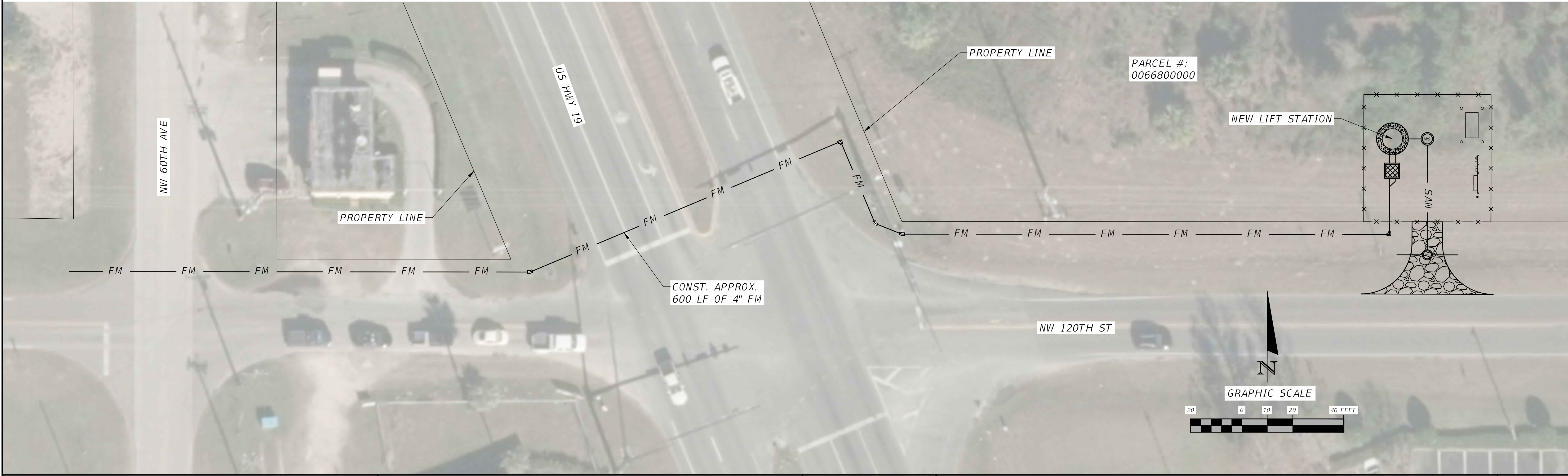
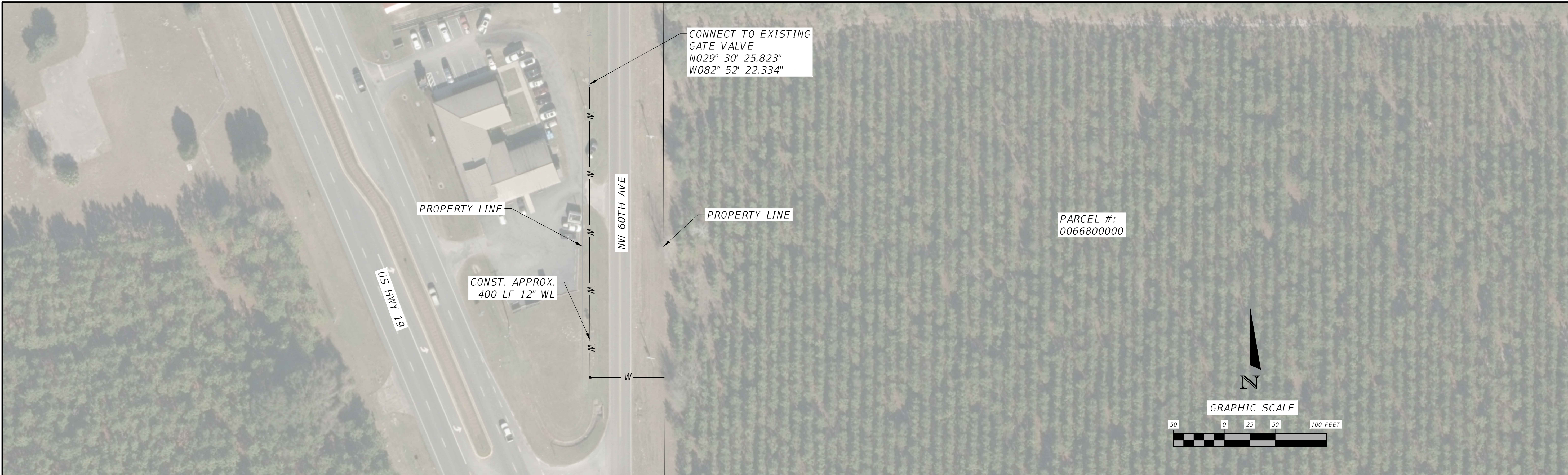


