



SUBMITTAL SUMMARY REPORT 33517

PLAN NAME: OAK VILLAS IV

LOCATION:

APPLICATION DATE: 10/15/2025

PARCEL: 8003-0335-02

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Robert Couch, III	Enviro-Tech Inc.
Engineer of Record	Robert Couch, III	Enviro-Tech Inc.

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Provide the executed cross access easement prior to final plan approval. The template for the cross access easement can be obtained by contacting the Development Review Office at 352-671-8686 or DevelopmentReview@marionfl.org	Chris Zeigler	01/07/2026		No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.5	06/09/2026	06/16/2026	06/12/2026	Approved
OCE: Plan Review (DR) v.4	05/18/2026	05/26/2026	06/04/2026	Requires Re-submit
OCE: Plan Review (DR) v.3	03/12/2026	03/19/2026	03/26/2026	Requires Re-submit
OCE: Plan Review (DR) v.2	01/07/2026	01/14/2026	02/10/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	10/28/2025	11/18/2025	12/23/2025	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.5					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/16/2026	06/12/2026	Approved	
<i>Comments</i>	per approved buffer waiver				

OCE: Plan Review (DR) v.4					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
911 Management (DR) (911 Management)	Janet Warbach	05/26/2026	05/20/2026	Approved	
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/26/2026	05/27/2026	Approved	
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/26/2026	05/19/2026	Approved	
<i>Comments</i>	Previously Approved				

Growth Services Planning & Zoning (DR) (GS)					
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS	
Planning and Zoning)	Erik Kramer	05/26/2026	05/27/2026	Approved	
<i>Corrections</i>	2.12.5/1.8.2.A - Traffic Capacity Available (Resolved) - 2.12.5/1.8.2.A - Traffic Capacity Available?: The adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).				
<i>Corrections</i>	2.12 - Land Use Designation-subject property (Resolved) - Corrective Action: On Site Plan, present zoning is listed as "R-PUD (8-units/acre)." This is partially correct. The zoning is R-PUD, and it is limited to 20 units (total). The future land use is High Residential (HR). The future land use is what provides a density of 4-8 du/ac). Please update the site plan and cover sheet. - 2.12 - Land Use Designation-subject property: Show existing land use designation the subject property.				
<i>Corrections</i>	2.12/4.2 - Building height (Resolved) - Corrective Action: Building heights are missing/not compliant to LDC requirement. R-PUD follows R-3 zoning height and setback requirements. Please provide required and provided height information in the site data table. - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.				
<i>Corrections</i>	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.				

SUBMITTAL SUMMARY REPORT (33517)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/26/2026	05/27/2026	Approved
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - Corrective Action: Provide the concurrency statement on the cover sheet. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) 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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - Corrective Action: [1] C-Type buffer is shown on site plan, but the text is hidden behind a utility pipe. Please make clearly legible. [2] Screening for utility/service/garbage disposal/AC equipment areas are not shown on landscape plan. Screening requirements are listed in Sec. 6.8.9. - Service and equipment areas. Show these areas on the site plan and landscape plan and show screening/landscaping that complies with code. [3] On landscape plan, D-Type buffer is shown at the property line abutting single family residence at parcel 8003-0335-12. D-Type buffer dimension and label is missing on most recent site plan. Add the label and dimension to site plan. [4] On the landscape plan, there is a note stating that viburnum hedge is sought in lieu of required wall. Applicant will need to email developmentreview@marionfl.org or call 352-671-8686 to initiate the process for waiving a code requirement. Waivers to buffers require DRC review and BCC final decision. [5] Please verify that hedges provided for the C-Type buffer along Marion Oaks Blvd do not obscure views using a 'commercial' sight triangle, as outlined and shown in table 6.11-1 of LDC Sec. 6.11.4. and diagram in LDC Sec 7.3.1. - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Corrections</i>	2.12.4.L & Article 5 - Overlay zones (Resolved) - Corrective Action: Overlay zone information is missing/incorrect. Please provide correct statement on the site plan. This property is within the Secondary Springs Protection Overlay Zone. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
<i>Corrections</i>	2.12.16/6.5 - EALS or Exemption provided (Resolved) - Corrective Action: Staff recognizes an EALS was provided. This comment is marked as "unresolved" simply to inform the applicant that staff has forwarded the EALS to FWC. Please follow recommendations from FWC and your environmental consultant. This comment will be marked resolved upon second submittal. - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - Corrective Action: Staff reviewed sign location. More information is needed to determine that the proposed sign would not impede into a sight triangle based on requirements for commercial areas (multi-family is considered 'commercial' for the purposes of regulating sight triangles). See table 6.11-1 in LDC Sec. 6.11.4. and diagram in LDC Sec 7.3.1. Either (1) move the sign outside of the sight triangle area or (2) provide sign renderings showing that the sign is less than 2.5 feet tall. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas (Resolved) - Corrective Action: Provide improved open space calculations. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
<i>Corrections</i>	2.12.20 - Phases of development (Resolved) - Corrective Action: Phases of development on plan are missing/incorrect. Please provide a note indicating that this development will be built in 1 phase of development (or multiple, if applicable). - 2.12.20 - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/26/2026	05/19/2026	Requires Re-submit
<i>Comments</i>	Waiver required for Type D buffer			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/26/2026	05/21/2026	Approved

SUBMITTAL SUMMARY REPORT (33517)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Delenie Roman	05/26/2026	05/26/2026	Informational
<i>Comments</i>	<p>Checked Map/Sunbiz. 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]." - DR 5/26/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/26/2026	05/19/2026	Informational
<i>Comments</i>	Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/26/2026	05/19/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/26/2026	05/19/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/26/2026	05/22/2026	Approved
<i>Recommendations</i>	Marion County Utilities is dedicated to ensuring that all infrastructure installed is safe, reliable, and long-lasting. Our comments are provided to help ensure the proposed utilities are constructed in the best possible manner. We understand that construction costs are significant, and we appreciate the Engineer of Record and the applicant working diligently with our department to ensure the safety and longevity of the public infrastructure being installed without adding exorbitant costs.			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - Corrective Action: Hydrant should be installed at the property corner. Informational: "Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection." - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Corrective Action: Delineate End of County Maintenance on plans at water meters, DDC and sewer clean out. Informational PID - 8003-0335-02 - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Resolved) - Corrective Action: Informational: Not listed. Utility and County contacts should be listed on the cover sheet for the contractor or provided to the contractor prior to construction. - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary (Resolved) - Corrective Action: See plan markups - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Resolved) - Corrective Action: Details were approved by staff, all dated 2023 versions. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Resolved) - Corrective Action: 1" Irrigation meter - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	Review Fee as applicable (per Resolution) (Resolved) - Corrective Action: Utilities Plan Review Fee: Second Review \$130.00 may be paid online through the Civic Access portal. - Review Fee as applicable (per Resolution): MCU review fee for this submittal			

SUBMITTAL SUMMARY REPORT (33517)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/26/2026	05/22/2026	Approved
<i>Corrections</i>	6.16.5 - Wastewater Pump Stations (Resolved) - Corrective Action: Informational: The Engineer of Record is responsible for ensuring that the proposed private lift station is properly sized and designed to accommodate the projected flows from the development. The design must also account for potential fluctuations in pressure and dynamic head within the Marion County Utilities (MCU) system, ensuring the lift station remains functional under all anticipated system conditions. - 6.16.5 - Wastewater Pump Stations: Private pump stations (6.16.5 A, B); Public Lift Stations (6.16.5 C)			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - Corrective Action: 5/22/2026 - Clearing plans. During prep-construction meeting, Utilities will request red lines, combining the irrigation tap to the meter bank. See plan markups Previous comment: MCU requests that the meter banks be combined, to limit the number of taps being completed on the water main. The proposed service line must be sized appropriately to serve the combined demand (2) Call out fireline tap, size and method. - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Resolved) - Corrective Action: 5/22/2026 Irrigated sqft is 2,336 and shown in Irrigation plan IR 01 Third request: Not listed in the response letter. Unable to locate in plans. Comment remains - 1/5/26 "Response: Total irrigated area to be added on the cover sheet and utility plan on the 3rd submittal." - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Resolved) - Corrective Action: Informational: The Engineer of Record (EOR) is ultimately responsible for ensuring that the proposed connection will provide adequate flow and pressure for the site's intended use. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Resolved) - Corrective Action: Informational: A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	Additional Utilities Comments (Resolved) - Corrective Action: Informational: 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. - Additional Utilities Comments			
<i>Comments</i>	Project is connecting to Marion County Utilities water and sewer. Inspection holds have been placed on building permits, 2025021801 & 2025021815, pending the Utilities Pre-Construction meeting. Marion County Utilities requires a pre-construction meeting to be held at least 48 hours prior to the start of any utility work. Please contact MCU's Development Review Officer Heather.Proctor@MarionFL.org or call (352) 438-2846 to schedule your pre-construction meeting. Please see the updated Correction Comments:Taps will be need to be further combined.			

MAJOR SITE PLAN FOR: OAK VILLAS IV Marion County, Florida

Really should have the contact info for the utilities and county listed for the contractor incase they run into issues in the field or need to make plan changes during construction.

