

July 31, 2025

PROJECT NAME: 8009-1279-19 FOURPLEX WM EXT

PROJECT NUMBER: 2025050021

APPLICATION: MINOR SITE PLAN #32971

- 1 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.C - Owner and applicants name  
STATUS OF REVIEW: INFO  
REMARKS: Please explicitly indicate on site plan sheet.
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements, (buffering) 6.8.6  
STATUS OF REVIEW: INFO  
REMARKS: Will there be any garbage collection area? All garbage collection areas, utility areas, and exterior air condition components shall meet buffering/screening requirements in LDC Sec. 6.8.9
- 3 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan  
STATUS OF REVIEW: INFO  
REMARKS: Please provide area of proposed duplexes on site plan sheet.
- 4 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6 - Location of water and sewer. Does this need a special use permit? Verify if in primary springs protection zone. Will it need an enhanced septic system?  
STATUS OF REVIEW: INFO  
REMARKS: Within Marion County service area. Defer to MCU.
- 5 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area (6.11.8) offstreet parking requirements, (6.11.7) Loading Areas  
STATUS OF REVIEW: INFO  
REMARKS: Defer multiple driveways to OCE staff preference.
- 6 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.  
STATUS OF REVIEW: INFO  
REMARKS: Will there be any signs? If so, a separate sign permit will be required.
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.27 - Show location of outside storage areas  
STATUS OF REVIEW: INFO  
REMARKS: No outdoor storage areas
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 6/30/25-add waivers if requested in future

- 9 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Central Water  
Septic permit will be through the Department of Environmental Protection.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.2 A.1 - Public water service area/provider  
STATUS OF REVIEW: INFO  
REMARKS: Marion County Utilities contact information needs to be listed on Sheet 1. Marion County Utilities, Customer Service 24/7/365, Address: 11800 US-441, Belleview, FL 34420, Phone: (352) 307-6000
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan  
STATUS OF REVIEW: INFO  
REMARKS: Shown on plans. One (1) septic system per duplex. FDEP is now handling septic system permits.
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.3 B - Springs Protection Zone  
STATUS OF REVIEW: INFO  
REMARKS: Secondary Springs Protection Zone - Please confirm with FDEP septic tank standards.
- 13 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate  
STATUS OF REVIEW: INFO  
REMARKS: Domestic water capacity charges will be invoiced and due through Marion County Permitting before the building permit will be issued.
- 14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified  
STATUS OF REVIEW: INFO  
REMARKS: Will this property be irrigated? And if so, how?
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc)  
STATUS OF REVIEW: INFO  
REMARKS: Add the following note to the Utilities Notes: " Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department." (LDC 6.14.5 C).
- 16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU  
STATUS OF REVIEW: INFO  
REMARKS: 7/1/25 FDEP PWS permits are required to be issued, prior to the start of utility construction.

- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:  
STATUS OF REVIEW: INFO  
REMARKS: 7/1/25 Sheet 1 - Change MCU notes #8 to 352-307-6013
- 18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts  
STATUS OF REVIEW: INFO  
REMARKS: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8
- 19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.14.9.B - Bill of Sale  
STATUS OF REVIEW: INFO  
REMARKS: 7/1/25 Shown on Sheet 1, Marion County Notes, #8.
- 20 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity  
STATUS OF REVIEW: INFO  
REMARKS: 7/1/25 Current hydrant is showing 1800+ feet away. Marion County Utilities will provide water. Please defer all requirements and questions, to Marion County Fire Rescue.
- 21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:  
STATUS OF REVIEW: INFO  
REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).
- 22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities Comments  
STATUS OF REVIEW: INFO  
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.
- 23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: Additional Utilities Comments  
STATUS OF REVIEW: INFO  
REMARKS: 7/1/25 Sheet 1, MCU is required to witness Pressure testing, Bacteria Sample Point pulls, tie-ins, etc.
- 24 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW  
REVIEW ITEM: Minor Site Plan  
STATUS OF REVIEW: INFO  
REMARKS: IF APPLICABLE:  
Sec. 2.18.1.I - Show connections to other phases.  
Sec.2.19.2.H – Legal Documents  
Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation,

ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1 "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

6.27.25 HR

25 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.20.1.A - When any of the Minor Site Plan thresholds are exceeded, a Major Site Plan is required

STATUS OF REVIEW: NO

REMARKS: Please indicate total impervious area, including parking area on site plan sheet.

