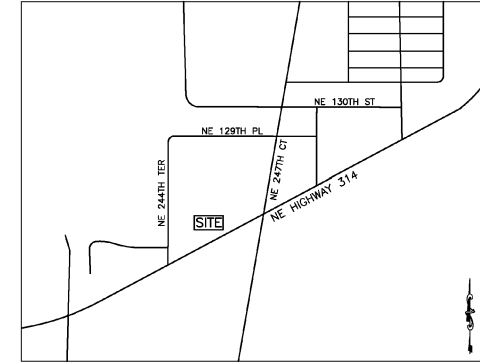
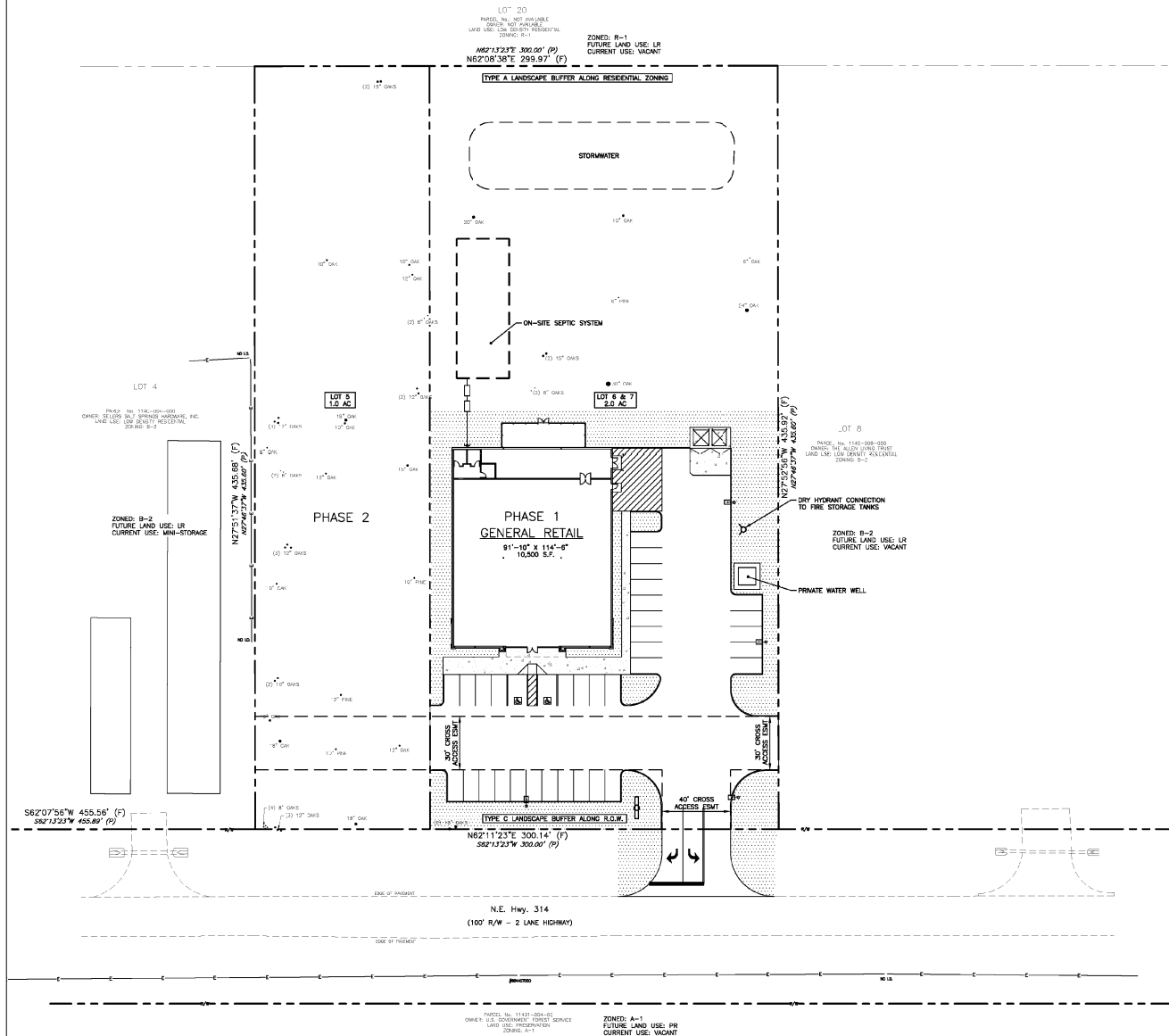