INDEX OF SHEETS:	
SHEET	DESCRIPTION
1	TITLE SHEET
2	GENERAL NOTES SHEET
3	EROSION CONTROL PLAN (SWPPP)
4	SITE PLAN
5	DRAINAGE & GRADING PLAN
6	DRAINAGE DETAILS
7	UTILITY PLAN
8	UTILITY DETAILS
9-10	DETAILS
S1	SURVEY



ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS

- ENVIRONMENTAL SITE AUDITS
 - SOIL CONTAMINATION EVALUATION
 - WATER SAMPLING & ANALYSIS
- 459 RIPLEY ROUTE J
DONIPHAN, MISSOURI 63955

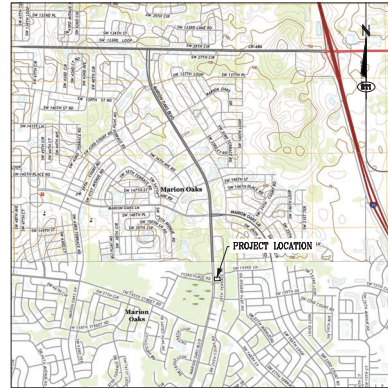
- SITE PLANS
 - WATER SYSTEMS
 - WASTEWATER SYSTEMS
- PHONE: (352) 694-1799
EMAIL: ENVIROTECH@YMAIL.COM

CONSTRUCTION INSPECTION NOTE:
MCI PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCI INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE CONTACT MCI'S CONSTRUCTION DIVISION AT (352)307-6500_EXT. 5 OR MCI@marioncountyfla.gov

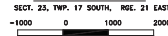
DRAINAGE CONSTRUCTION NOTE:
NO CHANGE TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER AND THE PROJECT ENGINEER, ON HIS BEHALF.

WAIVERS:

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE
6.12.12	BODENHUIS	PENDING	\$5,400 PAYMENT IN LIEU OF BODENHUIS CONSTRUCTION	N/A



LOCATION MAP
SECT. 23, TWP. 17 SOUTH, RGE. 21 EAST



OWNER:
SKYHOMES CONTRACTORS LLC
3524 W. SHARON COUNTRY CLUB DR. SUITE 240
WINTER GARDEN, FLORIDA 34787
EMAIL: PURCHASE@SKYHOMES.COM
TELE: (407) 460-0428
CONTACT: GABRIEL TELLES

ENGINEER:
ENVIRO-TECHNOLOGIES, INC.
459 RIPLEY ROUTE J
DONIPHAN, MISSOURI 63955
TELE: 352-694-1799
EMAIL: ENVIROTECH@YMAIL.COM
CONTACT: ROBERT M. COUCH III, P.E.

SURVEYOR:
BAILEY SURVEYING & MAPPING LLC
10900 SANDY BROGE AVENUE
CLEMSON, FLORIDA
TELE: (407) 747-3218
EMAIL: SB@BAILEYSURVEYING.COM
CONTACT: KEEL BAILEY, PSM

OVERLAY ZONE NOTE:
THIS SITE IS LOCATED IN THE MARION COUNTY SECONDARY SPRINGS PROTECTION OVERLAY ZONE

PERMITS REQUIRED:
MARION COUNTY, SITE PLAN APPROVAL
S.W.F.W.A.D. P.E.P.
MARION COUNTY DRIVEWAY CONNECTION PERMIT
MARION COUNTY R/W UTILIZATION PERMIT
F.O.E.P. REVIEW OF STATION PERMIT

SITE AREA CALCULATIONS:
TOTAL SITE ACREAGE: 40,000 S.F. (0.92 AC.)
EXISTING IMPERVIOUS AREA: 0 S.F. (0.00 AC., 0.00%)
EXISTING PAVEMENT AREA: 40,000 S.F. (0.92 AC., 100%)
PROPOSED IMPERVIOUS AREA(S):
BUILDINGS: 8,450 S.F. (0.19 AC., 21.13%)
CONCRETE: 2,539 S.F. (0.06 AC., 6.35%)
PAVEMENT: 8,653 S.F. (0.19 AC., 21.38%)
TOTAL IMPERVIOUS COVERAGE: 17,642 S.F. (0.40 AC., 43.85%)
DRA (BELOW EL. 91.00'): 5,283 S.F. (0.12 AC., 13.21%)
OPEN SPACE PERCENTAGE: 17,275 S.F. (0.40 AC., 43.19%)
NOTE: IMPERVIOUS AREA SHOWN ABOVE DOES NOT INCLUDE THE PORTION OF PAVED DRIVEWAY IN THE COUNTY RIGHT-OF-WAY. THE DRIVEWAY CONNECTION EQUALS 950 S.F. IN THE COUNTY RIGHT OF WAY. TOTAL PROJECT AREA IMPERVIOUS AREA EQUALS 18,392 S.F. (0.42 AC.)

PROJECT INFORMATION:
PROJECT ZONING & LAND USE: R-PUD & HIGH RESIDENTIAL (HR) (R-UNITS/ACRES)
ADJACENT PROPERTY ZONING & LAND USE: (E) R-PUD, R-3 & HR (R) R-3, HR (H/S) R-PUD, HR 9003-0385-02 MAYD-88

PROPERTY ADDRESS:
15300 BLOCK OF MARION OAKS BLVD, OCALA, FLORIDA

PROJECT DESCRIPTION:
THIS PROJECT INVOLVES THE CONSTRUCTION OF A TWO MULTI-FAMILY BUILDINGS TOTALING 8450 S.F. WITH 6450 S.F. OF PAVED PARKING, AND 2,539 S.F. OF CONCRETE SIDEWALK FOR A TOTAL OF 17,642 S.F. OF IMPERVIOUS AREA. ON-SITE, THE FLOOR AREA RATIO (FAR) IS 0.21, ATTENUATION OF THE 100YR/24HR STORM EVENT AND TREATMENT OF WATER QUALITY BASED ON IMPERVIOUS COVERAGE. THE PROJECT, IN ITS ENTIRETY, WILL BE CONSTRUCTED ON ONE PHASE.

CONCURRENCY DEFERRAL STATEMENT:
THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVES 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.

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.
SKYHOMES CONTRACTORS LLC
CARLOS P. CERSPA, JR., MSR
DATE: _____

ENGINEER'S CERTIFICATION:
I HEREBY CERTIFY THAT THE SITE DESIGN FOR THIS PROPERTY MEETS OR EXCEEDS THE RECOMMENDED VALUES SET FORTH IN AASHTO POLICEDS AND THE TPOU SITE IMPACT MANUAL.
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS NOTED, AND THE CITY AND COUNTY ENGINEER HAS REVIEWED AND APPROVED THESE PLANS.
THIS PLAN HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY ROBERT M. COUCH III, P.E., ON THE DATE ADJACENT TO THE SEAL USING A SHA AUTHENTICATION CODE.
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SHA AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

ROBERT M. COUCH III, P.E.
FLORIDA REG.# 85311
DATE 5/1/2023
C.O.A. No. 8692

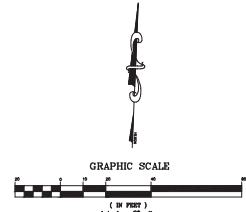
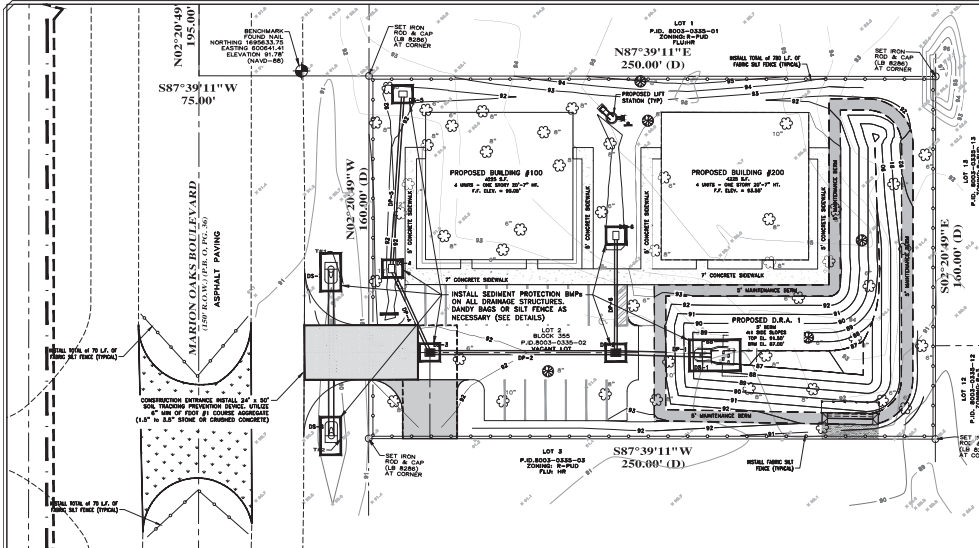
REVISIONS

NO.	DATE	DESCRIPTION
1	5/1/2023	ISSUE FOR PERMIT
2	5/1/2023	ISSUE FOR PERMIT
3	5/1/2023	ISSUE FOR PERMIT
4	5/1/2023	ISSUE FOR PERMIT
5	5/1/2023	ISSUE FOR PERMIT

**TITLE SHEET
OAK VILLAS IV MAJOR SITE PLAN
WITH LOCATION MAP
MARION COUNTY, FLORIDA**

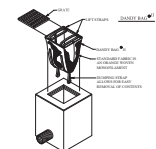
ENVIRO-TECH, INC.
ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
PHONE: (352) 694-1799
459 RIPLEY ROUTE J
DONIPHAN, MISSOURI 63955
EMAIL: ENVIROTECH@YMAIL.COM

**TITLE SHEET
P.L. 2023-011
SHEET 1 OF 10**

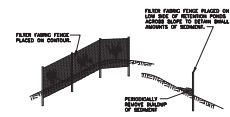


GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
3. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION CONTROL MEASURES.
5. ALL EROSION CONTROL MEASURES SHALL BE REMOVED OR REPAIRED AS NECESSARY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
8. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING AND MAINTAINING ALL EROSION CONTROL MEASURES.
10. ALL EROSION CONTROL MEASURES SHALL BE REMOVED OR REPAIRED AS NECESSARY.



