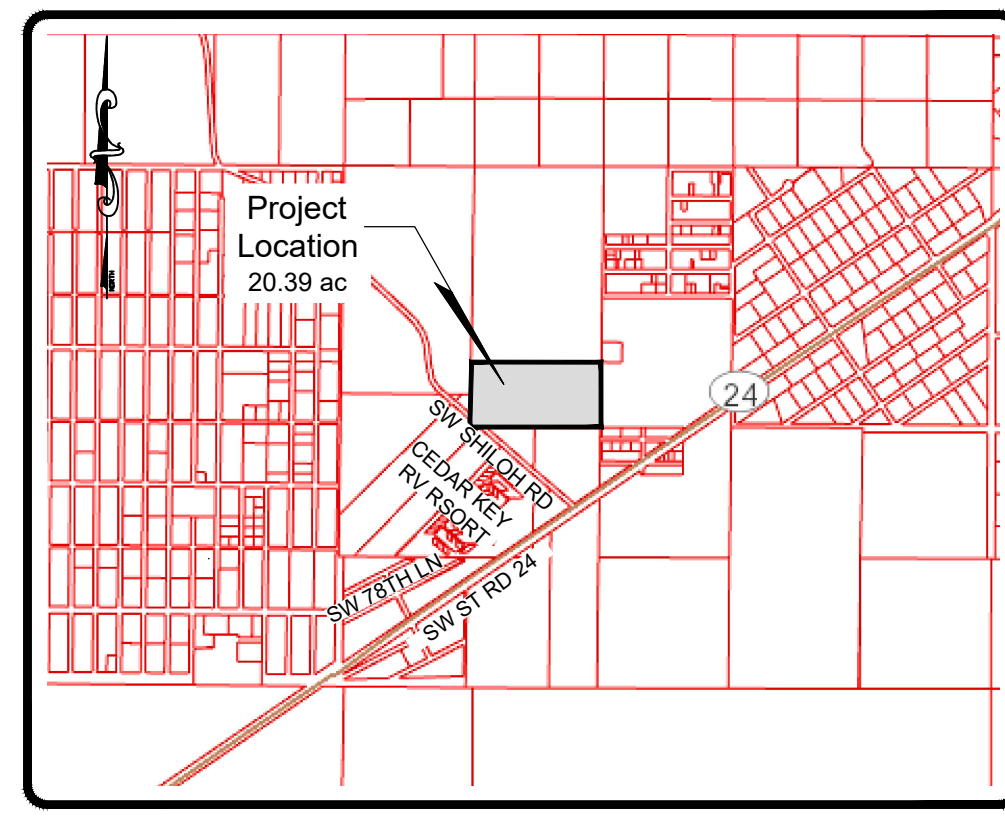


Cedar Blessing RV Park Concept Plan

AMENITIES	
AMENITY	SQ. FT.
OFFICE/CHECK-IN	1152
COMMUNITY CENTER	6750
POOL	3600
LAUNDRY/BATHROOMS	1800
BOCCE BALL	5400
PICKLE BALL	5000