26 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.20.2.B - \$150.00 Minor Site Plan fee payable to Marion County BCC effective July 8, 2019

STATUS OF REVIEW: NO

REMARKS: This shall remain a NO until fee has been paid.

27 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown

STATUS OF REVIEW: NO

REMARKS: Please indicate zoning classification and Future Land Use (FLU) designation for subject property and adjacent property.

28 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking

STATUS OF REVIEW: NO

REMARKS: Front, rear, and side setbacks included. Please indicate proposed and maximum building height.

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.23/4.2 - Setbacks, dimensions for all improvements, and easements

STATUS OF REVIEW: NO

REMARKS: Please provide dimensions, including area, of proposed duplexes.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.32 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation (Article 6, Division 5, Sec. 6.5.4)

STATUS OF REVIEW: NO

REMARKS: Please provide Environmental Assessment for Listed Species (EALS) meeting all requirements from LDC Sec. 6.5.4, OR provide an EALS Exemption Request indicating compliance with LDC Sec. 6.5.3

31 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks

STATUS OF REVIEW: NO

REMARKS: Please provide dimensions, including area, of proposed duplexes.

32 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(6) - Acreage of tract

STATUS OF REVIEW: NO

REMARKS: Please indicate parcel acreage and other site information in a table in site plan sheet.

33 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain

STATUS OF REVIEW: NO

REMARKS: Please indicate:

No ESOZ

FEMA Flood Zone X

Secondary Springs Protection Zone

34 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions

STATUS OF REVIEW: NO

REMARKS: 6/30/25-Not shown: Title block shall be shown on ALL sheets denoting type of application(Minor Site Plan); project name, location, county, and state; and date of original and all revisions

35 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.A - Type of application

STATUS OF REVIEW: NO

REMARKS: 6/30/25-Not shown on cover-Type of application (Minor Site Plan)

36 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: NO

REMARKS: Please call out on the plans the location of the fire hydrant. A six inch line is shown but please identify location of the fire hydrant

37 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants

STATUS OF REVIEW: NO

REMARKS: any newly installed fire hydrant shall be flow tested and painted according to NFPA 291

38 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.3 - Traffic Impact Analysis

STATUS OF REVIEW: NO

REMARKS: 7/10/25 - Traffic statement is required by Code.

39 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.11.5 - Driveway access

STATUS OF REVIEW: NO

REMARKS: 7/10/25 - Per LDC Sec. 6.11.5.D(3), "Multi-family sites require adequate vehicular maneuvering area off of the right-of-way to prohibit backing out of driveway."

40 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks

STATUS OF REVIEW: NO

REMARKS: 7/10/25 - Sidewalks are required along one side of internal streets and must connect internally unless a DRC waiver to this requirement is approved.

41 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Additional 911 comments

STATUS OF REVIEW: NO

REMARKS: Sheets Site Plan & Water Extension Plan Oak Villa III have the lot number incorrect as 13. It should be 19. Also, a label for Building 1 needs to be added on the duplex on the east side and label Building 2 on the duplex on the west side on both sheets. This will help with permitting and addressing.

42 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Additional Landscape comments

STATUS OF REVIEW: NO

REMARKS: Please submit Tree Preservation, Landscape and Irrigation plans for review

43 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: NO

REMARKS: 7/1/25 See change marks (2) Sheet 1 What is pipe material DR-A8?

44 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.B - Construction Notes - UT DETAILS - current LDC version