DANDY BAG DETAIL "B"
N.T.S.



1. FILTER FABRIC SHALL BE EMBEDDED IN THE SOIL A MIN. OF 4".
2. SEDIMENT SHALL BE PREVENTED AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
3. FILTER FABRIC SHALL BE REINFORCED WHEN IT HAS SERVED ITS PURPOSE AS AN AID TO BLOCK OR DEFLECT STORM FLOW OR DRAINAGE.

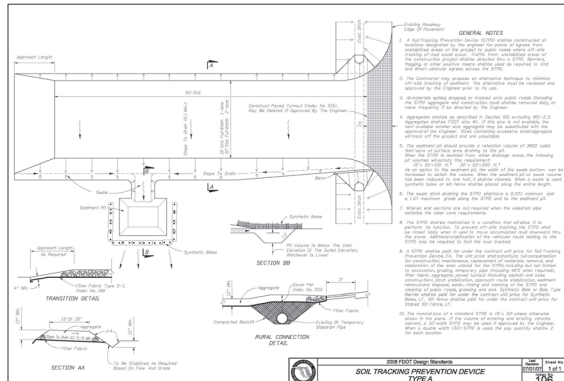
SILT FENCE DETAIL
Not to Scale

EROSION CONTROL PLAN (SWPPP):
SCALE: 1" = 20'



SWPPP GENERAL NOTES:

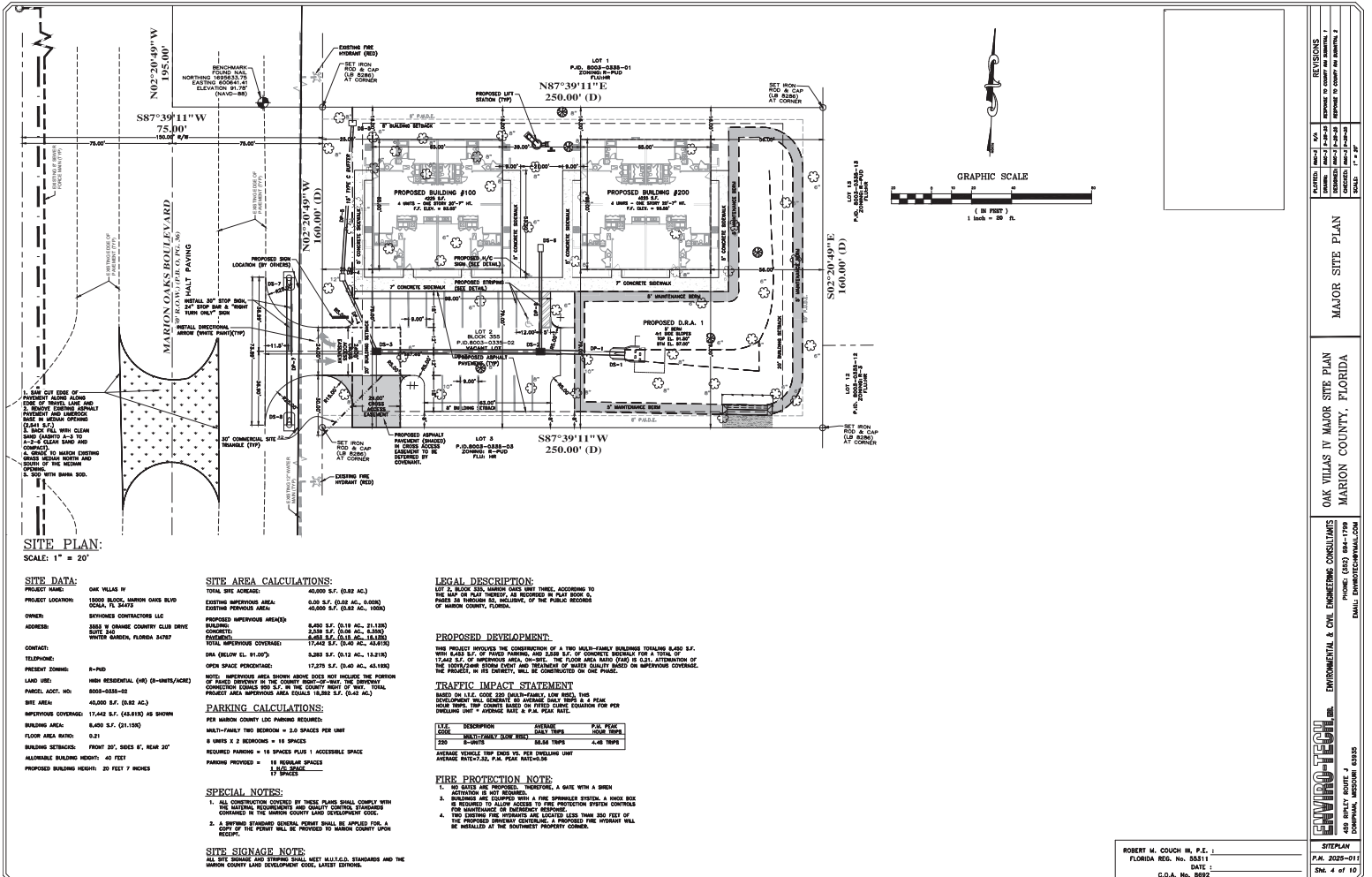
1. THE SILT FENCE SHALL BE TYPE "B" SILT FENCE IN FOOT NINE (9) INCHES HIGH AND SHALL BE INSTALLED AT THE PROPOSED LOCATION SHOWN FOR AESTHETICS ONLY. ACTUAL FENCE TO BE INSTALLED ON THE PROJECT LINE.
2. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREA SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT OR CHANGE EXISTING DRAINAGE PATTERNS. THE CONTRACTOR SHALL MAINTAIN A CLEAR PASS FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND CHANNELS DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DEBRIS DEPOSITION, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL PREVENT THE TRANSMISSION OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT ESCAPE OF SEDIMENT TO A DRY OR WET RECEIVING AREA. EROSION CONTROL DEVICES SHALL BE MAINTAINED AND REPAIRED AS NEEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. PROVIDE EROSION CONTROL SHEET FOR ALL SLOPES 2:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
5. SEEDS AND COVERED AREAS SHALL BE SODED OR SEEDS AND COVERED AS SOON AS PRACTICAL.
6. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
7. THIS PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN WETLANDS OR OFF-SITE, ADVERSE IMPACTS TO WETLANDS, OFF-SITE FLOODING OR VIOLATION OF WATER QUALITY STANDARDS.



SILT TRACKING PREVENTION DEVICE TYPE A
106

ROBERT M. COUCH III, P.E.
FLORIDA REG. No. 55311
DATE: _____
C.O.A. No. 9892

REVISIONS REVISION NO. DATE BY DESCRIPTION 1 10/20/2025 RMC INITIAL DESIGN 2 10/20/2025 RMC REVISIONS TO COMPLETE DRAWING	
PROJECT INFORMATION PROJECT NO. 2025-011 CLIENT OAK VILLAS IV MAJOR SITE PLAN LOCATION MARION COUNTY, FLORIDA	
SCALE 1" = 20'	
ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS PHONE: (352) 884-1799 EMAIL: ENVIRTECH@GMAIL.COM	
ENVIRTECH 448 SHILOH BOULEVARD CORNWALL, MISSOURI 63091	
SHEET PLAN P.L. 2025-011 FLORIDA REG. No. 55311 DATE: _____ C.O.A. No. 9892 SHEET NO. 3 OF 10	



SITE PLAN:
SCALE: 1" = 20'