LOCATION MAP
SCALE: 1" = 2000'
LEVY COUNTY, FLORIDA

- INDEX:**
- CONCEPT PLAN
 - AERIAL OVERLAY
 - BOUNDARY SURVEY

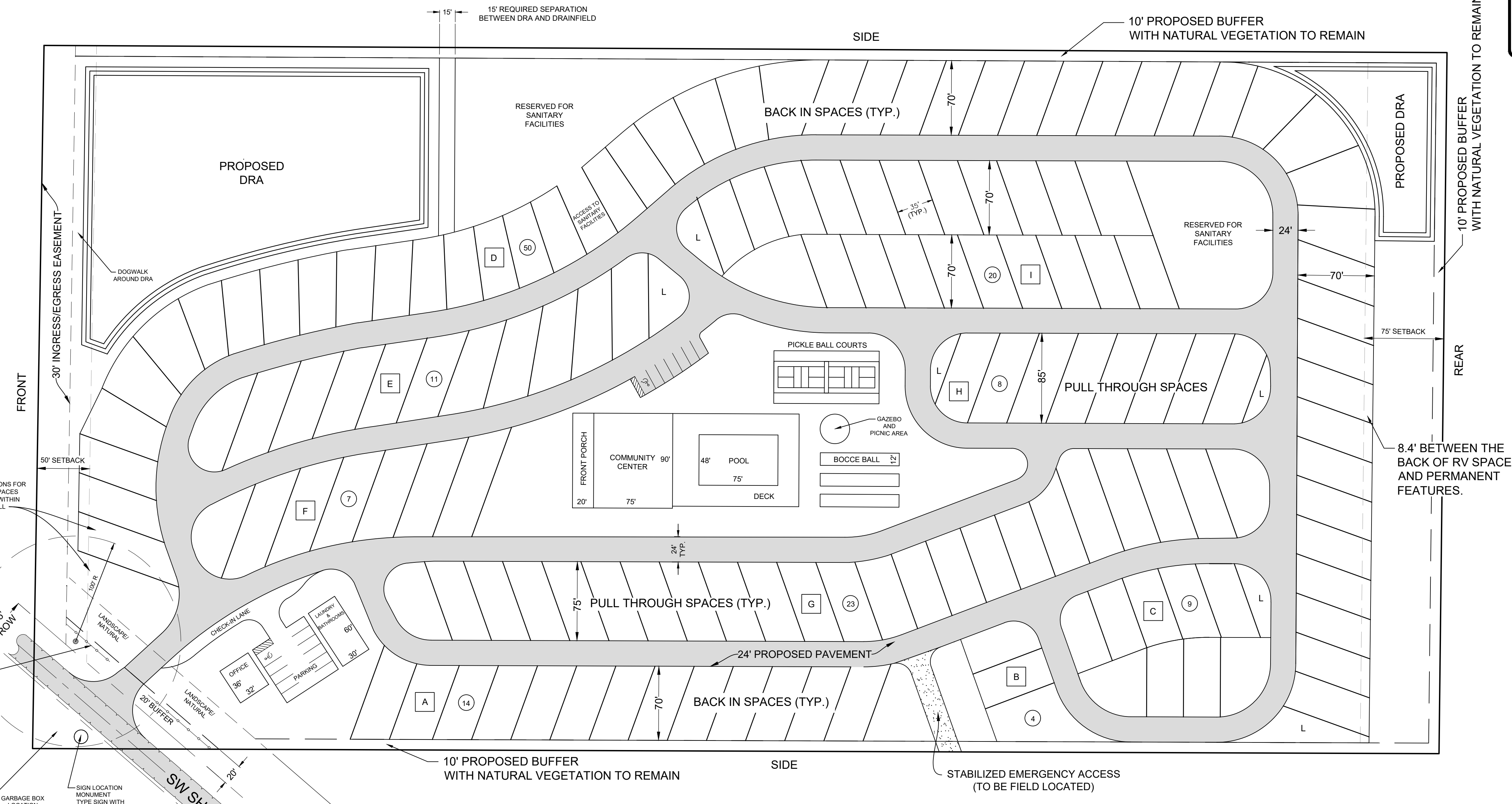
Site Information:

PROJECT NAME: CEDAR BLESSING RV PARK
 PROJECT LOCATION: CO RD 453, CEDAR KEY, LEVY COUNTY, FLORIDA
 PARCEL NUMBER: 00294-001-00
 TOTAL AREA: 20.39 ACRES (888,188 SF)
 OWNER/DEVELOPER: CEDAR BLESSING, LLC
 CONTACT: JIMMY JENNINGS
 TELEPHONE: 352-804-7385
 LAND USE: FORESTRY/RURAL RESIDENTIAL
 EXISTING ZONING: F/RR
 EXISTING SETBACKS: FRONT = 50', REAR = 75', SIDES = 10'
 PROPOSED ZONING USE: SPECIAL EXCEPTION FOR RV PARK
 PROPOSED BUFFERS = MIN. 10' ON ALL SIDES EXCEPT 50' FROM SHILOH ROAD