STATUS OF REVIEW: NO

REMARKS: 7/2/25 Missing UT211, UT212

- 45 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.4 - Water Main Piping Installation  
STATUS OF REVIEW: NO  
REMARKS: 7/1/25 See change marks.
- 46 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.5 - Water Service and Connection  
STATUS OF REVIEW: NO  
REMARKS: 7/1/25 See change marks.
- 47 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.6.A - Potable Water Metering - individual/banked, size  
STATUS OF REVIEW: NO  
REMARKS: 7/1/25 See change marks. (2) Sheet1 - need to call out meter sizes and connections.
- 48 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.6.D - Meter Location  
STATUS OF REVIEW: NO  
REMARKS: 7/1/25 See change marks
- 49 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: 6.15.6.F - Meter Boxes  
STATUS OF REVIEW: NO  
REMARKS: 7/1/25 Must call out meters for each unit on plans.
- 50 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?  
STATUS OF REVIEW: NO  
REMARKS: What is the proposed use? Are these residential units? If so, is this two homes, two duplexes or more?
- 51 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?  
STATUS OF REVIEW: NO  
REMARKS: unclear how many units are proposed
- 52 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?  
STATUS OF REVIEW: NO  
REMARKS: Environmental assessment for listed species is required. Property is within the range of several species, including the scrubjay.
- 53 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.12.12 - [Sidewalks Internal/External Provided?]  
STATUS OF REVIEW: NO  
REMARKS: sidewalks are required along ROW
- 54 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?  
STATUS OF REVIEW: NO

REMARKS: Revise the plan Cover Sheet to provide the following note:

“This proposed project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the property are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Building Permit review.”

55 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Additional Planning Items:

STATUS OF REVIEW: NO

REMARKS: Buffer along ROW should be shown

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**





**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 07/24/2025 Parcel Number(s): 8009-1279-19 Permit Number: 2025050021

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Oak Villas III Commercial ☐ Residential ☒  
Subdivision Name (if applicable): Mrion Oaks Unit 9  
Unit 9 Block 1279 Lot 19 Tract -

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): SkyHomes Contractors LLC  
Signature: [Signature]  
Mailing Address: 3554 West Orange Club Dr Ste 240 City: Winter Garden  
State: FL Zip Code: 34787 Phone #: (407) 460-0428  
Email address: crispim@yourskyhome.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): SkyHomes Building Services LLC Contact Name: Gabriel Teles  
Mailing Address: 3554 West Orange Club Dr Ste 240 City: Winter Garden  
State: FL Zip Code: 34787 Phone #: (407) 460-0428  
Email address: purchase@yourskyhome.com

**D. WAIVER INFORMATION:**

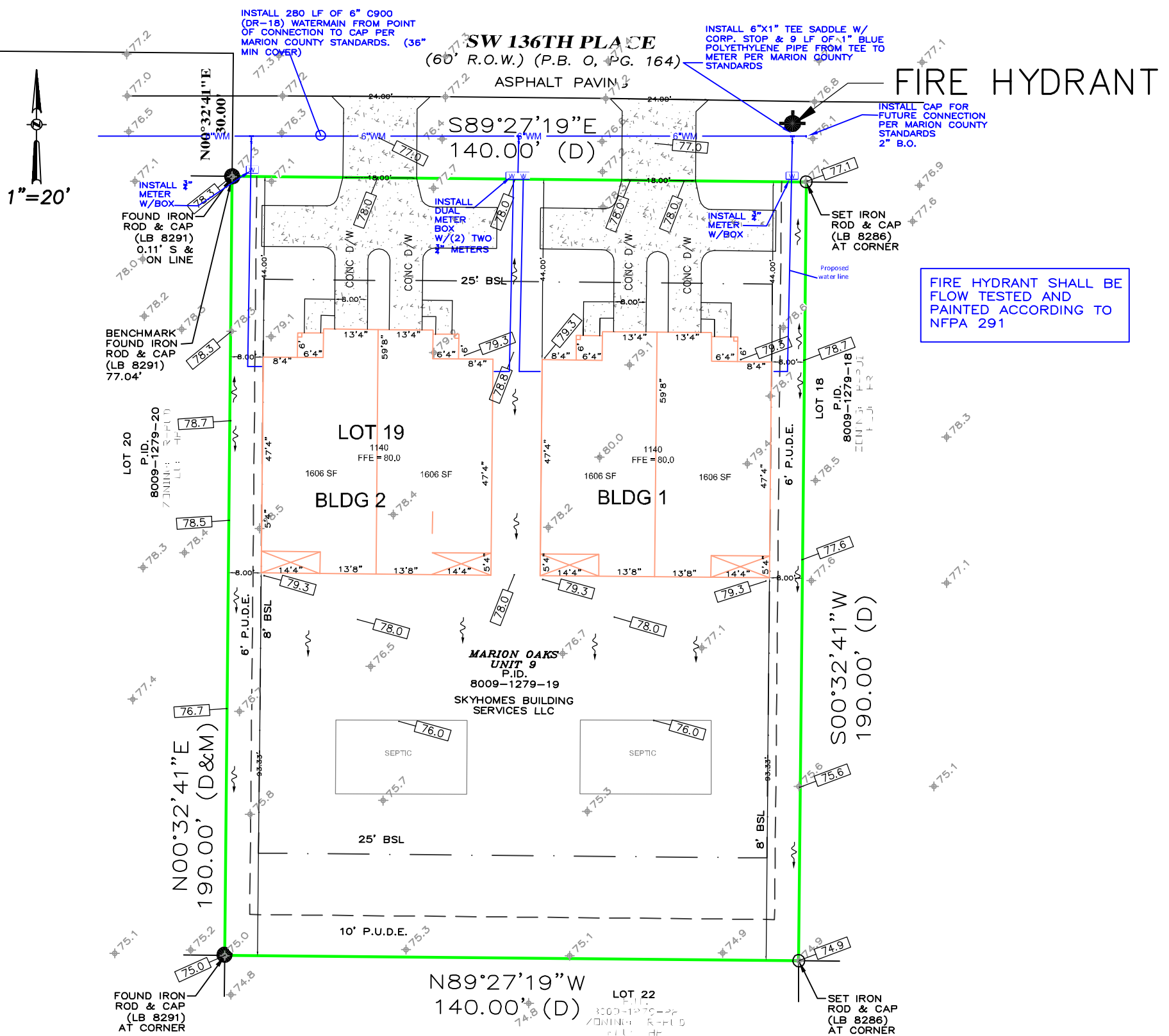
Section & Title of Code (be specific): SEC 6.12.12 Sidewalks  
Reason/Justification for Request (be specific): We respectfully request a waiver for the requirement to install a sidewalk along the front of the property. Fiven the limited scope of the project and the existing character of the street, which lacks sidewalks, we believe a sidewalk at this location would be inconsistent and unnecessary.