SITE DATA:
 PROJECT NAME: OAK VILLAS IV
 PROJECT LOCATION: 1800 BLDG. MARION OAKS BLVD
 COOLA, FL 32427
 OWNER: SKYHOMES CONTRACTORS LLC
 ADDRESS: 3826 W. MARION COUNTY OAK DRIVE
 SUITE 210
 WEST GARDEN, FLORIDA 32787
 CONTACT:
 TELEPHONE:
 PRESENT ZONING: R-70
 LAND USE: HIGH RESIDENTIAL (RH) (R-40/RTS/AGS)
 PARCEL ADCT. NO.: 8008-0388-02
 SITE AREA: 40,000 S.F. (0.92 AC.)
 IMPROVEMENTS COVERED: 17,442 S.F. (0.40118) AS SHOWN
 BUILDING AREA: 8,400 S.F. (0.193)
 FLOOR AREA RATIO: 0.21
 BUILDING SETBACKS: FRONT 20', SIDES 8', REAR 20'
 ALLOWABLE BUILDING HEIGHT: 40 FEET
 PROPOSED BUILDING HEIGHT: 20 FEET 7 INCHES

SITE AREA CALCULATIONS:
 TOTAL SITE ACRES: 40,000 S.F. (0.92 AC.)
 EXISTING IMPROVED AREA: 0.00 S.F. (0.00 AC., 0.00%)
 EXISTING UNIMPROVED AREA: 40,000 S.F. (0.92 AC., 100%)
 PROPOSED IMPROVED AREA(S):
 BUILDING: 8,400 S.F. (0.19 AC., 21.12%)
 DRIVEWAY: 2,442 S.F. (0.06 AC., 6.13%)
 CONCRETE: 6,552 S.F. (0.15 AC., 16.38%)
 TOTAL IMPROVED COVERAGE: 17,442 S.F. (0.40 AC., 43.63%)
 DRIVE (TOTAL CL. 91.00')
 8,282 S.F. (0.19 AC., 20.70%)
 OPEN SPACE PROVISIONS: 17,278 S.F. (0.40 AC., 43.19%)
 NOTE: IMPROVED AREA SHOWN ABOVE DOES NOT INCLUDE THE PORTION OF SITES SYSTEMS IN THE COUNTY RIGHT-OF-WAY. THE CURRENT CONNECTION EQUALS 990 S.F. IN THE COUNTY RIGHT OF WAY. TOTAL PROJECT AREA IMPROVED AREA EQUALS 17,442 S.F. (0.40 AC.)

PARKING CALCULATIONS:
 PER MARION COUNTY LDC PARKING REQUIRED:
 MULTI-FAMILY TWO BEDROOM = 2.0 SPACES PER UNIT
 8 UNITS X 2 BEDROOMS = 16 SPACES
 REQUIRED PARKING = 16 SPACES PLUS 1 ACCESSIBLE SPACE
 PARKING PROVIDED = 18 REGULAR SPACES
 1 ACCESSIBLE SPACE
 17 SPACES

LEGAL DESCRIPTION:
 LOT 2, BLOCK 333, MARION OAKS UNIT THREE, ACCORDING TO THE MAP OR PLAN THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 28, MARION COUNTY, FLORIDA, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PROPOSED DEVELOPMENT:
 THIS PROJECT INVOLVES THE CONSTRUCTION OF A TWO MULTI-FAMILY BUILDINGS TOTALING 8,400 S.F. WITH 8400 S.F. OF IMPROVED AREA AND 2,442 S.F. OF CONCRETE SIDEWALK FOR A TOTAL OF 17,442 S.F. OF IMPROVED AREA. ON-SITE, THE FLOOR AREA RATIO (FAR) IS 0.21. ATTENTION OF THE TOWN/PLANNING DEPT AND RESIDENTS OF MARION COUNTY BASED ON IMPROVED COVERAGE. THE PROJECT, IN ITS ENTIRETY, WILL BE CONSTRUCTED ON THIS PHASE.

TRAFFIC IMPACT STATEMENT:
 BASED ON LDC CODE 210 (MULTI-FAMILY LOW DENSITY) THIS DEVELOPMENT WILL GENERATE 160 VEHICLES PER HOUR PER 240 VEHICLES PER HOUR. THE TRAFFIC IMPACT STATEMENT FOR THIS PROJECT IS AS FOLLOWS:
 (1) LDC 210-210-100 (TRAFFIC IMPACT STATEMENT) SHALL BE COMPLETED FOR THIS PROJECT.
 (2) THE TRAFFIC IMPACT STATEMENT SHALL BE COMPLETED FOR THIS PROJECT.
 (3) THE TRAFFIC IMPACT STATEMENT SHALL BE COMPLETED FOR THIS PROJECT.
 (4) THE TRAFFIC IMPACT STATEMENT SHALL BE COMPLETED FOR THIS PROJECT.

FIRE PROTECTION NOTE:
 1. NO SITES ARE PROPOSED. THEREFORE, A GATE WITH A SHIELD ATTACHMENT IS NOT REQUIRED.
 2. BUILDINGS ARE EQUIPPED WITH A FIRE SPRINKLER SYSTEM. A SHIELD BOX IS REQUIRED TO ALLOW ACCESS TO FIRE PROTECTION SYSTEM CONTROLS FOR MAINTENANCE OR EMERGENCY USE.
 3. TWO EXISTING FIRE HYDRANTS ARE LOCATED LESS THAN 300 FEET OF THE PROPOSED IMPROVED COVERAGE. A PROPOSED FIRE HYDRANT WILL BE INSTALLED AT THE SOUTHWEST PROPERTY CORNER.

SPECIAL NOTES:
 1. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE LATEST REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
 2. A SURVEY STATEMENT GENERAL NOTES SHALL BE APPLIED FOR A COPY OF THE PERMIT WILL BE PROVIDED TO MARION COUNTY UPON RECEIPT.

SITE SIGNAGE NOTE:
 ALL SITE SIGNAGE AND STRIPES SHALL MEET M.U.L.C.O. STANDARDS AND THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITION.

ROBERT M. COUCH III, P.E. :
 FLORIDA REG. NO. 55311 DATE :
 C.O.A. No. 8992

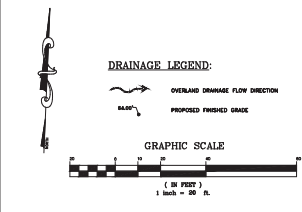
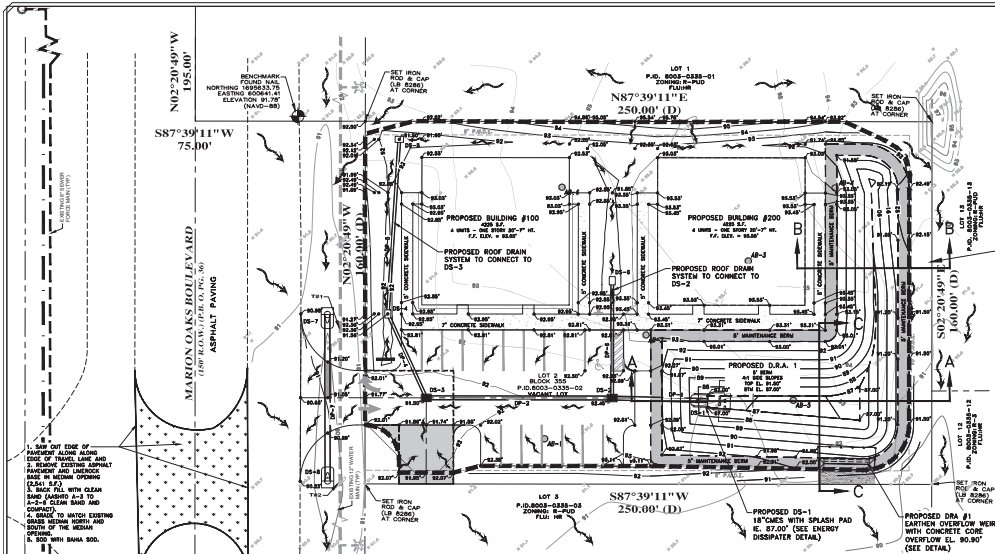
SITE PLAN:
 P.L. 2025-011
 DATE :
 SHE. 4 of 10

REVISIONS

NO.	DATE	DESCRIPTION
1	01/20/25	ISSUE FOR PERMIT
2	01/20/25	ISSUE FOR PERMIT
3	01/20/25	ISSUE FOR PERMIT
4	01/20/25	ISSUE FOR PERMIT
5	01/20/25	ISSUE FOR PERMIT

ENVIRO-TECH INC.
 ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
 PHONE: (352) 884-1799
 EMAIL: ENVIROTECH@GMAIL.COM
 448 SHIPLEY BOULEVARD, SUITE 100
 CORNFORD, MISSOURI 63245