MINIMUM SPACE WIDTH: 25'
 MINIMUM SPACE DEPTH: 65'

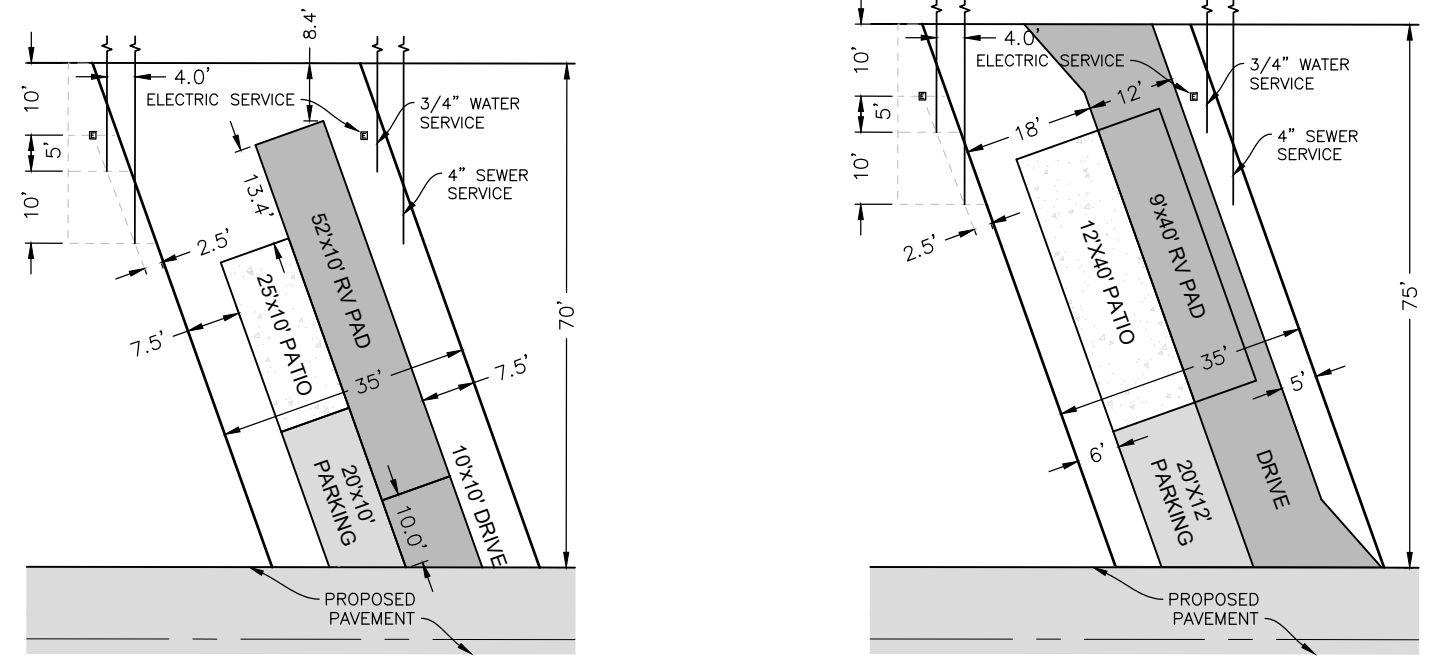
NOTES:

- SETBACKS ARE FOR F/RR ZONING. PROPOSED RV RESORT TO REQUEST SPECIAL EXCEPTION TO ALLOW MAXIMUM DENSITY OF 8 RV SPACES PER ACRE. (MAXIMUM SPACES = 20.39 AC. X 8 = 163 SPACES.)
- PROPOSED BUFFERS ARE 10' MINIMUM AROUND ENTIRE PERIMETER EXCEPT 50' FROM SHILOH ROAD.
- ALL SIZES, LOCATIONS AND DIMENSIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN. FINAL SPACE COUNT MAY VARY BUT CANNOT EXCEED 163 SPACES. 156 SPACES ARE SHOWN.
- BUFFERS SHALL PRESERVE NATURAL VEGETATION WHERE POSSIBLE.
- RV PARK TO BE DEVELOPED IN ONE PHASE.
- A POTABLE WATER SUPPLY SYSTEM WILL BE PROVIDED WHICH MEETS STATE FDEP REQUIREMENTS.
- WASTEWATER COLLECTION AND TREATMENT WILL BE PROVIDED TO MEET STATE REQUIREMENTS. TREATMENT WILL BE ACCOMPLISHED BY ONSITE TREATMENT AND DISPOSAL SYSTEMS. THE ONSITE TREATMENT SYSTEM WILL BE REGULATED BY THE STATE ENVIRONMENTAL HEALTH DEPARTMENT.
- STORMWATER WILL BE PERMITTED THROUGH THE SUWANNE RIVER WATER MANAGEMENT DISTRICT AND LEVY COUNTY.
- 25% OPEN SPACE TO BE PROVIDED. APPROXIMATELY 30% OPEN SPACE SHOWN.
- DRAINAGE RETENTION AND NATURAL FEATURES (I.E. PVIOUS AREAS) ARE ALLOWED WITHIN THE SETBACK AREAS. NO PERMANENT FEATURES SUCH AS BUILDINGS, ROADS, SIDEWALKS, WATER MAINS, SEWERS, SEPTIC TANKS OR DRAINFIELDS ARE ALLOWED WITHIN SETBACK AREAS.



NO SEWER CONNECTIONS FOR THESE SPACES ALLOWED WITHIN 100' OF WELL

BUFFER SHALL CONSIST OF A 10' WIDE LANDSCAPE STRIP MAINTAINING AS MUCH NATURAL VEGETATION AS POSSIBLE. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS MAY BE USED AS ACCENT PLANTINGS.



BACK-IN SPACE (Typical) TOTAL = 146 SPACES PULL-THROUGH SPACE (Typical)

RV PAD & DRIVE TO BE CONCRETE OR ASPHALT; PATIO TO BE CONCRETE OR PAVERS; PARKING TO BE CONCRETE, ASPHALT, OR GRAVEL / MILLINGS

LEGEND

A	BLOCK
#	# OF SPACES
- - -	CONTOUR LINE
L	LANDSCAPE AREA

LEGAL DESCRIPTION:

PARCEL 00294-001-00
 THE S 1/4 OF THE W 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 14 SOUTH, RANGE 13 EAST, IN LEVY COUNTY, FLORIDA.

SUBJECT TO A 30.00 FOOT WIDE INGRESS/EGRESS EASEMENT OVER THAT PART OF THE WEST 30.00 FEET LYING NORTH OF THE SW SHILOH ROAD.

ALSO SUBJECT TO THE MAINTAINED RIGHT OF WAY FOR SHILOH ROAD.

AS DESCRIBED IN THE GENERAL WARRANTY DEED BOOK 1404, PAGE 569, PUBLIC RECORDS OF LEVY COUNTY, FLORIDA.

Project Name: Cedar Blessing RV Park
 Sheet Name: Concept Plan
 Scale: 1" = 60'
 Project: 2022-12
 Drawn: AMG
 Checked: CAG
 Date: 10-13-2022
 #22-12 Cedar Blessing RV Park - Concept Plan
 MICHAEL W. RADCLIFFE ENGINEERING, INC.
 2811 S.E. Lake Weir Avenue, Ocala, FL 34471 (352) 828-5500 FAX (352) 628-1018
 Certificate No. EB-000698 • Michael W. Radcliffe P.E. #3170 • Christopher A. Cain P.E. #4588
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