SITE DATA:

PROJECT NAME:	ORANGE LAKE RV - MAJOR SITE PLAN
PROJECT LOCATION:	CITRA, FL. SEC 27, TWP. 12 S., RGE. 21 E.
P.I.D.:	02781-000-00
OWNER:	8M HOLDINGS LLC
ADDRESS:	18365 NW 45TH AVE RD, CITRA
SITE AREA:	6,138,0853 S.F. = 140.91 ACRES +/-
CURRENT ZONING:	PUD
CURRENT LAND USE:	COMMERCIAL
BUILDING SETBACKS:	25' FRONT, 8' SIDE, 75' REAR
BUILDING USE:	CLUBHOUSE AND BATH HOUSE
BUILDING F.A.R.:	0.0017

PROPOSED DEVELOPMENT:

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE AN RV PARK WITH APPROXIMATELY 490 RV UNITS ALONG WITH A CLUBHOUSE AND AMENITY FACILITIES. DEVELOPMENT WILL INCLUDE ALL REQUIRED INFRASTRUCTURE TO SERVE THIS SITE. TOTAL LENGTH OF ROAD IS 21,989 L.F. OR 4.17 MILES. PHASE I EQUALS 355 UNITS AND 3.56 MILES OF ROAD. PHASE II EQUALS 135 UNITS AND 0.61 MILES OF ROAD.

THIS SITE WAS PREVIOUSLY APPROVED AS "OAKWATER VILLAGE" IN 2008. APPROVAL WAS OBTAINED FROM ALL REVIEW AGENCIES. SINCE PRIOR PERMITS ON THIS SITE HAVE EXPIRED AND THE DESIGN HAS CHANGES, THE INTENT IS TO OBTAIN NEW PERMITS FOR THE PROPOSED PLAN. ADDITIONAL RV UNITS WILL REQUIRE D.R.C. APPROVAL.

PARKING CALCULATIONS:

CLUBHOUSE PARKING REQUIREMENTS:

PROVIDED SPACES:
27 REGULAR SPACES + 7 RV + 2 HC = 36

RV PARKING REQUIREMENTS:
PARKING FOR A TOURIST CAMP INCLUDES: 1 PER TRAILER, PLUS 1 PER 2 UNIT. THE REQUIRED PARKING IS MET. REFER TO TYPICAL PARKING DETAIL BELOW.

REQUIRED EQUALS 490 UNITS X 1 TRAILER = 490 RV SPACES
AND
490 LOTS / 2 = 245 CAR SPACES.

PROVIDED EQUALS 490 RV SPACES AND 245 CAR SPACES.

DATA BLOCK OF SITE COVERAGE:

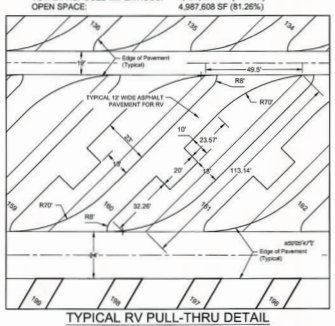
(ONSITE COVERAGE ONLY)

TOTAL SITE AREA = 6,138,085 S.F. OR 140.91 AC.

EXISTING COVERAGE:
SITE CONSISTS OF ASPHALT PAVEMENT, GRAVEL AND LIMEROCK DRIVEWAY AND GREEN SPACE, WITH SCATTERED OAK TREES. APPROXIMATELY 87% OPEN AREA GREEN SPACE APPROXIMATELY 26% TREE CANOPY COVERAGE

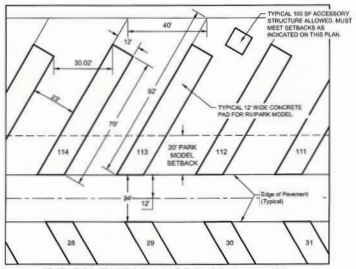
PROPOSED COVERAGE:

EXISTING PAVEMENT:	67,838 S.F. (1.11%)
PROPOSED BUILDINGS:	10,100 S.F. (0.17%)
PROPOSED CONCRETE RV PADS:	323,719 S.F. (5.27%)
PROPOSED CONCRETE SIDEWALK:	5,683 S.F. (0.09%)
PROPOSED AMENITIES:	23,885 S.F. (0.39%)
PROPOSED PAVEMENT:	719,252 S.F. (11.72%)
TOTAL PROPOSED IMPERVIOUS:	1,150,477 SF (18.74%)
OPEN SPACE:	4,987,608 SF (81.26%)



TYPICAL RV PULL-THRU DETAIL

Scale: 1" = 30
(MINIMUM UNIT WIDTH = 35', MINIMUM UNIT DEPTH = 70')
(MAXIMUM UNIT IMPERVIOUS COVERAGE = 1,780 S.F.)