MARION COUNTY, FLORIDA
 OAK VILLAS IV MAJOR SITE PLAN
 MARION COUNTY, FLORIDA



POST-DEVELOPMENT WATERSHED #1 BOUNDARY
36,074 S.F. (0.83 AC.)
EXISTING-DEV. CN. 39
POST-DEV. CN 68.35

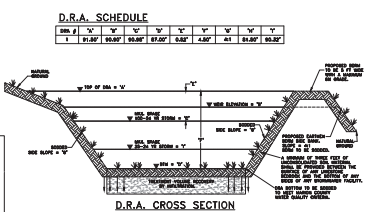
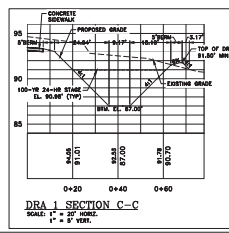
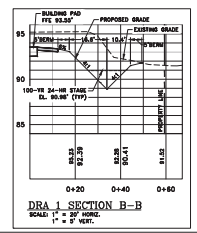
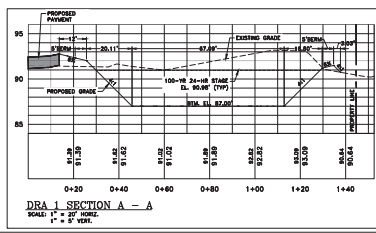
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
DS-1	18" PIPES		
DS-2	PROF TYPE #1 INLET GRADE EL. = 87.00' E. IN = 87.00' E. OUT = 87.00'	SP-1, 12" x 12" E. IN = 87.00'	SP-1, 12" x 12" E. OUT = 87.00'
DS-3	PROF TYPE #1 INLET GRADE EL. = 86.50' E. IN = 86.50' E. OUT = 86.50'	SP-2, 12" x 12" E. IN = 86.50'	SP-2, 12" x 12" E. OUT = 86.50'
DS-4	PROF TYPE #1 INLET GRADE EL. = 86.00' E. IN = 86.00' E. OUT = 86.00'	SP-3, 12" x 12" E. IN = 86.00'	SP-3, 12" x 12" E. OUT = 86.00'
DS-5	PROF TYPE #1 INLET GRADE EL. = 85.50' E. IN = 85.50' E. OUT = 85.50'	SP-4, 12" x 12" E. IN = 85.50'	SP-4, 12" x 12" E. OUT = 85.50'
DS-6	PROF TYPE #1 INLET GRADE EL. = 85.00' E. IN = 85.00' E. OUT = 85.00'	SP-5, 12" x 12" E. IN = 85.00'	SP-5, 12" x 12" E. OUT = 85.00'
DS-7	PROF TYPE #1 INLET GRADE EL. = 84.50' E. IN = 84.50' E. OUT = 84.50'	SP-6, 12" x 12" E. IN = 84.50'	SP-6, 12" x 12" E. OUT = 84.50'
DS-8	PROF TYPE #1 INLET GRADE EL. = 84.00' E. IN = 84.00' E. OUT = 84.00'	SP-7, 12" x 12" E. IN = 84.00'	SP-7, 12" x 12" E. OUT = 84.00'

POST-DEVELOPMENT DRAINAGE PLAN:
SCALE: 1" = 20'

SOIL CONDITIONS:
HYDROLOGICAL SOIL GROUP = A
EXISTING SOIL TYPES: (1) SERIALS (Show 0 to be Shown)

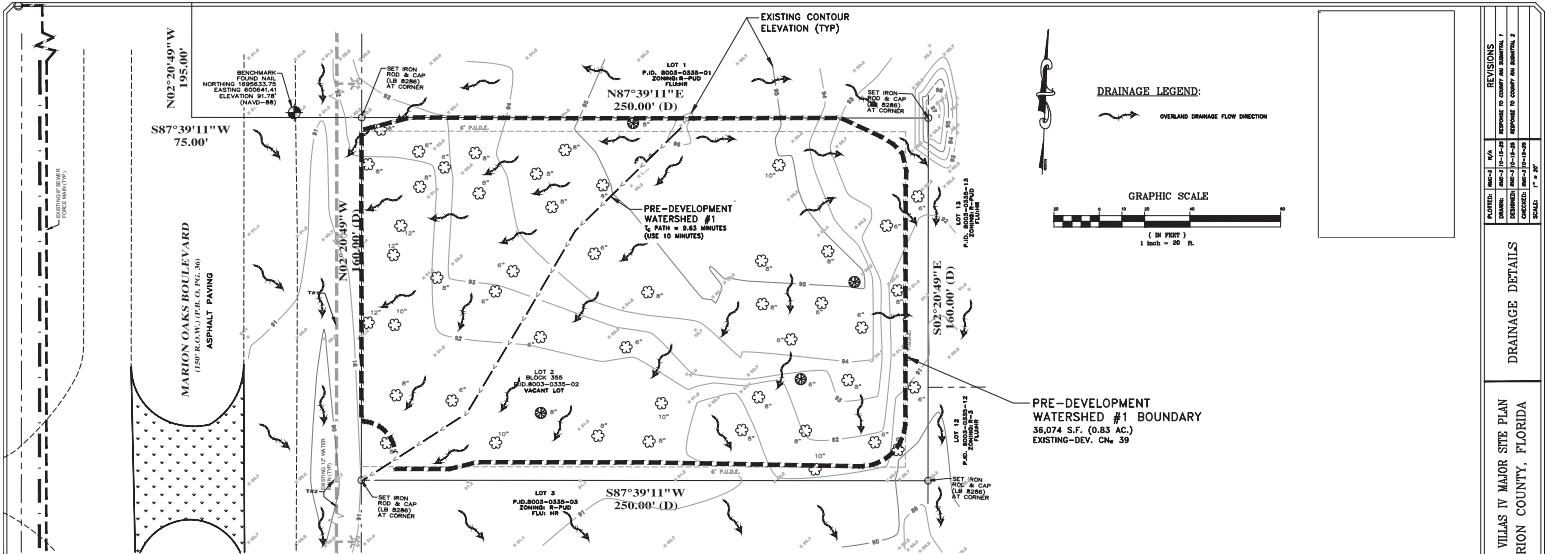
DRAINAGE REQUIREMENTS:
SITE INFORMATION:
TOTAL WATERSHED #1 = 36,074 S.F. = 0.83 ACRES

SWFMD
SWFMD SHALL BE ATTENDED IN DRN WITH RECOVERY FACTOR OF 2.
RECOVERED TREATMENT VOLUMES:
RECOVERY VOLUME SHALL BE 1 1/2" / 12" = 1.500 G.P.
RECOVERY VOLUME SHALL BE 1 1/2" / 12" = 1.500 G.P.
RECOVERY VOLUME SHALL BE 1 1/2" / 12" = 1.500 G.P.



NOTE FOR ALL DRA CONSTRUCTION:
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DRAINAGE DESIGN MANUAL, 1989 EDITION, CHAPTER 10, SECTION 10.1.1.1. THE DRA SHALL BE CONSTRUCTED WITH A CONCRETE BOTTOM AND EARTHEN OVERFLOW WEIR WITH CONCRETE CORE OVERFLOW EL. 80.00' (SEE DETAIL). THE DRA SHALL BE CONSTRUCTED WITH A CONCRETE BOTTOM AND EARTHEN OVERFLOW WEIR WITH CONCRETE CORE OVERFLOW EL. 80.00' (SEE DETAIL).

ROBERT M. COUCH, P.E.
FLORIDA REG. NO. 55311
DATE: _____
C.O.A. NO. 9892



PRE-DEVELOPMENT DRAINAGE PLAN:
SCALE: 1" = 20'

TRSS To Worksheet

Post-development Watershed #1

Description	A	B	C	Total
Sheet Flow				
Manning's n (average)	0.110	0.011	0.011	
Flow length (ft)	150.0	0.0	0.0	
Two-year 24-hr precip. (in)	4.20	0.00	0.00	
Land slope (%)	5.42	0.00	0.00	
Travel Time (mins)	8.83	0.00	0.00	8.83
Shallow Concentrated Flow				
Flow length (ft)	85.00	0.00	0.00	
Manning's n (average)	1.20	0.00	0.00	
Surface description (%)	Unpaved	Paved	Paved	
Average velocity (ft/s)	1.77	5.00	5.00	
Travel Time (mins)	8.80	0.00	0.00	8.80
Channel Flow				
X-sectional flow area (sqft)	0.00	0.00	0.00	
Wetted perimeter (ft)	0.00	0.00	0.00	
Channel slope (%)	0.10	0.00	0.00	
Channel velocity (ft/s)	0.214	0.014	0.014	
Velocity (ft/s)	0.00	0.00	0.00	
Flow length (ft)	0.00	0.00	0.00	
Travel Time (mins)	0.00	0.00	0.00	0.00
Total Travel Time, Tc				8.83 mins

