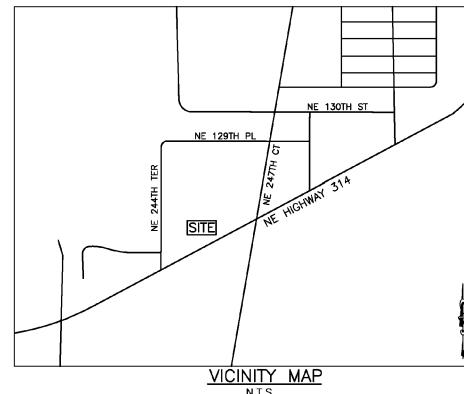
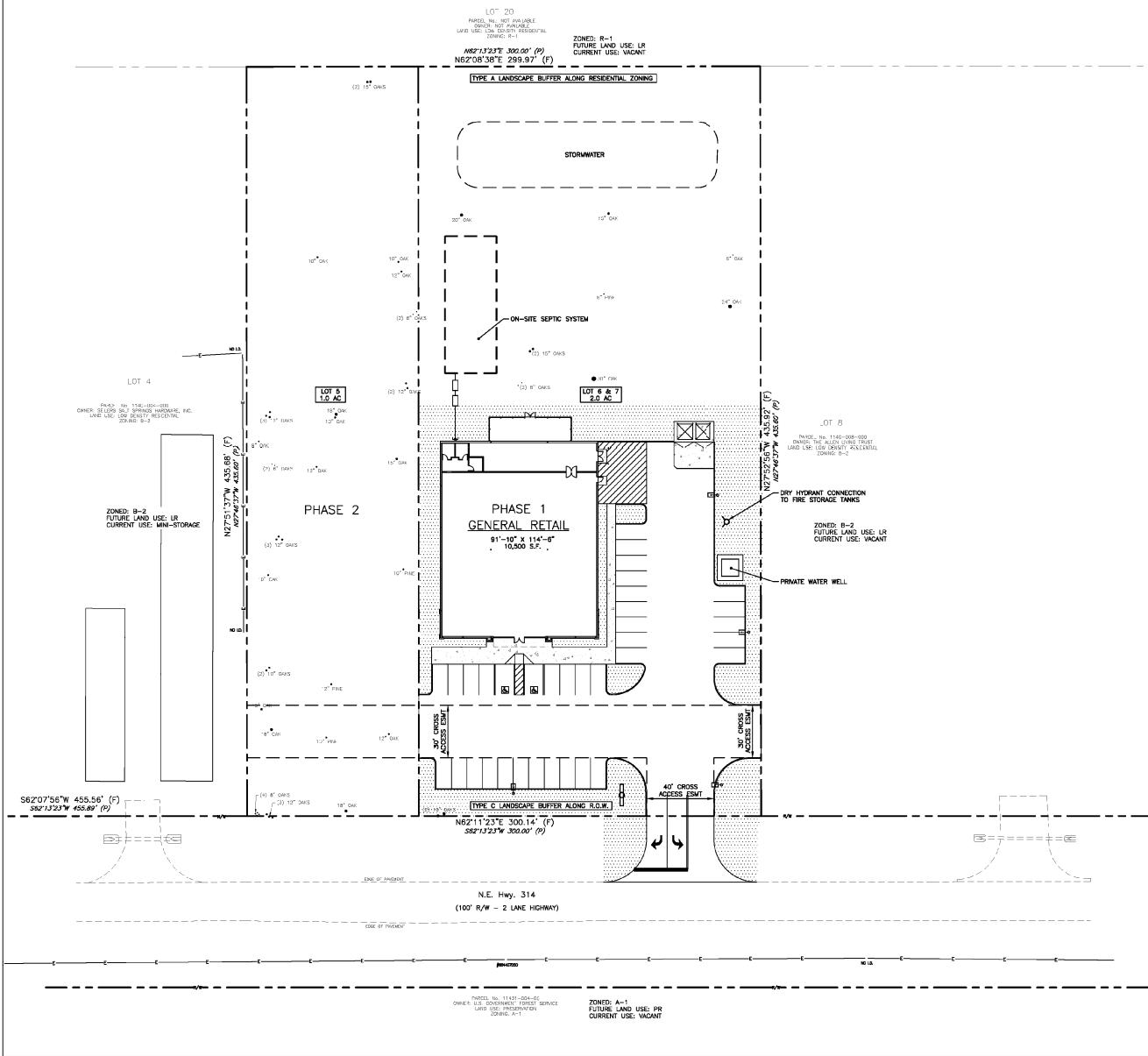


# NOON RETAIL – SALT SPRINGS

A COMMERCIAL PLANNED UNIT DEVELOPMENT



## PROJECT DATA

LOCATION: NE HIGHWAY 314, SALT SPRINGS, FL  
PARCEL: 1140-008-000 : 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)  
PROPOSED FUTURE LAND USE: COM (COMMERCIAL)

OVERLAY ZONE: SECONDARY SPRINGS PROTECTION ZONE  
FLOOD ZONE: ZONE X, AS SHOWN ON MAP NO. 12160C04050 DATED 08/28/2008

### LAND COVERAGE (LOTS 6 & 7)

BUILDING AREA COVERAGE 10,500 SF (12%)  
ON-SITE IMPERVIOUS 0.82 ACRES (41%)  
ON-SITE LANDSCAPE 1.08 ACRES (59%)

BUILDING SETBACKS:  
FRONT (S) REQUIRED 40' PROVIDED 10' 6"  
REAR (R) 25' 21' 6"  
SIDE (W) 10' 12' 0"  
SIDE (E) 10' 95.0'

## GENERAL NOTES:

1. DEVELOPMENT SHALL BE SERVED BY ON-SITE PRIVATE WELL AND ON-SITE PRIVATE SEPTIC SYSTEM.
2. DEVELOPMENT SHALL PROVIDE ON-SITE FIRE STORAGE TANK WITH DRY HYDRANT CONNECTION TO AND USE OF FIRE STORAGE WATER SUPPLY BY LOCAL EMERGENCY AGENCIES SHALL BE PERMITTED.
3. ALL EXTERIOR LIGHTING SHALL BE IN ACCORDANCE WITH MARION COUNTY CODE.
4. ALL OUTDOOR LIGHTING SHALL IN ACCORDANCE WITH MARION COUNTY CODE.
5. NO PORTIONS OF THIS PROPERTY LIE WITHIN A 100-YEAR FLOOD ZONE.
6. NO PORTIONS OF THIS PROPERTY LIE WITHIN A HAZARD ZONE.
7. 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
- INN
- POOLROOM
- TATTOO, BODY-PIERCING PARLOR
- TAXIDERMIST

REVISIONS	
1	
2	
3	
4	
5	

SHEET NAME: PUD CONCEPTUAL PLAN

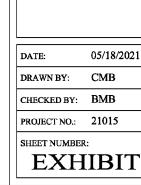
DATE: 05/18/2021

DRAWN BY: CMB

CHECKED BY: BMB

PROJECT NO.: 21015

SHEET NUMBER: EXHIBIT



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