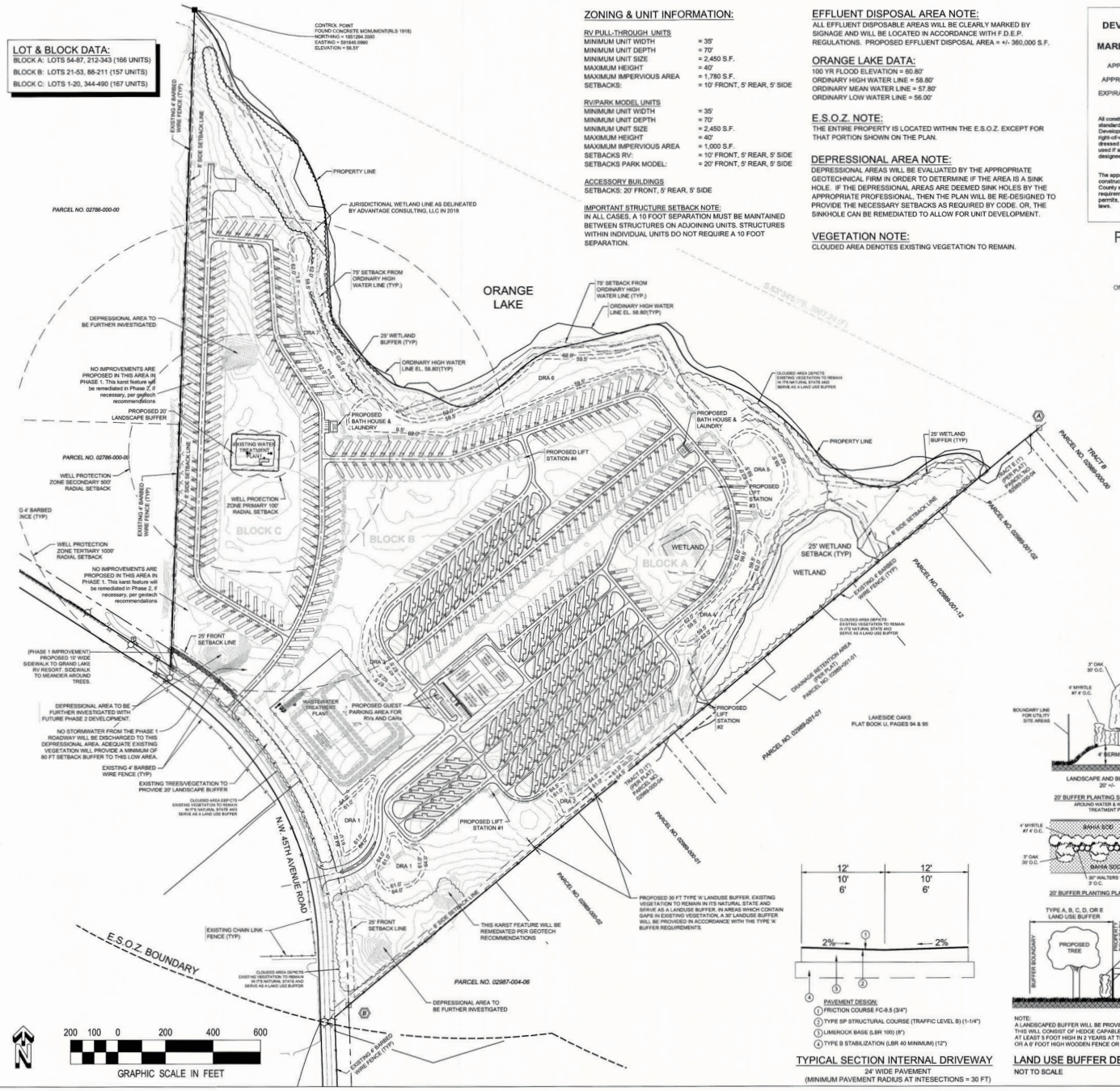


TYPICAL RV/PARK MODEL UNIT DETAIL

Scale: 1" = 30
(MINIMUM UNIT WIDTH = 35', MINIMUM UNIT DEPTH = 70')
(MAXIMUM UNIT IMPERVIOUS COVERAGE = 1,000 S.F.)

LOT & BLOCK DATA:

BLOCK A: LOTS 54-87, 212-343 (166 UNITS)
BLOCK B: LOTS 21-53, 88-211 (157 UNITS)
BLOCK C: LOTS 1-20, 344-490 (167 UNITS)



ZONING & UNIT INFORMATION:

RV PULL-THROUGH UNITS

MINIMUM UNIT WIDTH	= 35'
MINIMUM UNIT DEPTH	= 70'
MINIMUM UNIT SIZE	= 2,450 S.F.
MAXIMUM HEIGHT	= 40'
MAXIMUM IMPERVIOUS AREA	= 1,780 S.F.
SETBACKS:	= 10' FRONT, 5' REAR, 5' SIDE

RV/PARK MODEL UNITS

MINIMUM UNIT WIDTH	= 35'
MINIMUM UNIT DEPTH	= 70'
MINIMUM UNIT SIZE	= 2,450 S.F.
MAXIMUM HEIGHT	= 40'
MAXIMUM IMPERVIOUS AREA	= 1,000 S.F.
SETBACKS RV:	= 10' FRONT, 5' REAR, 5' SIDE
SETBACKS PARK MODEL:	= 20' FRONT, 5' REAR, 5' SIDE

ACCESSORY BUILDINGS
SETBACKS: 20' FRONT, 5' REAR, 5' SIDE

IMPORTANT STRUCTURE SETBACK NOTE:
IN ALL CASES, A 10 FOOT SEPARATION MUST BE MAINTAINED BETWEEN STRUCTURES ON ADJOINING UNITS. STRUCTURES WITHIN INDIVIDUAL UNITS DO NOT REQUIRE A 10 FOOT SEPARATION.