DRAINAGE

DATE: 11/11/11

PROJECT: OAK VILLAS IV

DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 11/11/11

PROJECT: OAK VILLAS IV

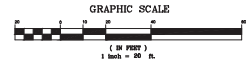
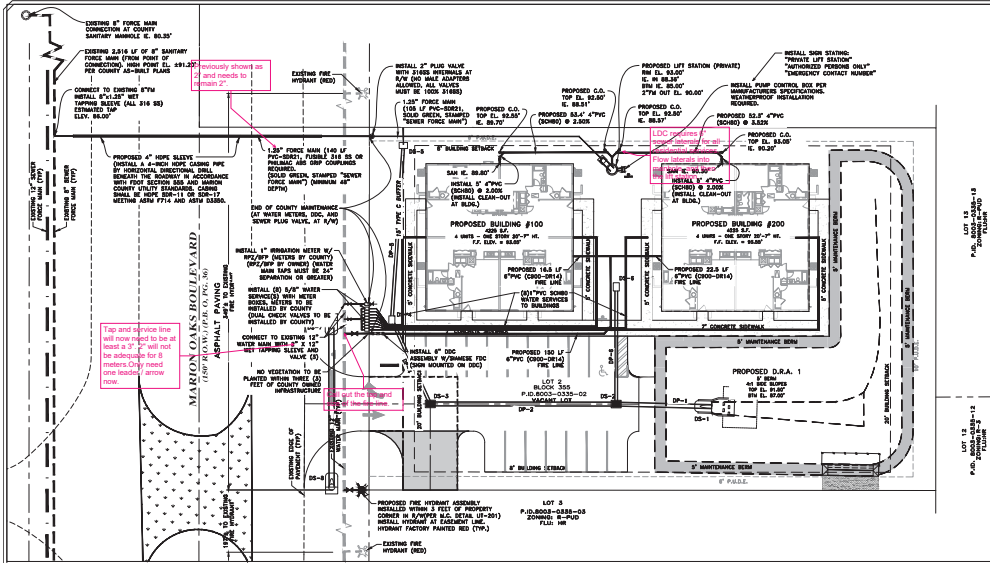
DESIGNED BY: [Name]

CHECKED BY: [Name]

DATE: 11/11/11

STAGE STORAGE VOLUME DRA-1

Curve Elevation	Area	Volume	Inc. Volume
81.00	1181.07	0.00	0.00
81.00	1181.07	0.00	0.00
81.00	2462.14	0.00	0.00
81.00	3743.21	0.00	0.00
81.00	5024.28	0.00	0.00
81.00	6305.35	0.00	0.00
81.00	7586.42	0.00	0.00
81.00	8867.49	0.00	0.00
81.00	10148.56	0.00	0.00
81.00	11429.63	0.00	0.00
81.00	12710.70	0.00	0.00
81.00	13991.77	0.00	0.00
81.00	15272.84	0.00	0.00
81.00	16553.91	0.00	0.00
81.00	17834.98	0.00	0.00
81.00	19116.05	0.00	0.00
81.00	20397.12	0.00	0.00
81.00	21678.19	0.00	0.00
81.00	22959.26	0.00	0.00
81.00	24240.33	0.00	0.00
81.00	25521.40	0.00	0.00
81.00	26802.47	0.00	0.00
81.00	28083.54	0.00	0.00
81.00	29364.61	0.00	0.00
81.00	30645.68	0.00	0.00
81.00	31926.75	0.00	0.00
81.00	33207.82	0.00	0.00
81.00	34488.89	0.00	0.00
81.00	35769.96	0.00	0.00
81.00	37051.03	0.00	0.00
81.00	38332.10	0.00	0.00
81.00	39613.17	0.00	0.00
81.00	40894.24	0.00	0.00
81.00	42175.31	0.00	0.00
81.00	43456.38	0.00	0.00
81.00	44737.45	0.00	0.00
81.00	46018.52	0.00	0.00
81.00	47299.59	0.00	0.00
81.00	48580.66	0.00	0.00
81.00	49861.73	0.00	0.00
81.00	51142.80	0.00	0.00
81.00	52423.87	0.00	0.00
81.00	53704.94	0.00	0.00
81.00	54986.01	0.00	0.00
81.00	56267.08	0.00	0.00
81.00	57548.15	0.00	0.00
81.00	58829.22	0.00	0.00
81.00	60110.29	0.00	0.00
81.00	61391.36	0.00	0.00
81.00	62672.43	0.00	0.00
81.00	63953.50	0.00	0.00
81.00	65234.57	0.00	0.00
81.00	66515.64	0.00	0.00
81.00	67796.71	0.00	0.00
81.00	69077.78	0.00	0.00
81.00	70358.85	0.00	0.00
81.00	71639.92	0.00	0.00
81.00	72921.00	0.00	0.00
81.00	74202.07	0.00	0.00
81.00	75483.14	0.00	0.00
81.00	76764.21	0.00	0.00
81.00	78045.28	0.00	0.00
81.00	79326.35	0.00	0.00
81.00	80607.42	0.00	0.00
81.00	81888.49	0.00	0.00
81.00	83169.56	0.00	0.00
81.00	84450.63	0.00	0.00
81.00	85731.70	0.00	0.00
81.00	87012.77	0.00	0.00
81.00	88293.84	0.00	0.00
81.00	89574.91	0.00	0.00
81.00	90856.00	0.00	0.00
81.00	92137.07	0.00	0.00
81.00	93418.14	0.00	0.00
81.00	94700.00	0.00	0.00
81.00	95981.86	0.00	0.00
81.00	97263.72	0.00	0.00
81.00	98545.58	0.00	0.00
81.00	99827.44	0.00	0.00
81.00	101109.30	0.00	0.00
81.00	102391.16	0.00	0.00
81.00	103673.02	0.00	0.00
81.00	104954.88	0.00	0.00
81.00	106236.74	0.00	0.00
81.00	107518.60	0.00	0.00
81.00	108800.46	0.00	0.00
81.00	110082.32	0.00	0.00
81.00	111364.18	0.00	0.00
81.00	112646.04	0.00	0.00
81.00	113927.90	0.00	0.00
81.00	115209.76	0.00	0.00
81.00	116491.62	0.00	0.00
81.00	117773.48	0.00	0.00
81.00	119055.34	0.00	0.00
81.00	120337.20	0.00	0.00
81.00	121619.06	0.00	0.00
81.00	122900.92	0.00	0.00
81.00	124182.78	0.00	0.00
81.00	125464.64	0.00	0.00
81.00	126746.50	0.00	0.00
81.00	128028.36	0.00	0.00
81.00	129310.22	0.00	0.00
81.00	130592.08	0.00	0.00
81.00	131873.94	0.00	0.00
81.00	133155.80	0.00	0.00
81.00	134437.66	0.00	0.00
81.00	135719.52	0.00	0.00
81.00	137001.38	0.00	0.00
81.00	138283.24	0.00	0.00
81.00	139565.10	0.00	0.00
81.00	140846.96	0.00	0.00
81.00	142128.82	0.00	0.00
81.00	143410.68	0.00	0.00
81.00	144692.54	0.00	0.00
81.00	145974.40	0.00	0.00
81.00	147256.26	0.00	0.00
81.00	148538.12	0.00	0.00
81.00	149820.00	0.00	0.00
81.00	151101.86	0.00	0.00
81.00	152383.72	0.00	0.00
81.00	153665.58	0.00	0.00
81.00	154947.44	0.00	0.00
81.00	156229.30	0.00	0.00
81.00	157511.16	0.00	0.00
81.00	158793.02	0.00	0.00
81.00	160074.88	0.00	0.00
81.00	161356.74	0.00	0.00
81.00	162638.60	0.00	0.00
81.00	163920.46	0.00	0.00
81.00	165202.32	0.00	0.00
81.00	166484.18	0.00	0.00
81.00	167766.04	0.00	0.00
81.00	169047.90	0.00	0.00
81.00	170329.76	0.00	0.00
81.00	171611.62	0.00	0.00
81.00	172893.48	0.00	0.00
81.00	174175.34	0.00	0.00
81.00	175457.20	0.00	0.00
81.00	176739.06	0.00	0.00
81.00	178020.92	0.00	0.00
81.00	179302.78	0.00	0.00
81.00	180584.64	0.00	0.00
81.00	181866.50	0.00	0.00
81.00	183148.36	0.00	0.00
81.00	184430.22	0.00	0.00
81.00	185712.08	0.00	0.00
81.00	186993.94	0.00	0.00
81.00	188275.80	0.00	0.00
81.00	189557.66	0.00	0.00
81.00	190839.52	0.00	0.00
81.00	192121.38	0.00	0.00
81.00	193403.24	0.00	0.00
81.00	194685.10	0.00	0.00
81.00	195966.96	0.00	0.00
81.00	197248.82	0.00	0.00
81.00	198530.68	0.00	0.00
81.00	199812.54	0.00	0.00
81.00	201094.40	0.00	0.00
81.00	202376.26	0.00	0.00
81.00	203658.12	0.00	0.00
81.00	204940.00	0.00	0.00
81.00	206221.86	0.00	0.00
81.00	207503.72	0.00	0.00
81.00	208785.58	0.00	0.00
81.00	210067.44	0.00	0.00
81.00	211349.30	0.00	0.00
81.00	212631.16	0.00	0.00
81.00	213913.02	0.00	0.00
81.00	215194.88	0.00	0.00
81.00	216476.74	0.00	0.00
81.00	217758.60	0.00	0.00
81.00	219040.46	0.00	0.00
81.00	220322.32	0.00	0.00
81.00	221604.18	0.00	0.00
81.00	222886.04	0.00	0.00
81.00	224167.90	0.00	0.00
81.00	225449.76	0.00	0.00
81.00	226731.62	0.00	0.00
81.00	228013.48	0.00	0.00
81.00	229295.34	0.00	0.00
81.00	230577.20	0.00	0.00
81.00	231859.06	0.00	0.00
81.00	233140.92	0.00	0.00
81.00	234422.78	0.00	0.00
81.00	235704.64	0.00	0.00
81.00	236986.50	0.00	0.00
81.00	238268.36	0.00	0.00
81.00	239550.22	0.00	0.00
81.00	240832.08	0.00	0.00
81.00	242113.94	0.00	0.00
81.00	243395.80	0.00	0.00
81.00	244677.66	0.00	0.00
81.00	245959.52	0.00	0.00
81.00	247241.38	0.00	0.00
81.00	248523.24	0.00	0.00
81.00	249805.10	0.00	0.00
81.00	251086.96	0.00	0.00
81.00	252368.82	0.00	0.00
81.00	253650.68	0.00	0.00
81.00	254932.54	0.00	0.00
81.00	256214.40		