Attachment: A

1. Utility Extension Map
2. Development Concept Plan
3. Land Use and Zoning Maps



REVISIONS	
DATE	DESCRIPTION



NORTH FLORIDA PROFESSIONAL SERVICES, INC.
P.O. BOX 3823
LAKE CITY, FL 32056
PH. 386-752-4675
LIC NO. LB8356

1450 SW STATE ROAD 47
LAKE CITY, FL 32025
WWW.NFPS.NET

JOB NUMBER:
EOR:
P.E. NO.:

PLAN SHEET
GROCEr PROJECT
LEVY COUNTY, FLORIDA

SHEET NO.
1

US 19-98 & CR 320 Chiefland, FL

CONCEPT PLAN "S"

PROJECT DATA

TOTAL PROJECT AREA:

COMMERCIAL TRACT	12.67± Ac
OUTLOT '1'	1.19± Ac
OUTLOT '2'	1.23± Ac
OUTLOT '3'	1.20± Ac
OUTLOT '4'	1.47± Ac

PRIVATE ROAD TRACT	0.82± Ac
PUBLIC ROAD TRACT	0.27± Ac

JURISDICTION:

CITY OF CHIEFLAND, FL

PROPERTY FUTURE LAND USE:

COMMERCIAL *

* NOTE: FLUM AMENDMENT IS REQUIRED FOR PROPOSED RESIDENTIAL TRACTS.

PROPERTY ZONING:

"C-2" (HIGHWAY COMMERCIAL DISTRICT) *

* NOTE: REZONING IS REQUIRED FOR PROPOSED RESIDENTIAL TRACTS.

PROPOSED DENSITY/INTENSITY:

COMMERCIAL	
GROCER	55,454 SF
LIQUOR	2,100 SF
RETAIL '1'	6,150 SF
FUTURE DEV	9,800 SF
OUTLOTS 1-7	TBD

PARKING:

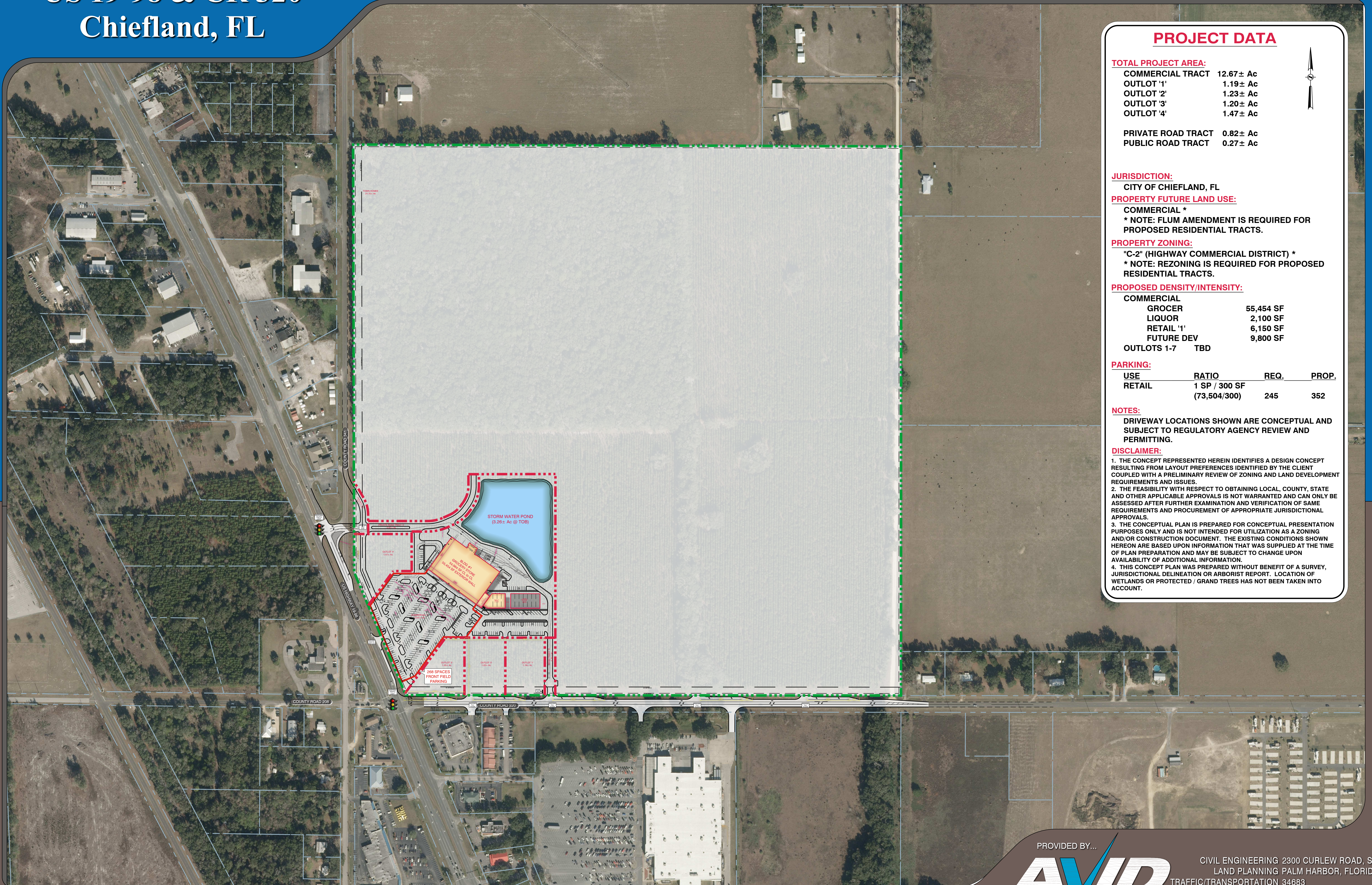
USE	RATIO	REQ.	PROP.
RETAIL	1 SP / 300 SF (73,504/300)	245	352

NOTES:

DRIVEWAY LOCATIONS SHOWN ARE CONCEPTUAL AND SUBJECT TO REGULATORY AGENCY REVIEW AND PERMITTING.

DISCLAIMER:

1. THE CONCEPT REPRESENTED HEREIN IDENTIFIES A DESIGN CONCEPT RESULTING FROM LAYOUT PREFERENCES IDENTIFIED BY THE CLIENT COUPLED WITH A PRELIMINARY REVIEW OF ZONING AND LAND DEVELOPMENT REQUIREMENTS AND ISSUES.
2. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF SAME REQUIREMENTS AND PROCUREMENT OF APPROPRIATE JURISDICTIONAL APPROVALS.
3. THE CONCEPTUAL PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY AND IS NOT INTENDED FOR UTILIZATION AS A ZONING AND/OR CONSTRUCTION DOCUMENT. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED UPON INFORMATION THAT WAS SUPPLIED AT THE TIME OF PLAN PREPARATION AND MAY BE SUBJECT TO CHANGE UPON AVAILABILITY OF ADDITIONAL INFORMATION.
4. THIS CONCEPT PLAN WAS PREPARED WITHOUT BENEFIT OF A SURVEY, JURISDICTIONAL DELINEATION OR ARBORIST REPORT. LOCATION OF WETLANDS OR PROTECTED / GRAND TREES HAS NOT BEEN TAKEN INTO ACCOUNT.