NOON RETAIL – SALT SPRINGS

A COMMERCIAL PLANNED UNIT DEVELOPMENT



VICINITY MAP
N.T.S.

PROJECT DATA

LOCATION:	NE HIGHWAY 314, SALT SPRINGS, FL
PARCEL:	1140-005-000 ; 1140-008-000 ; 1140-007-000
CURRENT ZONING:	B-5 (HEAVY BUSINESS)
PROPOSED ZONING:	PUD (PLANNED UNIT DEVELOPMENT)
CURRENT FUTURE LAND USE:	LR (LOW RESIDENTIAL)
PROP. FUTURE LAND USE:	COM (COMMERCIAL)
OVERLAY ZONE:	SECONDARY SPRINGS PROTECTION ZONE
FLOOD ZONE:	ZONE X, AS SHOWN ON MAP NO. 12180CC4050 DATED 08/28/2008
LAND COVERAGE (LOTS 6 & 7)	
BUILDING AREA COVERAGE	10,500 SF (12%)
ON-SITE IMPERVIOUS	0.69 ACRES (41%)
ON-SITE LANDSCAPE	1.08 ACRES (59%)
BUILDING SETBACKS:	
FRONT (S)	40' REQUIRED 102.6' PROVIDED
REAR (N)	25' 218.2' PROVIDED
SIDE (W)	10' 12.0' PROVIDED
SIDE (E)	10' 95.0' PROVIDED

GENERAL NOTES:

- DEVELOPMENT SHALL BE SERVED BY ON-SITE PRIVATE WELL AND ON-SITE PRIVATE SEPTIC SYSTEM.
- DEVELOPMENT SHALL PROVIDE ON-SITE FIRE STORAGE TANK WITH DRY HYDRANT CONNECTION, CONNECTION TO AND USE OF FIRE STORAGE WATER SUPPLY BY LOCAL EMERGENCY AGENCIES SHALL BE PERMITTED.
- BUFFERS SHOWN SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE.
- ALL OUTDOOR LIGHTING SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE.
- NO PORTIONS OF THIS PROPERTY LIE WITHIN A 100-YEAR FLOOD ZONE.
- PUD SETBACKS, HEIGHT LIMITS, & DENSITY SHALL BE ACCORDING TO B-2 ZONING CLASSIFICATION.
- PUD PERMITTED USES SHALL BE ACCORDING TO B-2 ZONING CLASSIFICATION, EXCLUDING THE FOLLOWING USES:
 - BAR
 - CLUB, PRIVATE, LODGE, FRATERNITY, SORORITY
 - GUN SHOP
 - HOTEL, MOTEL
 - NIGHTCLUB
 - POOLROOM
 - TATTOO, BODY-PIERCING PARLOR
 - TAXIDERMIST

BERRY
ENGINEERS LLC
355 KUTLER ST. NW, SUITE 100
CLEVELAND, TN 37312
TEL: (423) 790-5800
CERTIFICATE OF AUTHORIZATION #00858

DEVELOPER:
NOON REAL ESTATE, LLC
832 GEORGIA AVE, SUITE 355
CHATTANOOGA, TN 37402
423-206-2695

PROJECT:
**PUD CONCEPTUAL
PLAN**
NE HIGHWAY 314
MARION COUNTY, FL

EXHIBIT

REVISIONS	
1	
2	
3	
4	
5	

SHEET NAME:
PUD CONCEPT PLAN

DATE: 05/18/2021

DRAWN BY: CMB

CHECKED BY: BMB

PROJECT NO.: 21015

SHEET NUMBER:
EXHIBIT

