

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. NUMBER: 02781-000-00
 OWNER: BM HOLDINGS LLC
 ADDRESS: 18365 NW 45TH AVE RD, CITRA
 SITE AREA: 6,138,065 S.F. = 140.91 ACRES +/-
 CURRENT ZONING: PUD
 CURRENT LAND USE: COMMERCIAL
 BUILDING SETBACKS: 20' FRONT, 8' SIDE, 75' REAR
 BUILDING USE: CLUBHOUSE AND BATH HOUSE
 BUILDING F.A.R.: 0.017

PROPOSED DEVELOPMENT:
 THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE AN RV PARK WITH APPROXIMATELY 489 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.

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 CHANGED, 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 489 UNITS X 1 TRAILER = 489 RV SPACES AND 489 LOTS / 2 = 245 CAR SPACES.
 PROVIDED EQUALS 489 RV SPACES AND 245 CAR SPACES.

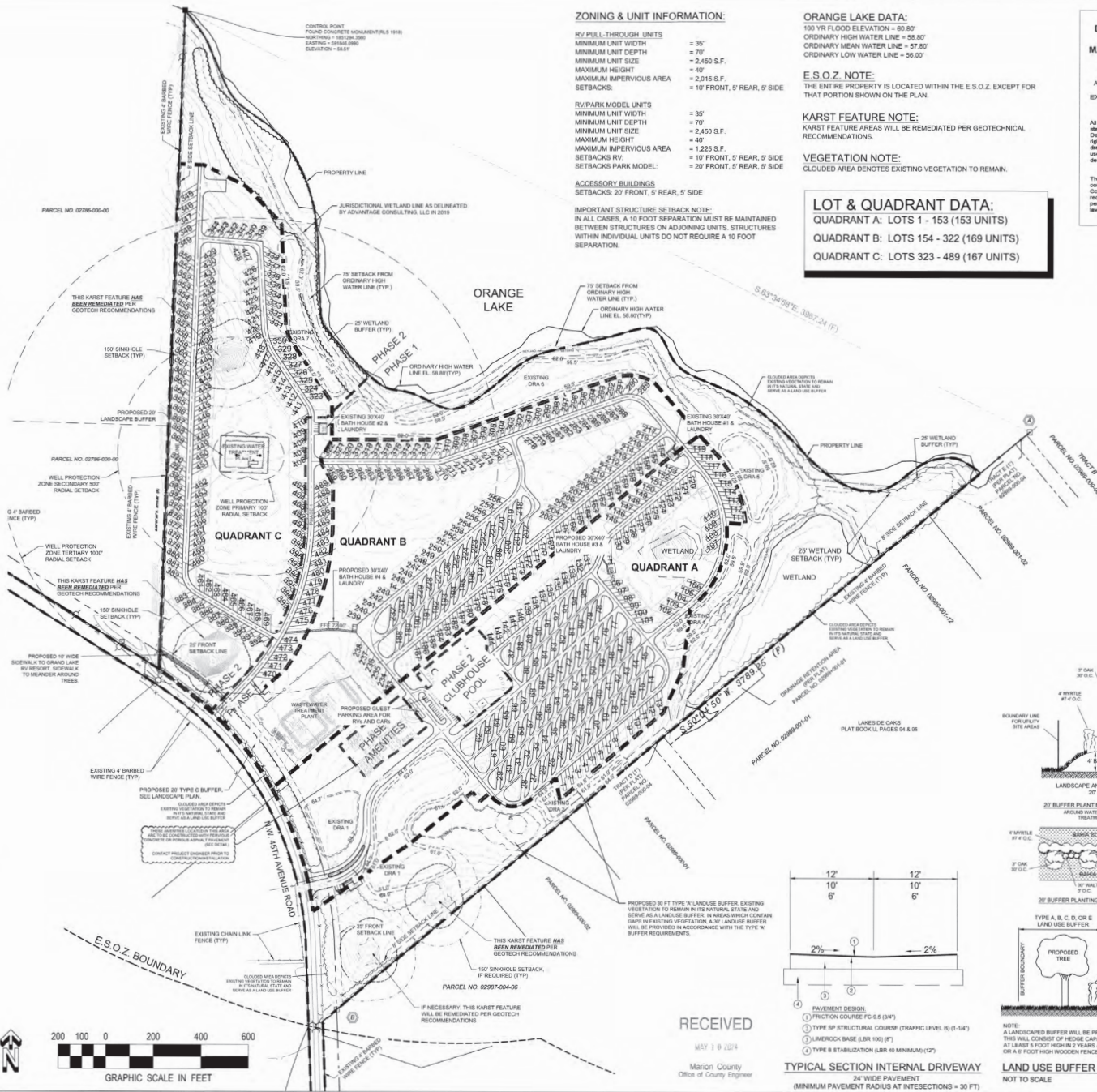
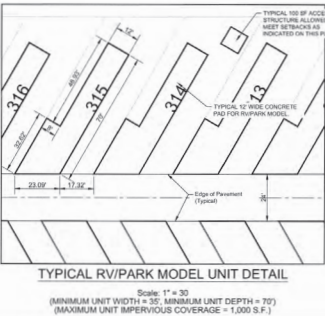
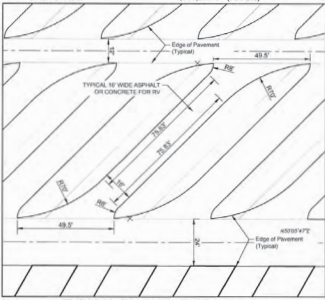
DATA BLOCK OF SITE COVERAGE:
 (ONSITE COVERAGE ONLY)

