE.

TRAFFIC IMPACT STATEMENT:

PER THE ITE TRIP GENERATION 11TH EDITION, THE DAILY TRIP GENERATION BY THE PROP. FURNITURE STORE EXPANSION IS SLIGHTLY HIGHER THAN THE DAILY TRIP GENERATION BY THE EXIST. FURNITURE STORE, DUE TO THE INCREASED SQUARE FOOTAGE. PER THE TRAFFIC STUDY, PREPARED BY TRUCKIN TRAFFIC, LLC, ON 4/26/2022, THE PROP. EXPANSION CAUSES NO ADVERSE TRAFFIC IMPACTS.

ADA ACCESSIBILITY NOTES:

- ALL HANDICAPPED PARKING SPACES AND ACCESS AISLES ADJACENT TO THE HANDICAP PARKING SPACES SHALL HAVE A MAXIMUM OF 2% SLOPE IN ALL DIRECTIONS (THIS INCLUDES RUNNING SLOPE AND CROSS SLOPE).
- AN ACCESSIBLE ROUTE FROM THE PUBLIC STREET OR SIDEWALK TO THE BUILDING ENTRANCE MUST BE PROVIDED. THIS ACCESSIBLE ROUTE SHALL BE A MINIMUM OF 60" WIDE. THE RUNNING SLOPE OF AN ACCESSIBLE ROUTE SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%.
- SLOPES EXCEEDING 5% BUT LESS THAN 8% WILL REQUIRE A RAMP AND MUST CONFORM TO THE REQUIREMENTS FOR RAMP DESIGN (HANDRAILS, CURBS, LANDINGS). NO RAMP SHALL EXCEED AN 8% RUNNING SLOPE OR 2% CROSS SLOPE.
- IN THE CASE THAT A NEW SIDEWALK WILL BE CONSTRUCTED IN THE RW OF A SITE THE RUNNING SLOPE OF THE SIDEWALK SHALL NOT EXCEED 5% AND THE CROSS SLOPE SHALL NOT EXCEED 2%. THIS STANDARD APPLIES TO CROSS WALKS IN THE DRIVEWAY AS WELL AND WILL REQUIRE SPECIAL ATTENTION DURING STAKING TO MAKE SURE THE 2% CROSS SLOPE IS MET IN THE CROSS WALK.
- IT WILL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT THE HANDICAP PARKING SPACES, ACCESSIBLE ROUTES, AND SIDEWALKS/CROSSWALKS ARE CONSTRUCTED TO MEET ADA REQUIREMENTS.
- ANY REQUIREMENTS LISTED ABOVE THAT CAN NOT BE MET SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY. ANYTHING NOT BUILT TO THE ABOVE STANDARDS WILL REQUIRE REMOVAL AND REPLACEMENT OF THE NON COMPLIANT AREAS AT THE GENERAL CONTRACTORS COST.

SITE NOTES:

