

Onion

① RESERVED FOR FUTURE DEVELOPMENT ±1.87 ACRES

② RESERVED FOR FUTURE DEVELOPMENT ±1.51 ACRES

WALMART SUPERCENTER C-176-SGL
176,173 S.F.

GARDEN CENTER
20,653 S.F.

LIQUOR
3,356 S.F.

SHOPS
25,000 S.F.

③ RESERVED FOR FUTURE DEVELOPMENT ±1.43 ACRE

④ RESERVED FOR FUTURE DEVELOPMENT ±1.68 ACRES

EXISTING CVS PHARMACY

PROPOSED STORM WATER POND ±.3 ACRE

Proposed Storm Water Pond Buffer Area ±7.32 ACRES

Pond 1

Proposed Storm Water Pond ±1.8 ACRES

Proposed Storm Water Pond ±1.8 ACRES

ASD only

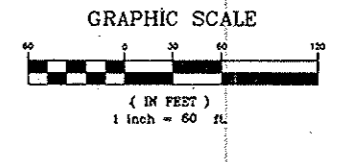
PROPOSED FULL ACCESS

U.S. HWY 441

EASEMENT U.S. 441

WEST ANTHONY ROAD

35TH STREET



NOTE: ACTUAL HIGHWAY & DRIVEWAY CONFIGURATION AND IMPROVEMENTS TO BE DETERMINED WITH FINAL TRAFFIC STUDY

SITE DATA

SITE AREAS:	
PROPOSED WALMART SITE AREA:	832,266.75 S.F. (19.56 AC) 51.70%
PROPOSED RETAIL AREA:	98,013.32 S.F. (2.25 AC) 5.95%
PROPOSED POND AREA:	431,120.95 S.F. (9.83 AC) 25.10%
PROPOSED FUTURE DEVELOPMENT AREA 1:	81,278.61 S.F. (1.87 AC) 4.94%
PROPOSED FUTURE DEVELOPMENT AREA 2:	62,886.64 S.F. (1.51 AC) 4.02%
PROPOSED FUTURE DEVELOPMENT AREA 3:	62,005.71 S.F. (1.43 AC) 3.77%
PROPOSED FUTURE DEVELOPMENT AREA 4:	73,110.82 S.F. (1.68 AC) 4.46%
TOTAL SITE AREA:	1,643,153.00 S.F. (37.78 AC) 100.00%

BUILDING AREAS:	
PROPOSED WALMART BUILDING AREA:	200,242 S.F. 69.91% (INCLUDING GARDEN CENTER & LIQUOR BLDG)
PROPOSED RETAIL BUILDING AREA:	25,000 S.F. 8.75%
PROPOSED FUTURE BUILDING AREA 1:	18,404 S.F. 5.7%
PROPOSED FUTURE BUILDING AREA 2:	17,014 S.F. 5.94%
PROPOSED FUTURE BUILDING AREA 3:	13,076 S.F. 4.32%
PROPOSED FUTURE BUILDING AREA 4:	14,758 S.F. 5.36%
TOTAL BUILDING AREA:	288,494 S.F. 100.00%

PARKING INFORMATION:
 PARKING REQUIRED BY CITY OF OCALA: 1 SPACE PER 250 S.F. FLOOR AREA
 204,208 S.F. / 250 S.F. = 817 SP. + 818 PARKING SP.

PARKING PROVIDED: 1024 SPACES INCLUDING 20 CART CORRALES

PARKING RATIO PROVIDED: 5.00 SP. / 1000 S.F. (BASED ON BUILDING AREA OF 204,558 S.F. - WALMART BLDG, LIQUOR AND RETAIL, NOT INCLUDING GARDEN CENTER)

ADA REQUIREMENTS: 2% OF TOTAL PARKING PROVIDED
 REQUIRED: 22 SPACES
 PROVIDED: 36 SPACES