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 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 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 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:

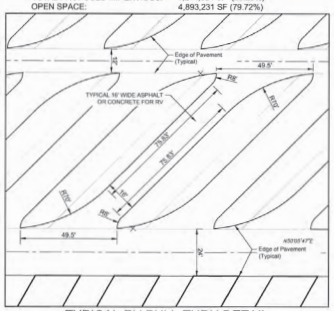
(ONSITE COVERAGE ONLY)

TOTAL SITE AREA = 6,138,085 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

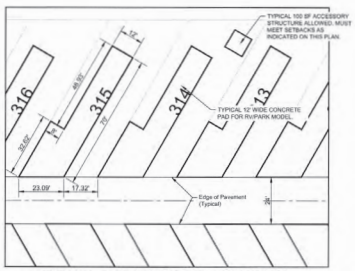
PROPOSED COVERAGE:

EXISTING PAVEMENT:	67,838 S.F. (1.11%)
PROPOSED BUILDINGS:	13,561 S.F. (0.22%)
PROPOSED CONCRETE RV PADS:	423,981 S.F. (6.91%)
PROPOSED CONCRETE SIDEWALK:	9,086 S.F. (0.15%)
PROPOSED AMENITIES:	31,506 S.F. (0.52%)
PROPOSED PAVEMENT:	698,482 S.F. (11.38%)
TOTAL PROPOSED IMPERVIOUS:	1,244,854 SF (20.28%)
OPEN SPACE:	4,893,231 SF (79.72%)



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.)

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	= 2,015 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	= 1,225 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.

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.

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

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.

REVISION DESCRIPTION:	DATE:	DESIGNED BY: PM
RESPONSE TO COUNTY RAI SUBMITTAL 1 PH 2	11-16-23	DRAWN BY: WPD
RESPONSE TO COUNTY RAI SUBMITTAL 2 PH 2	3-3-24	CHECKED BY: PM
		DATE: 7-26-23

ENGINEER'S SEAL: PAOLO MASTROSERIO, P.E. No. 58951, STATE OF FLORIDA, PROFESSIONAL ENGINEER, 10-25-24

MASTROSERIO ENGINEERING, INC.
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-7545
PAOLO@MASTROSERIOENG.COM

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

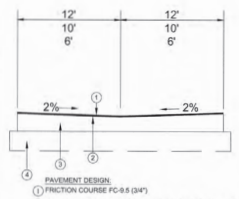
TITLE: SITE PLAN

SCALE: 1" = 200'

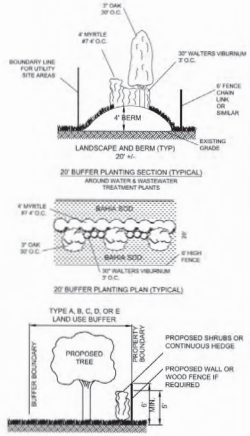
JOB#: 20-25

SHEET C3 OF 28

RECEIVED
MAY 10 2024
Marion County
Office of County Engineer



TYPICAL SECTION INTERNAL DRIVEWAY
24' WIDE PAVEMENT
(MINIMUM PAVEMENT RADIUS AT INTESECTIONS = 30 FT)



LAND USE BUFFER DETAIL
NOT TO SCALE

GRAPHIC SCALE IN FEET