**DEVELOPMENT REVIEW USE:**

Received By: Cma: 1 7:30 25 Date Processed: 7-31-25 Project # 2025050021 AR # 32971

**ZONING USE:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes ☐ No ☐  
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

**MINOR SITE PLAN**  
**OAK VILLAS III**  
**MARION COUNTY, FL**



## TRAFFIC STATEMENT

ITE	UNITS	ADT	PEAK HOUR	PM IN	PM OUT
220	4	26	2	2	1

## TRAFFIC IMPACTS

BASED ON ITE 220, THIS DEVELOPMENT WILL GENERATE 26 AVERAGE  
DAILY TRIPS, 2 PEAK AM TRIPS, 2 PEAK PM TRIPS

**FLOODPLAIN NOTE:**

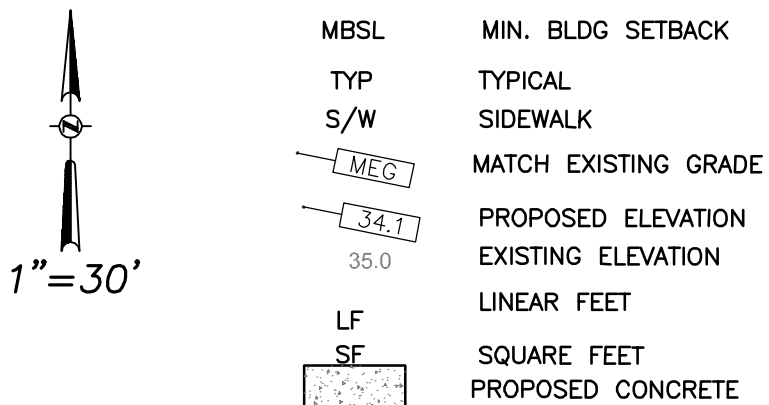
THIS SITE IS LOCATED IN FLOOD ZONE 'X' PER FEMA FIRM PANEL  
12083C0712D DATED 8/ 28 /2008

NO ESOZ FEMA FLOOD ZONE X SECONDARY SPRINGS  
PROTECTION ZONE

**SITE DATA:**

```
PROJECT NAME:   OAK VILLAS III
PID:            8009-1279-19
OWNER:          SKY HOME BUILDING SERVICES
                 3554 W ORANGE COUNTRY CLUB DR
                 SUITE 240
                 WINTER GARDEN, FL 34787
ZONING:         R-PUD
FLU:            HR
SETBACKS:       25' FRONT, 8' SIDE, 25' REAR
BLDG HT:        18'7"
```