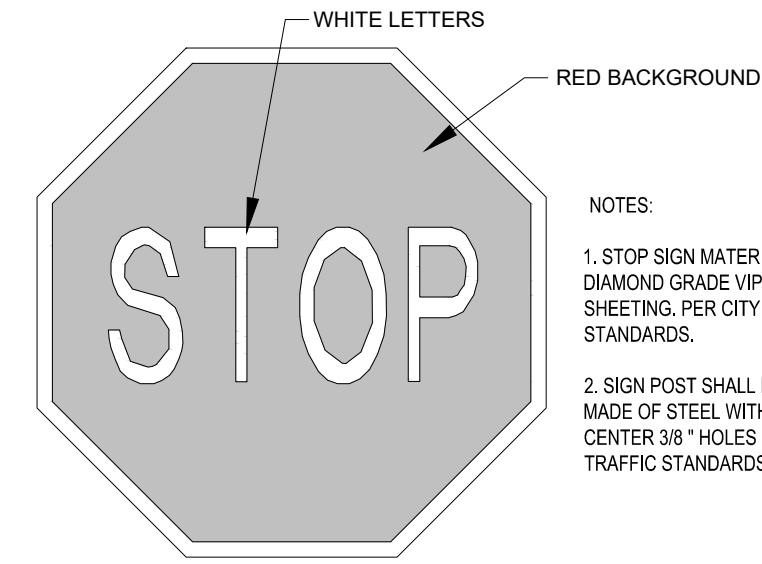
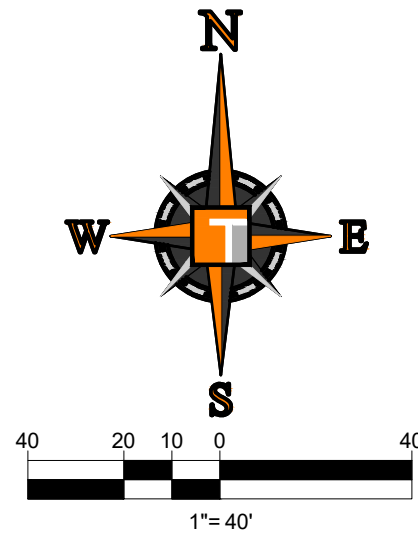
- ALL DIMENSIONS SHOWN ARE SHOWN AT FACE OF CURB, UNLESS OTHERWISE NOTED. B/C INDICATES DIMENSION IS TO BACK OF CURB.
- ALL RADII DIMENSIONS ARE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION, AND CITY OF OCALA LAND DEVELOPMENT CODE.
- ALL PERMANENT PAVEMENT MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC PER FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS (LATEST REVISION).
- FREE STANDING SIGNAGE SHOWN ONLY FOR REPRESENTATIONAL PURPOSES, AND SHALL BE PERMITTED SEPARATELY.
- 36" STOP SIGNS TO BE FABRICATED USING AT A MINIMUM, 3M DIAMOND GRADE DG3 REFLECTIVE SHEETING PER THE CITY OF OCALA STANDARDS.

FDOT NOTES:

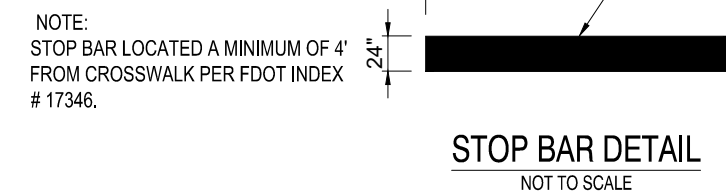
- AN FDOT REPRESENTATIVE SHOULD BE PRESENT DURING PRE CONSTRUCTION MEETING.
- CONTRACTOR WILL BE FULLY RESPONSIBLE TO UPDATE/ADD/REMOVE ANY SIGNS AND PAVEMENT MARKINGS THAT NEED TO BE UPDATED/ADDED/REMOVED IN THE FIELD WITH THE PROPOSED CHANGES EVEN IF THE FDOT COMMENTS BELOW ARE NOT COMPREHENSIVE AND DO NOT COVER EVERY ONE OF THE CHANGES REQUIRED.
- IF THE PERMITTED CONNECTION POSSES A CURRENT, POTENTIAL SAFETY, OR OPERATIONAL PROBLEM THAT ENDANGERS THE HEALTH, SAFETY, OR WELFARE OF THE PUBLIC, THE OWNER / PERMITEE, WILL BE RESPONSIBLE FOR ANY AND ALL COSTS ASSOCIATED WITH THE REQUIRED MODIFICATION PER FAC GUIDELINES.
- LOT 2 AND LOT 3 WILL NEED TO BE PERMITTED THROUGH FDOT SEPARATELY UPON DEVELOPMENT.

SITE DATA:

TOTAL SITE AREA:	325,411 S.F. (7.47 ACRES)	CITY OF OCALA
JURISDICTION:	23731-000-00 (PARCEL 1 & 2)	23738-000-00 (PARCEL 3)
PARCEL I.D. NO.:	218,737 S.F. (5.02 ACRES)	106,674 S.F. (2.45 ACRES)
SITE AREA:		
EXIST. BUILDING AREA:	0 S.F. (0.00 ACRES) - 0.0%	28,403 S.F. (0.65 ACRES) - 26.6%
EXIST. GREEN SPACE:	117,568 S.F. (2.70 ACRES) - 53.7%	30,036 S.F. (0.69 ACRES) - 28.2%
EXIST. IMPERVIOUS AREA:	101,169 S.F. (2.32 ACRES) - 46.3%	48,235 S.F. (1.11 ACRES) - 45.2%
PROP. BUILDING AREA:	13,900 S.F. (0.32 ACRES) - 6.36%	29,293 S.F. (0.67 ACRES) - 27.5%
PROP. GREEN SPACE:	137,123 S.F. (3.15 ACRES) - 62.69%	27,463 S.F. (0.63 ACRES) - 25.7%
PROP. IMPERVIOUS AREA:	67,710 S.F. (1.55 ACRES) - 30.95%	49,918 S.F. (1.15 ACRES) - 46.8%
CURRENT ZONING:	SC (SHOPPING CENTER)	SC (SHOPPING CENTER)
ADJACENT PROPERTY ZONING:	B-2 (GENERAL BUSINESS) (E,S,W)	B-2 (GENERAL BUSINESS) (N,S)
	SC (SHOPPING CENTER) (N)	SC (SHOPPING CENTER) (E,W)
BUILDING SETBACKS:		
FRONT NW:	78.5 FEET	N/A (UNDEVELOPED)
SIDE S:	51.8 FEET	N/A (UNDEVELOPED)
SIDE N:	179.9 FEET	N/A (UNDEVELOPED)
REAR:	112.7 FEET	N/A (UNDEVELOPED)
LANDSCAPE BUFFER REQUIREMENTS:		
FRONT NW:	5 FEET	5 FEET
SIDE S:	5 FEET	5 FEET
SIDE N:	15 FEET	15 FEET
REAR:	5 FEET	5 FEET
PROP. FAR:	0.06	0.32
FUTURE LAND USE:	LOW INTENSITY	LOW INTENSITY
EXIST. USE:	PARKING LOT	RETAIL
PROP. USE:	RETAIL	RETAIL
SITE AREA:	209,923 S.F. (4.819 ACRES) - 100%	45,898 S.F. (1.054 ACRES) - 100%
PROP. BUILDING AREA:	43,178 S.F. (0.991 ACRES) - 20.57%	0 S.F. (0.000 ACRES) - 00.00%
PROP. GREEN SPACE:	48,826 S.F. (1.121 ACRES) - 23.26%	45,474 S.F. (1.044 ACRES) - 100.00%
PROP. IMPERVIOUS AREA:	117,910 S.F. (2.707 ACRES) - 56.17%	424 S.F. (0.010 ACRES) - 00.92%
INTERIOR LANDSCAPE AREA:	16,967 S.F. (0.390 ACRES) - 14.34% VUA	N/A (UNDEVELOPED)
REQUIRED PARKING SPACES:	144 (1 SPACE / 300 S.F.)	N/A (UNDEVELOPED)
TOTAL PARKING PROVIDED:	144	N/A (UNDEVELOPED)
PROVIDED HANDICAP SPACES:	14	N/A (UNDEVELOPED)
TYPICAL PARKING STALL:	9'5" X 19' (ADA: 12' X 19')	N/A (UNDEVELOPED)