TOTAL SITE AREA = 6,138,065 S.F. OR 140.91 AC.

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

PROPOSED COVERAGE:
 EXISTING PAVEMENT: 67,838 S.F. (1.11%)
 PROPOSED BUILDINGS: 13,561 S.F. (0.22%)
 PROPOSED CONCRETE RV PADS: 423,881 S.F. (6.91%)
 PROPOSED CONCRETE SIDEWALK: 9,086 S.F. (0.15%)
 PROPOSED AMENITIES: 31,906 S.F. (0.52%)
 PROPOSED PAVEMENT: 698,492 S.F. (11.38%)

TOTAL PROPOSED IMPERVIOUS: 1,244,654 SF (20.28%)
 OPEN SPACE: 4,893,231 SF (79.72%)



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 = 56.20'

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

KARST FEATURE NOTE:
 KARST FEATURE AREAS WILL BE REMEDIATED PER GEOTECHNICAL RECOMMENDATIONS.

VEGETATION NOTE:
 CLOUDED AREA DENOTES EXISTING VEGETATION TO REMAIN.

LOT & QUADRANT DATA:
 QUADRANT A: LOTS 1 - 153 (153 UNITS)
 QUADRANT B: LOTS 154 - 322 (169 UNITS)
 QUADRANT C: LOTS 323 - 489 (167 UNITS)

DEVELOPMENT REVIEW COMMITTEE MARION COUNTY, FLORIDA	
APPLICATION #	30456
APPROVAL DATE	4/8/24
EXPIRATION DATE	4/8/29
DATE	11-16-23
DESIGNED BY: PM	11-16-23
DRAWN BY: WPD	3-3-24
CHECKED BY: PM	
DATE	7-26-23

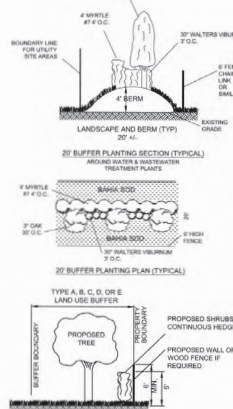
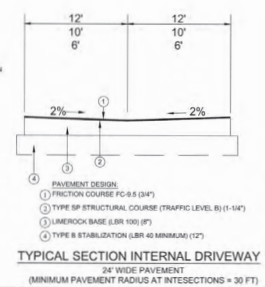


MASTROSERIO ENGINEERING, INC.
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 PAUL@MASTROSERIO.COM

PROJECT: ORANGE LAKE RV - MAJOR SITE PLAN PHASE 2
 MARION COUNTY, FL, SEC. 27 & 37, TWP. 12, RGE. 21

TITLE: SITE PLAN
 SCALE: 1" = 200'
 JOB#: 20-25
 SHEET C3 OF 28

RECEIVED
 MAY 1 9 2024
 Marion County
 Office of County Engineer



NOTE:
 A LANDSCAPED BUFFER WILL BE PROVIDED. THIS WILL CONSIST OF REVEAL CHANNELS OF GROWING TO AT LEAST 8 FEET HIGH IN 2 YEARS AT TIME OF PLANTING OR A 4 FOOT HIGH WOODEN FENCE OR WALL.