THIS CONCEPTUAL PLAN HAS BEEN PREPARED WITHOUT THE BENEFIT OF A SURVEY, TITLE REPORT, AND/OR DUE DILIGENCE. THIS CONCEPTUAL PLAN IS NOT AN EXACT DEPICTION OF FINAL FEATURES AND QUANTITIES (WALLS, POND LINERS, RETAINING WALLS, UTILITIES, ETC.). YIELD DEPICTED WITHIN THIS CONCEPTUAL PLAN IS PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL ZONING, ENVIRONMENTAL, DRAINAGE, UTILITY, AND/OR FLOODPLAIN ANALYSIS. THEREFORE, THIS PLAN SHALL BE REGARDED AS AN ESTIMATE OF THE FEASIBILITY OF THIS PROJECT AND MAY NOT REFLECT ALL REGULATORY REQUIREMENTS AND CONSTRAINTS.

PROJECT NUMBER: 1015 - 482
SCALE: 1" = 200' DATE: 05-15-25
DRAWN BY: Rideout PROJ. MGR: Pensu

PROVIDED FOR...

Tailwinds Development

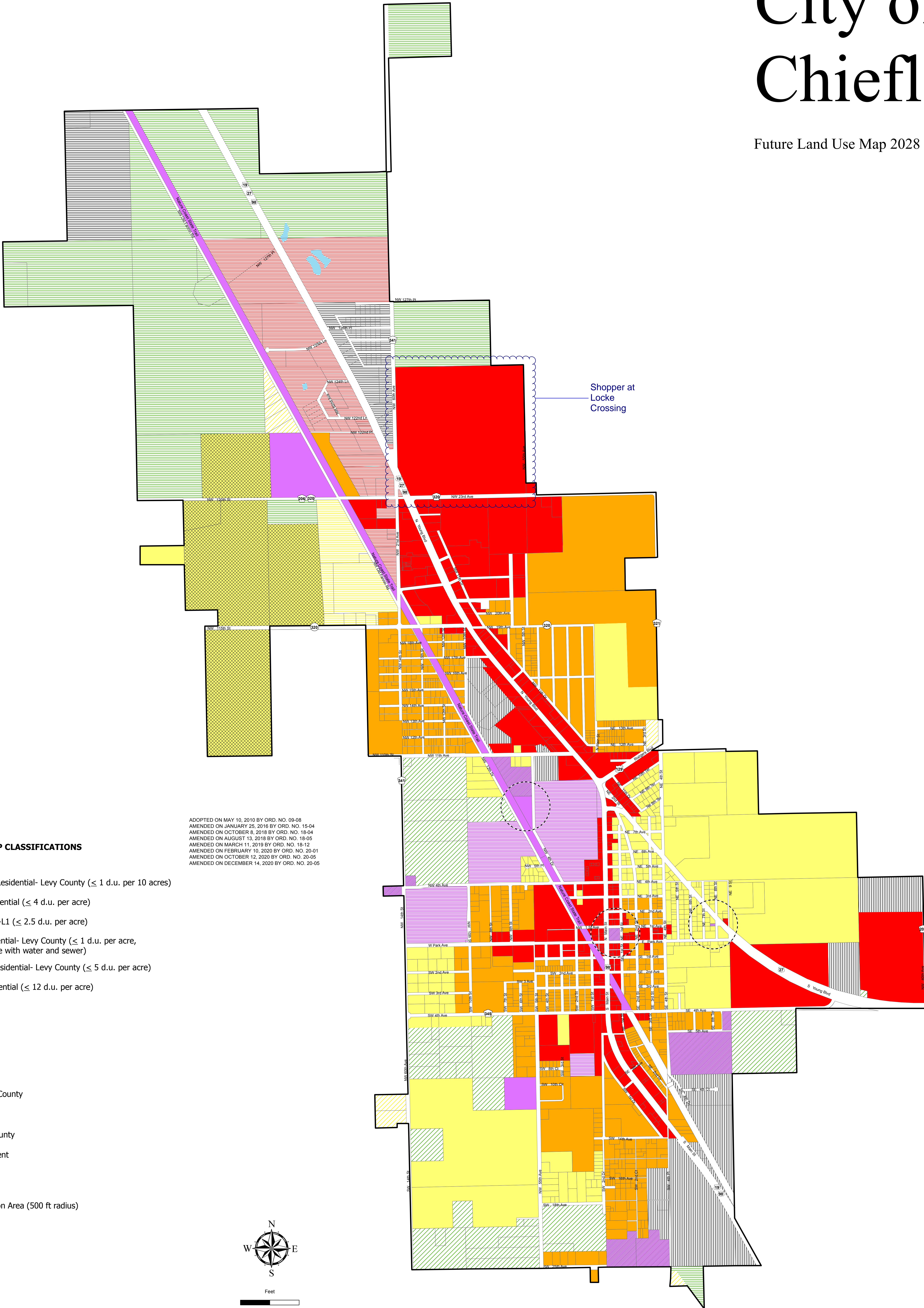
PROVIDED BY...