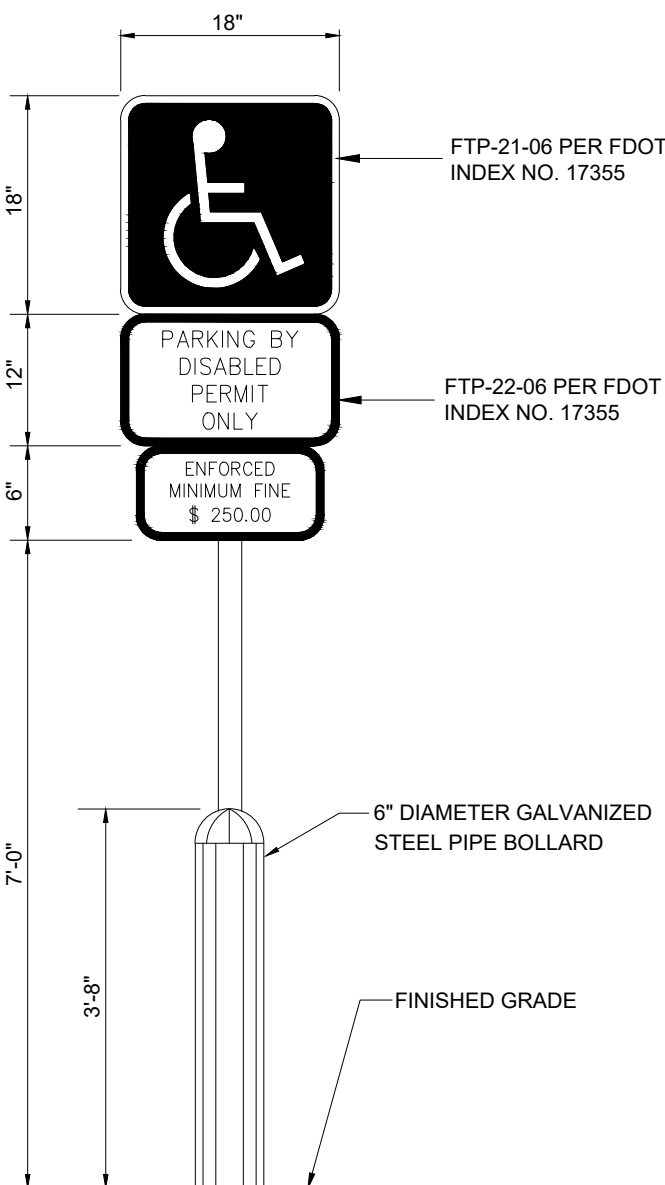
TYPICAL 30" STOP SIGN DETAIL (R1-1)
NOT TO SCALE



STOP BAR DETAIL
NOT TO SCALE

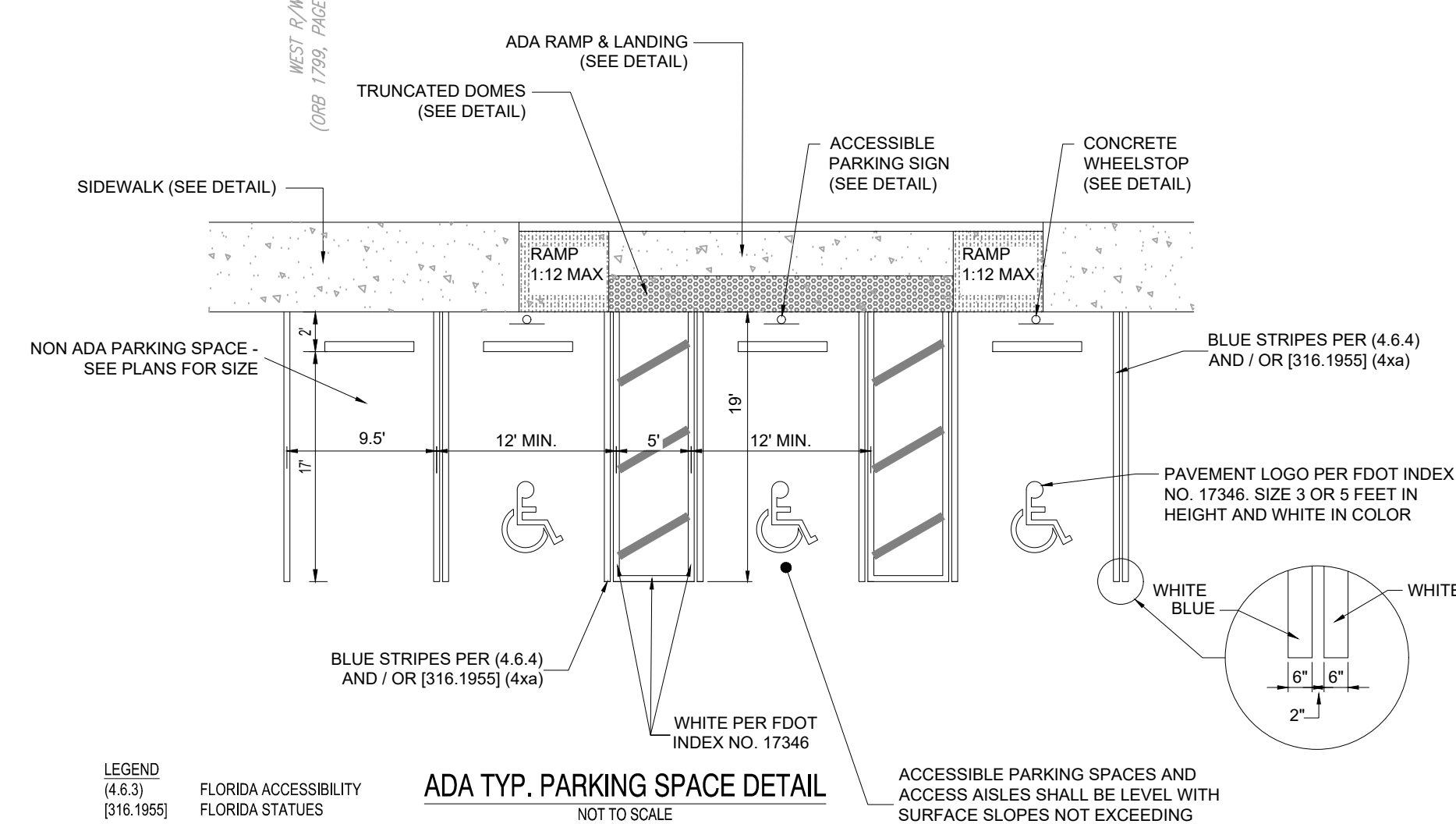
LEGEND:

---	PROPERTY LINE
---	PROP. BUILDING
---	PROP. ASPHALT PAVEMENT
---	PROP. CONCRETE PAVEMENT
---	PROP. MILL & RESURFACE
---	PROP. PARKING SPACE COUNT
---	PROP. LIGHT POLE (REFER TO PHOTOMETRIC PLAN)



NOTES:
1. HANDICAP PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH FDOT DESIGN STANDARDS INDEX 17346.

ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



LEGEND
(4.6.3) (16.1955) FLORIDA ACCESSIBILITY FLORIDA STATUTES

ADA TYP. PARKING SPACE DETAIL
NOT TO SCALE

ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACE SLOPES NOT EXCEEDING 1:50 (2% IN ALL DIRECTIONS) (4.6.3)



REVISIONS

REV	DATE	COMMENT	BY
21	09/13/23	CHANGE BULLETIN #13	CTD
22	10/12/23	CHANGE BULLETIN #14 (REVISED)	CTD
23	10/19/23	CHANGE BULLETIN #15	CTD
14	09/14/22	CHANGE BULLETIN #4	CTD
15	10/18/22	CHANGE BULLETIN #5	CTD
16	11/30/22	CHANGE BULLETIN #6 (REVISED)	CTD
17	12/15/22	REV PER CITY COMM. DATED 12/14/22	CTD
18	12/27/22	REV PER RFI #39 - #41	CTD
19	01/25/23	CHANGE BULLETIN #7	CTD
20	06/29/23	CHANGE BULLETIN #11	CTD



CB #15
10/19/2023

PROJECT No.:	FT200034
DRAWN BY:	AAM
CHECKED BY:	EMM
DATE:	03/17/2021
SCALE:	AS NOTED
CAD I.D.:	FT200034 - SITE PLAN

PROJECT:

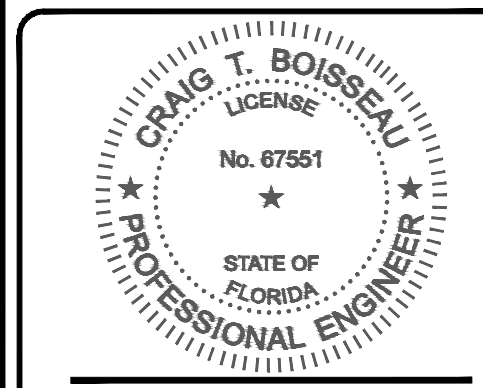
ROOMS TO GO
S.W. COLLEGE ROAD
S.E. 27th AVE

PERIMETER
DEVELOPMENT, LLC

2800 & 2832 COLLEGE ROAD
CITY OF OCALA
MARION COUNTY, FLORIDA



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October 19, 2023
FLORIDA LICENSE No. 67551
FLORIDA BUSINESS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-5
OF