ZONING: R-PUD  
 FLU: HR  
 SETBACKS: 25' FRONT, 8' SIDE, 25' REAR  
 BLDG HT: 18'7"



CONCRETE DRIVEWAY AND  
WALKWAY TO BE  
3000 PSI MINIMUM 4" THICK  
ANY IMPORT FILL CAN'T ADVERSELY  
AFFECT ADJACENT PROPERTIES

# SITE/GRADING PLAN

## BUILDER

## LOCATION

SKY HOMES

LOT 19 BLK 1279  
MARION OAKS UNIT 9  
SW 136TH PLACE



CA 30526

**CIVIL ENGINEERS  
LAND PLANNERS**

KIM FISCHER, P.E. #56942 7/29/2025  
1614 White Dove Drive  
Winter Springs, Florida 32708  
Tel: (407) 405-7819

INSTALL 280 LF OF 6" C900 (DR-AS) WATERMAIN FROM POINT OF CONNECTION TO CAP PER MARION COUNTY STANDARDS. (36" MIN COVER)

**SW 136TH PLACE**  
(60' R.O.W.) (P.B. O, P.G. 164)

INSTALL 6"x1" TEE SADDLE W/ CORP. STOP & 9 LF OF 1" BLUE POLYETHYLENE PIPE FROM TEE TO METER PER MARION COUNTY STANDARDS

INSTALL CAP FOR FUTURE CONNECTION PER MARION COUNTY STANDARDS

SET IRON ROD & CAP (LB 8286) AT CORNER

FOUND IRON ROD & CAP (LB 8291) 0.11' S & 0.11' W ON LINE

BENCHMARK FOUND IRON ROD & CAP (LB 8291) 77.04'

LOT 20  
P.I.D.  
8009-1279-20

N00°32'41"E  
190.00' (D&M)

**LOT 13**  
1140  
FFE = 80.0

1140  
FFE = 80.0

LOT 18  
P.I.D.  
8009-1279-18

**MARION OAKS  
UNIT 9**  
P.I.D.  
8009-1279-19  
SKYHOMES BUILDING  
SERVICES LLC

SEPTIC

SEPTIC

25' BSL

10' P.U.D.E.

N89°27'19"W  
140.00' (D)

LOT 22  
P.I.D.  
8009-1279-22

SET IRON ROD & CAP (LB 8286) AT CORNER

FOUND IRON ROD & CAP (LB 8291) AT CORNER

TYP  
S/W  
MBSL

TYPICAL  
SIDEWALK  
MIN. BLDG SETBACK  
MATCH EXISTING GRADE

PROPOSED ELEVATION  
EXISTING ELEVATION  
LINEAR FEET  
SQUARE FEET  
PROPOSED CONCRETE

CONCRETE DRIVEWAY AND WALKWAY TO BE  
3000 PSI MINIMUM 4" THICK  
ANY IMPORT FILL CAN'T ADVERSELY AFFECT ADJACENT PROPERTIES



1"=20'