AVID
GROUP®

CIVIL ENGINEERING 2300 CURLEW ROAD, STE 201
LAND PLANNING PALM HARBOR, FLORIDA
TRAFFIC/TRANSPORTATION 34683
SURVEYING PHONE (727) 789-9500
GIS AVIDGROUP.COM

City of Chiefland

Future Land Use Map 2028

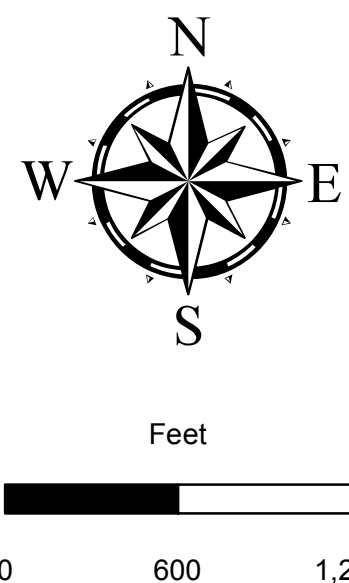


FUTURE LAND USE MAP CLASSIFICATIONS

- Agriculture
- Agricultural/Rural Residential- Levy County (≤ 1 d.u. per 10 acres)
- Single Family Residential (≤ 4 d.u. per acre)
- Residential- CPA06-L1 (≤ 2.5 d.u. per acre)
- Low Density Residential- Levy County (≤ 1 d.u. per acre, or ≤ 2 d.u. per acre with water and sewer)
- Medium Density Residential- Levy County (≤ 5 d.u. per acre)
- High Density Residential (≤ 12 d.u. per acre)
- Public
- Recreation
- Educational
- Commercial
- Commercial- Levy County
- Industrial
- Industrial- Levy County
- Planned Development