FIRE DEPARTMENT NOTES:

1. BUILDING SHALL COMPLY WITH THE MINIMUM PUBLIC SAFETY UTILITY WORKING STANDARDS RECOMMENDED FOR MFA 1 (GROUP 1) L.S.L. THE CONTRACTOR SHALL PROVIDE AN INTERFERING PARTY NOTIFICATION LETTER TO THE FIRE DEPARTMENT TO TEST THE OPERATIONS OF THE BUILDING AND IF NECESSARY TO OBTAIN APPROVAL FROM THE FIRE DEPARTMENT TO TEST THE OPERATIONS OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
2. NEW WEIRHALLS SHALL BE INSTALLED, TESTED, AND PAINTED PER MFA 201. BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE WEIRHALL LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE WEIRHALL SYMBOL IN THE MIDDLE OF THE WEIRHALL LINE CLOSEST TO THE WEIRHALL.
3. ALL BUILDINGS EQUIPPED WITH A FIRE ALARM SYSTEM SHALL ALSO BE PROVIDED WITH A POWER BOX TO ALLOW ACCESS TO FIRE PROTECTION SYSTEMS FOR MAINTENANCE OR EMERGENCY RESPONSE.

MARION COUNTY UTILITY NOTES (AS APPLICABLE):

1. ALL UTILITIES SHALL BE CONSTRUCTED PER THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.
2. THE WATER DISTRIBUTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 6.1.1.8.
3. THE WASTE WATER COLLECTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 6.1.1.8.
4. WATER DISTRIBUTION SYSTEMS AND COLLECTION SYSTEMS SHALL MEET THE REQUIREMENTS OF SEC. 6.1.1.8 SHALL BE COMPLETED WITHIN 90 DAYS OF THE DATE OF THE PERMIT.
5. FOR ANY UTILITY SYSTEMS BETWEEN THE WATER MAIN AND THE WATER MAINS, MARION COUNTY WILL REQUIRE A BILL OF SALE FOR A FOUR SECTORS OF THE COUNTY WITH THE FOLLOWING SPECIFICATIONS:
 - a. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT. THE BILL OF SALE FOR ANY UTILITY SYSTEMS MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - b. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - c. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - d. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
6. MARION COUNTY UTILITIES RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO PROVIDE A BILL OF SALE FOR ANY UTILITY SYSTEMS BETWEEN THE WATER MAIN AND THE WATER MAINS, MARION COUNTY WILL REQUIRE A BILL OF SALE FOR A FOUR SECTORS OF THE COUNTY WITH THE FOLLOWING SPECIFICATIONS:
 - a. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - b. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - c. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - d. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
7. MARION COUNTY UTILITIES RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO PROVIDE A BILL OF SALE FOR ANY UTILITY SYSTEMS BETWEEN THE WATER MAIN AND THE WATER MAINS, MARION COUNTY WILL REQUIRE A BILL OF SALE FOR A FOUR SECTORS OF THE COUNTY WITH THE FOLLOWING SPECIFICATIONS:
 - a. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - b. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - c. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - d. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
8. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
9. MARION COUNTY UTILITIES RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO PROVIDE A BILL OF SALE FOR ANY UTILITY SYSTEMS BETWEEN THE WATER MAIN AND THE WATER MAINS, MARION COUNTY WILL REQUIRE A BILL OF SALE FOR A FOUR SECTORS OF THE COUNTY WITH THE FOLLOWING SPECIFICATIONS:
 - a. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - b. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - c. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - d. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
10. MARION COUNTY UTILITIES RESERVES THE RIGHT TO REQUIRE THE CONTRACTOR TO PROVIDE A BILL OF SALE FOR ANY UTILITY SYSTEMS BETWEEN THE WATER MAIN AND THE WATER MAINS, MARION COUNTY WILL REQUIRE A BILL OF SALE FOR A FOUR SECTORS OF THE COUNTY WITH THE FOLLOWING SPECIFICATIONS:
 - a. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - b. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - c. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - d. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.

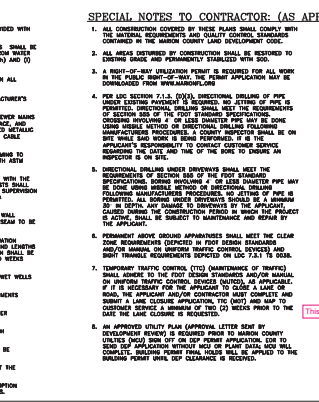
GENERAL SEWER NOTES:

1. ALL TESTS, CAPS, PLUGS, REMOVAL, VALVES, ETC., SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
2. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
3. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
4. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
5. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
6. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
7. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
8. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
9. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.
10. ALL NEW AND RELOCATED FORCE MAINS SHALL BE PROVIDED WITH MECHANICALLY WITNESSED JOINTS IN THREE BLOCKS.

SPECIAL NOTES TO CONTRACTOR (AS APPLICABLE):

1. ALL CONSTRUCTION COVERED BY THESE LISTS SHALL COMPLY WITH THE MATERIALS AND CONSTRUCTION SPECIFICATIONS PER THE MARION COUNTY LAND DEVELOPMENT CODE.
2. ALL NEW CONSTRUCTION BY CONTRACTORS SHALL BE TESTED TO EXISTING GRADE AND PROPERLY IDENTIFIED WITH 300.
3. A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY. THE PERMIT APPLICATION MAY BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT.
4. FOR ALL NEW CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE A BILL OF SALE FOR ANY UTILITY SYSTEMS BETWEEN THE WATER MAIN AND THE WATER MAINS, MARION COUNTY WILL REQUIRE A BILL OF SALE FOR A FOUR SECTORS OF THE COUNTY WITH THE FOLLOWING SPECIFICATIONS:
 - a. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - b. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - c. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
 - d. THE BILL OF SALE MUST BE CONVEYED TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND MUST BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MARION COUNTY UTILITIES DEPARTMENT.
5. CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.
6. CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.
7. CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.
8. CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.
9. CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.
10. CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.

2" FORCE MAIN PROFILE:



WATER MAIN PROFILE:



REVISIONS

NO.	DATE	DESCRIPTION
1	08/11/2025	ISSUED FOR PERMIT
2	08/11/2025	ISSUED FOR PERMIT
3	08/11/2025	ISSUED FOR PERMIT
4	08/11/2025	ISSUED FOR PERMIT
5	08/11/2025	ISSUED FOR PERMIT
6	08/11/2025	ISSUED FOR PERMIT
7	08/11/2025	ISSUED FOR PERMIT
8	08/11/2025	ISSUED FOR PERMIT
9	08/11/2025	ISSUED FOR PERMIT
10	08/11/2025	ISSUED FOR PERMIT

UTILITY PLAN

OAK VILLAS IV MAJOR SITE PLAN

MARION COUNTY, FLORIDA

ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS

PHONE: (407) 884-1797
FAX: (407) 884-1798
EMAIL: ENVTECH@MCC.COM

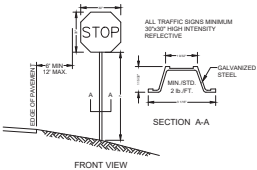
ENVROTECH

488 SHIPLEY BOULEVARD, SUITE 200
CORPORATE CENTER, BOCA RATON, FLORIDA 33433

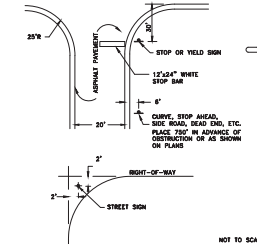
SITE PLAN

P.L. 2025-011
DATE: 08/11/2025
SHEET 7 OF 10

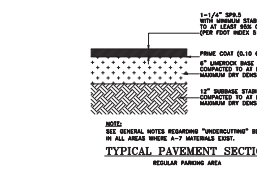
ROBERT M. COUCH, P.E.
FLORIDA REG. NO. 58311
DATE: 08/11/2025
C.O.A. No. 9892



STOP SIGN DETAIL
NOT TO SCALE



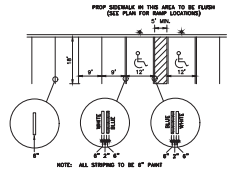
TRAFFIC CONTROL SIGN DETAIL
NOT TO SCALE



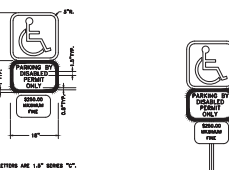
TYPICAL PAVEMENT SECTION
REGULAR PARKING AREA