# SITE/GRADING PLAN

**BUILDER**

**LOCATION**

SKY HOMES

LOT 19 BLK 1279  
MARION OAKS UNIT 9  
SW 136TH PLACE

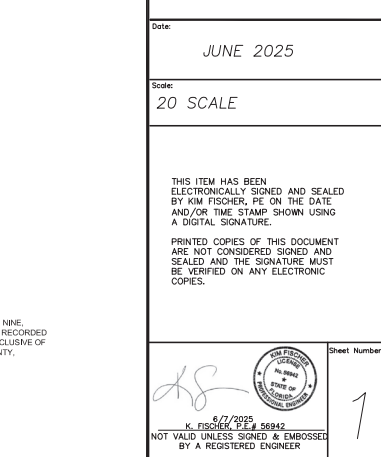
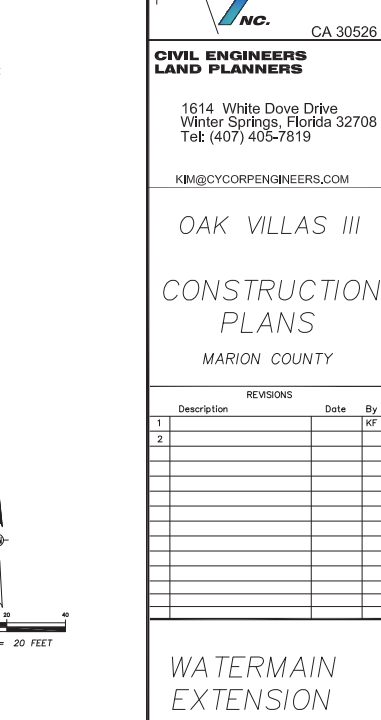
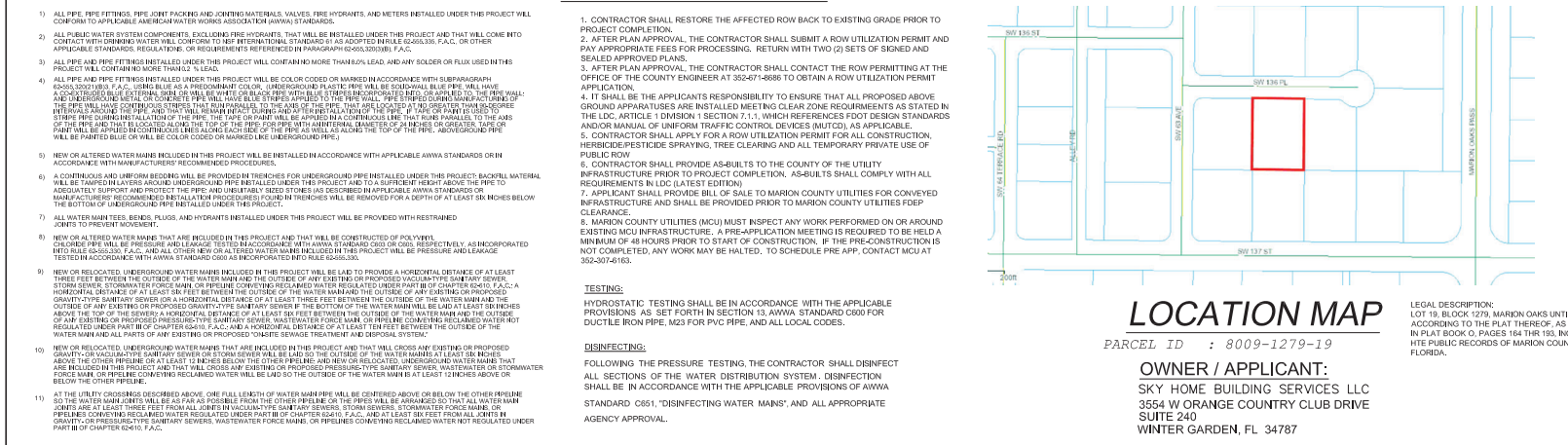
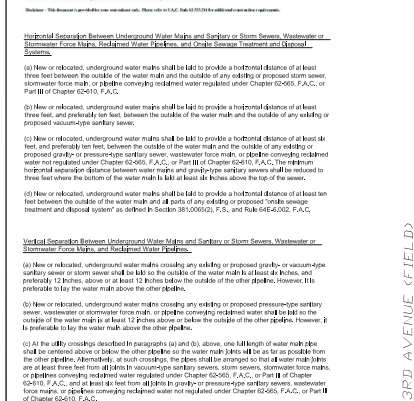
CA 30526

**CIVIL ENGINEERS  
LAND PLANNERS**

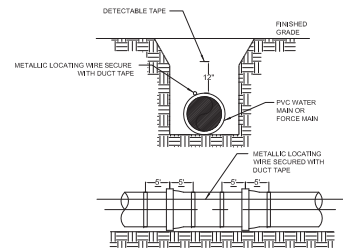
kimberly fischer

Digitally signed by kimberly fischer  
Date: 2025.06.04 11:38:27 -0400

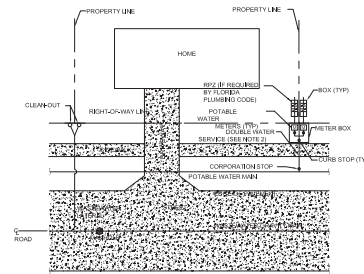
KIM FISCHER P.E. #56942 6/4/2025  
1614 White Dove Drive  
Winter Springs, Florida 32708  
Tel: (407) 405-7819