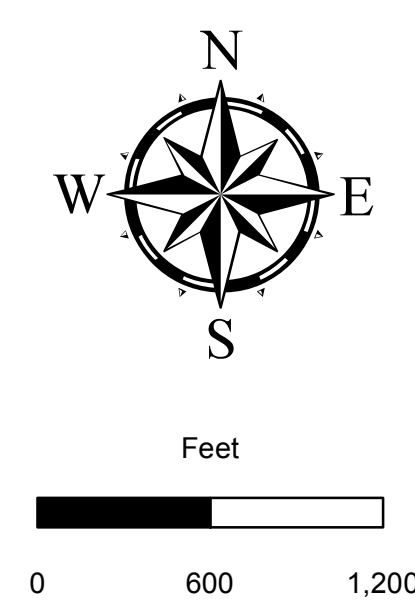
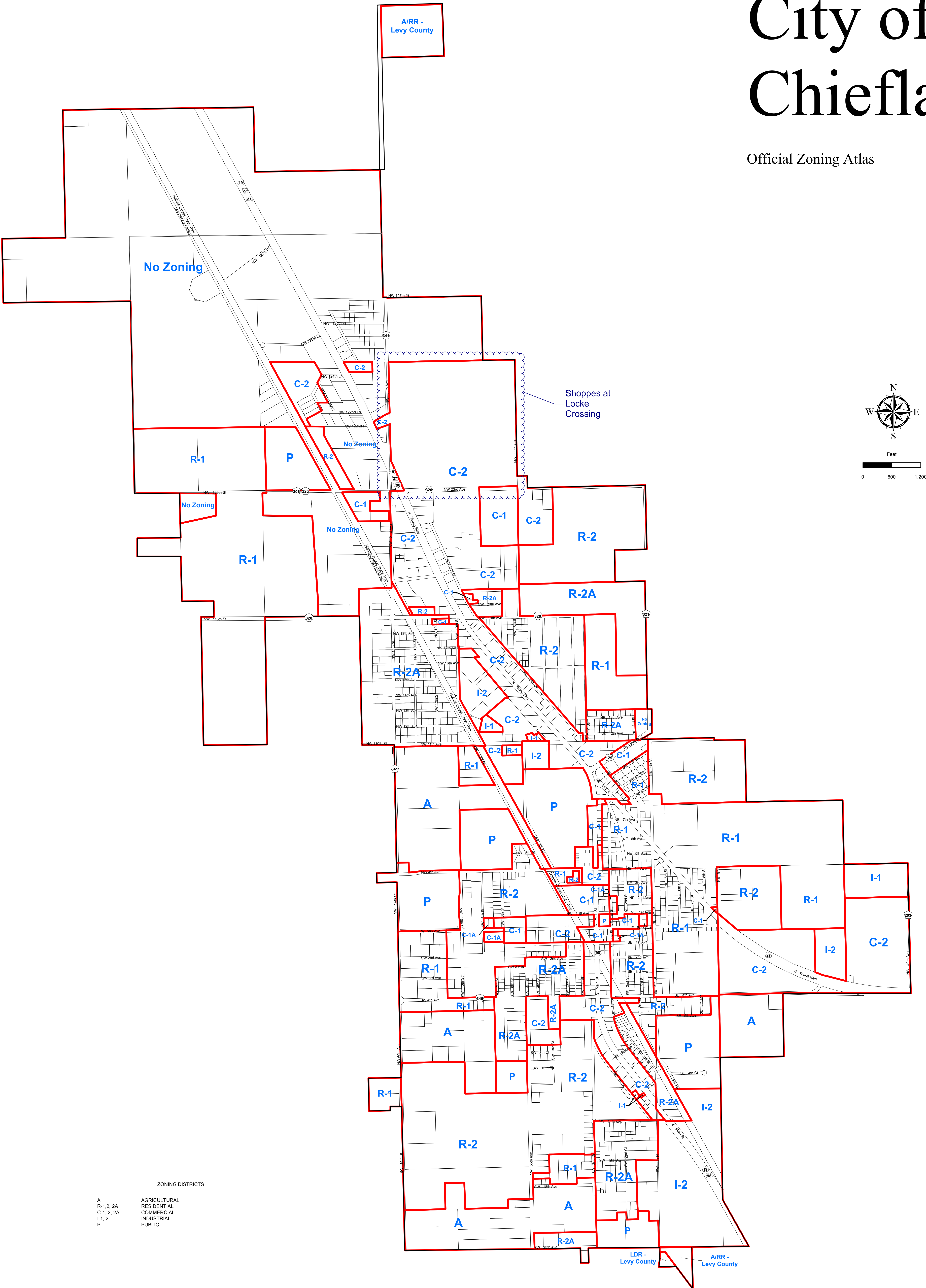
OTHER MAP FEATURES

- City Limits
- Well Head Protection Area (500 ft radius)
- U.S. Highway
- State Highway
- County Road



City of Chiefland

Official Zoning Atlas



Legend

- City Limits
- Zoning Boundary
- U.S. Highway
- State Highway
- County Road

ZONING DISTRICTS	
A	AGRICULTURAL
R-1, 2, 2A	RESIDENTIAL
C-1, 2, 2A	COMMERCIAL
I-1, 2	INDUSTRIAL
P	PUBLIC