EFFLUENT DISPOSAL AREA NOTE:

ALL EFFLUENT DISPOSABLE AREAS WILL BE CLEARLY MARKED BY SIGNAGE AND WILL BE LOCATED IN ACCORDANCE WITH F.D.E.P. REGULATIONS. PROPOSED EFFLUENT DISPOSAL AREA = +/- 360,000 S.F.

ORANGE LAKE DATA:

100 YR FLOOD ELEVATION = 60.80'
ORDINARY HIGH WATER LINE = 58.80'
ORDINARY MEAN WATER LINE = 57.80'
ORDINARY LOW WATER LINE = 56.00'

E.S.O.Z. NOTE:

THE ENTIRE PROPERTY IS LOCATED WITHIN THE E.S.O.Z. EXCEPT FOR THAT PORTION SHOWN ON THE PLAN.

DEPRESSIONAL AREA NOTE:

DEPRESSIONAL AREAS WILL BE EVALUATED BY THE APPROPRIATE GEOTECHNICAL FIRM IN ORDER TO DETERMINE IF THE AREA IS A SINK HOLE. IF THE DEPRESSIONAL AREAS ARE DEEMED SINK HOLES BY THE APPROPRIATE PROFESSIONAL, THEN THE PLAN WILL BE RE-DESIGNED TO PROVIDE THE NECESSARY SETBACKS AS REQUIRED BY CODE. OR, THE SINKHOLE CAN BE REMEDIATED TO ALLOW FOR UNIT DEVELOPMENT.

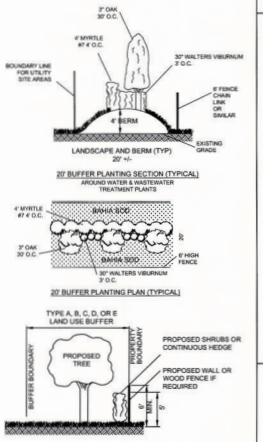
VEGETATION NOTE:

CLOUDED AREA DENOTES EXISTING VEGETATION TO REMAIN.

PAVEMENT DESIGN:
1. FRICTION COURSE FC-9.5 (3/4")
2. TYPE SP STRUCTURAL COURSE (TRAFFIC LEVEL B) (1-1/4")
3. LIMEROCK BASE (LBR 100) (8")
4. TYPE B STABILIZATION (LBR 40 MINIMUM) (12")

TYPICAL SECTION INTERNAL DRIVEWAY

24' WIDE PAVEMENT
(MINIMUM PAVEMENT RADIUS AT INTESECTIONS = 30 FT)



NOTE:
A LANDSCAPED BUFFER WILL BE PROVIDED.
THIS WILL CONSIST OF HEDGE CAPABLE OF GROWING TO AT LEAST 5 FOOT HIGH IN 2 YEARS AT TIME OF PLANTING OR A 6' FOOT HIGH WOODEN FENCE OR WALL.

LAND USE BUFFER DETAIL

NOT TO SCALE

DEVELOPMENT REVIEW COMMITTEE
MARION COUNTY, FLORIDA

APPLICATION #: 26526
APPROVAL DATE: 3/28/22
EXPIRATION DATE: 3/28/24

All construction shall conform to the construction standards contained in the Marion County Land Development Code, latest revision. Areas of the right-of-way disturbed during construction shall be dressed and sodded. Seed and mulch may be used if approved by the County Engineer or designee.

NOTICE
The approval of these plans is limited to construction under the jurisdiction of Marion County and does not substitute nor waive the requirements of other agencies for additional permits, as applicable, by state and/or federal laws.

RECEIVED
APR 15 2022
Marion County
Office of County Engineer

DATE:	REVISION DESCRIPTION:
8-31-21	RESPONSE TO COUNTY SUBMITTAL 1 RAI

DESIGNED BY: PM
DRAWN BY: WPD
CHECKED BY: PM
DATE: 3-22-21

ENGINEER'S CERTIFICATION:
MASTROSERIO ENGINEERING, INC. C.A.26159
PAOLO MASTROSERIO
MASTROSERIO ENGINEERING, INC.
170 SE 22ND PLACE
OCALA, FL 34471
STATE OF FLORIDA
No. 58317
4/14/2022

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 22ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

PROJECT: ORANGE LAKE RV - PHASE I SITE PLAN
MARION COUNTY, FL SEC. 27 & 37, TWN. 12, RGE. 21

TITLE: SITE PLAN

SCALE: 1" = 200'

JOB#: 20-25

SHEET C3 OF 34