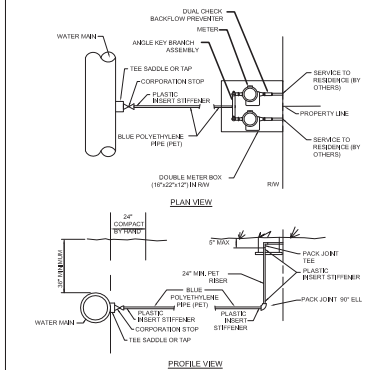




- NOTES:**
1. TWO PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE BURIED ON TOP OF THE PIPE.
  2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION PER UT 112.
  3. ALL WIRE CONNECTIONS SHALL BE SPLICED TOGETHER USING WATER TIGHT WIRE NUTS.
  4. FOR HORIZONTAL OR ORIENTAL DRUPES, UT 112.2 LOCATING WIRES EACH WITH A BREAK LOAD OF 2832 POUNDS.
  5. DETECTABLE TAPE SHALL BE 1" ABOVE THE CENTERLINE OF THE PIPE.



- NOTES:**
1. EACH POTABLE WATER SERVICE SHALL SERVE TWO LOTS.
  2. EACH SERVICE SHALL BE EQUIPPED WITH A DUAL CHECK BACKFLOW PREVENTER.
  3. EACH RESIDENTIAL UNIT SHALL BE INDIVIDUALLY METERED.
  4. FIREWORKS - CONTRACTOR SHALL INSTALL WATER, WASTEWATER AND RECLAIMED WATER SERVICES.
  5. METER AND DUAL CHECK BACKFLOW DEVICE SHALL BE INSTALLED BY MCM METER BOX SHALL BE INSTALLED BY A LICENSED CONTRACTOR.
  6. AN APPROPRIATE BACKFLOW PREVENTION ASSEMBLY, PER THE COUNTY CROSS-CONNECTION ORDINANCE SHALL BE REQUIRED WHERE OTHER PRESSURIZED WATER SOURCES INCLUDING SWIMMING POOLS, ARE PRESENT.
  7. SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W", "S", OR "RW" THE CURB DIRECTLY OVER THE SERVICE LATERAL.



- NOTES:
1. ALL RESIDENTIAL SERVICES SHALL HAVE A MINIMUM OF 3" PIP.
  2. CURBS TOP SHALL BE INSTALLED ON STREET SIDE OF THE SIDEWALK BETWEEN SIDEWALK AND CURB.
  3. SCHEDULE 40 PIP CADING TO BE USED UNDER PAVEMENT. A MINIMUM OF 30" EITHER SIDE OF THE SIDEWALK SHALL BE REQUIRED. THE MINIMUM CADING PIP SHALL BE A MINIMUM OF ONE FOOTER BENEATH THE OUTSIDE DIAMETER OF THE SERVICE PIPE.
  4. PIPES SHALL BE HORIZONTAL AND PARALLEL TO THE SIDEWALK.
  5. LOCATE WIRES SHALL BE INSTALLED FROM MAIN TO SERVICE LINE.
  6. PIPES AND WIRE LINES TO BE IDENTIFIED BY COLOR.
  7. CONNECTION SHALL BE MADE UNDER AND AROUND THE CONNECTION TO THE SATISFACTION OF THE ENGINEER.
  8. POTABLE WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "W" IN THE RECLAIMED WATER SERVICE CONNECTIONS SHALL BE PERMANENTLY MARKED BY ETCHING OR STAMPING A "R" IN THE RECLAIMED WATER SERVICE CONNECTIONS.
  9. ALL SERVICE LINES SHALL NOT INTERFERE WITH ANY UTILITIES. SERVICE LINES SHALL BE SLOVED WITH SLOPE PIP FOR FLOW TO THE UTILITY.
  10. ALL TAPS MUST BE LOCATED A MINIMUM OF 24" AWAY FROM ANY BELL AND/OR FITTING.



CA 30526

1614 White Dove Drive  
Winter Springs, Florida 32708  
Tel: (407) 405-7819

OAK VILLAS III


CONSTRUCTION  
PLANS  
MARION COUNTY

WATERMAIN  
EXTENSION

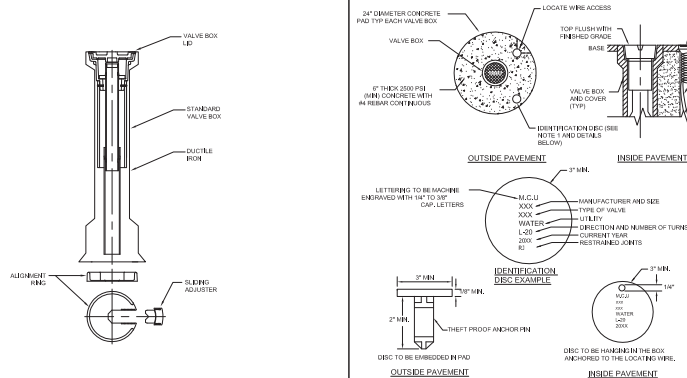
Scale:  
20 SCALE

THIS ITEM HAS BEEN  
ELECTRONICALLY SIGNED AND SEALED  
BY KIM FISCHER, PE ON THE DATE  
AND/OR TIME STAMP SHOWN USING  
A DIGITAL SIGNATURE.

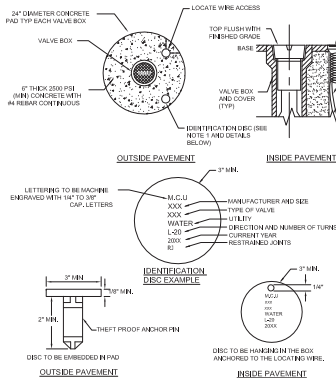
PRINTED COPIES OF THIS DOCUMENT  
ARE NOT CONSIDERED SIGNED AND  
SEALED AND THE SIGNATURE MUST  
BE VERIFIED ON ANY ELECTRONIC  
COPIES.


 Sheet Number 2

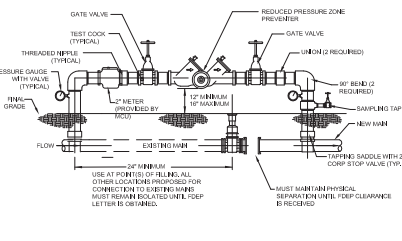
6/7/2025  
 K. FISCHER, P.E. # 56942  
 NOT VALID UNLESS SIGNED & EMBOSSED  
 BY A REGISTERED ENGINEER



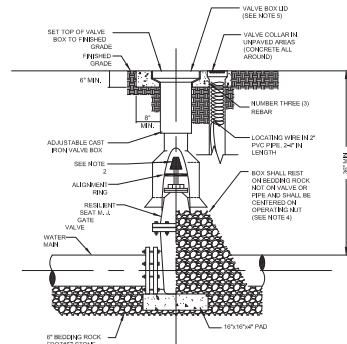
1. FOR ALL MAINS 6.0' DEEP OR GREATER, PVC PIPE EXTENSIONS SHALL BE USED ON VALVE BOX INSTALLATION.



- NOTES:**
1. BRONZE (OR STAINLESS STEEL) IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES, EXCEPT HYDRANT VALVES.
  2. LOCATING WIRE SHALL TERMINATE AT EACH VALVE BOX AND BE CAPABLE OF EXTENDING 12" ABOVE TOP OF BOX IN SUCH A MANNER SO AS NOT TO INTERFERE WITH VALVE OPERATION.



- [illegible]



- NOTES:**
1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION. (SEE U)
  2. THE ACTUATING NUT FOR VALVES DEEPER THAN 5(5) FEET SHALL BE EXT
  3. FOOT DEPTH BELOW FINISHED GRADE.
  4. VALVE BOX SHALL BE SET ON FIVE (5) SOLID COMMON BLOCKS.
  4. VALVE BOX LID TO BE LETTERED WITH THE WORD "WATER" OR "RECLAIMED"
  5. INSTALL BRASS ID TAG IN CONCRETE.

Sheet Number

6/7/2025  
K. FISCHER, P.E. # 56942  
NOT VALID UNLESS SIGNED &  
BY A REGISTERED ENGINEER