SIDEWALK DETAIL
NOT TO SCALE



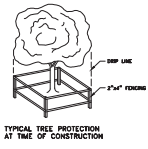
PARKING DETAIL
NOT TO SCALE



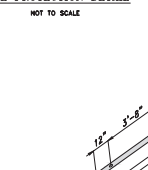
HANDICAP SIGN DETAIL
NOT TO SCALE



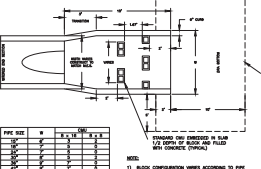
DISABLED SIGN DETAIL
NOT TO SCALE



TYPICAL TREE PROTECTION
AT TIME OF CONSTRUCTION
NOT TO SCALE



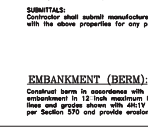
WHEEL STOP DETAIL
NOT TO SCALE



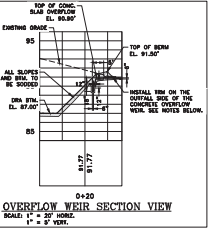
ENERGY DISSIPATER DETAIL
NOT TO SCALE



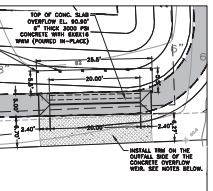
TURF REINFORCEMENT MAT (TRM)
NOT TO SCALE



EMBANKMENT (BERM)
NOT TO SCALE



OVERFLOW WEIR SECTION VIEW
SCALE: 1" = 2' VERT.



OVERFLOW WEIR SECTION VIEW
SCALE: 1" = 2' VERT.

NO.	DATE	REVISIONS
1	08/11/2025	ISSUED FOR PERMITTING
2	08/11/2025	REVISED TO CORRECT PERMITTING
3	08/11/2025	REVISED TO CORRECT PERMITTING
4	08/11/2025	REVISED TO CORRECT PERMITTING
5	08/11/2025	REVISED TO CORRECT PERMITTING

DRAWN BY: J. COUCH
 CHECKED BY: J. COUCH
 SCALE: N/A

ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS
 PHONE: (330) 884-1789
 448 SHILLY BOULEVARD
 DOWNSVILLE, MISSOURI 63345
 EMAIL: ENVTECH@MAIL.COM

OAK VILLAS IV MAJOR SITE PLAN
 MARION COUNTY, FLORIDA

SITE PLAN
 P.L. 2025-011
 DATE: 8/11/25
 S.N. 9 of 10

7.3.2
UT
102

7.3.2
UT
102

7.3.2
UT
103

7.3.2
UT
103

7.3.2
UT
108

7.3.2
UT
108

7.3.2
UT
111

7.3.2
UT
111

7.3.2
UT
112

7.3.2
UT
112

7.3.2
UT
113

7.3.2
UT
113

7.3.2
UT
116A

7.3.2
UT
116A

7.3.2
UT
116B

7.3.2
UT
116B

7.3.2
UT
201

7.3.2
UT
201

7.3.2
UT
202

7.3.2
UT
202

7.3.2
UT
203

7.3.2
UT
203

7.3.2
UT
204

7.3.2
UT
204

7.3.2
UT
205

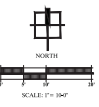
7.3.2
UT
205

7.3.2
UT
209

7.3.2
UT
209

7.3.2
UT
210

7.3.2
UT
210



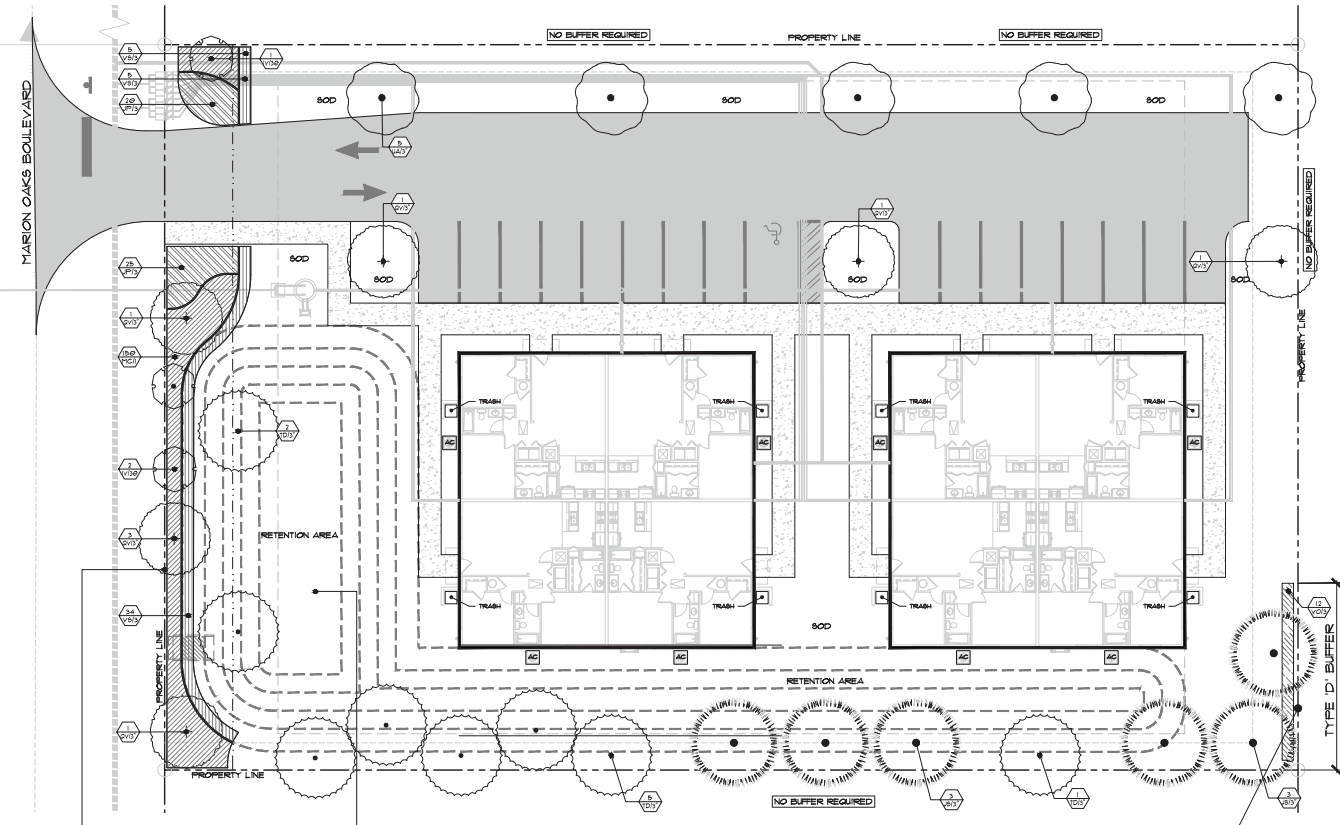
NO.	DATE	DESCRIPTION
1	1/16/2025	DATE: 1/16/2025
2		DESIGNER: JHB
3		CHECKED BY: JHB
4		DATE: 1/16/2025
5		PROJECT NO: SKY025-01.01
6		PROJECT NAME: OAK VILLAS 4
7		CLIENT: UNDEVELOPED

Oak Villas 4
 MINOR SITE PLAN
 PERMIT / CONSTRUCTION PLANS
 ST. JOHNS COUNTY, FLORIDA
 Skyline Builders
 LANDSCAPE PLAN



DATE: 10-23-25
 PROJECT NO: SKY025-01.01
 DRAWN BY: JHB
 DESIGNED BY: JHB
 CHECKED BY: JHB

SHEET NO.
L.01



TYPE 'C' BUFFER REQUIREMENT (40' L.F.):
 -15' WIDE
 -2 CANOPY TREES AND 3 UNDERSTORY TREES
 100 L.F. ON AVERAGE, 50% PLANTED WITH SHRUBS / GROUNDCOVER.
 140 L.F./100 = 1.4 X 2 = 3 CANOPY TREES
 1.4 X 3 = 4 UNDERSTORY TREES
 140 X 15' = 2,100 S.F. X .5 = 1,050 S.F. OF PLANTING
 PROVIDED BUFFER:
 7 CANOPY TREES, 3 UNDERSTORY TREES, 1,258 S.F. OF PLANTING

R.O.W. RETENTION AREA BUFFER REQUIREMENT (140' L.F.):
 4 CANOPY TREES AND 200 S.F. OF PLANTING PER 100 L.F.
 140 L.F./100 = 1.4 X 4 = 14 CANOPY TREES
 140 L.F. / 100 = 1.4 X 200 = 280 S.F. OF PLANTING
 PROVIDED:
 7 CANOPY TREES, 3 UNDERSTORY TREES, 1,258 S.F. OF PLANTING

TYPE 'D' BUFFER REQUIREMENT (41' L.F.):
 -15' WIDE
 -5' HT. WALL
 -2 CANOPY TREES AND 3 UNDERSTORY TREES
 100 L.F. ON AVERAGE, 25% PLANTED WITH SHRUBS / GROUNDCOVER.
 41 L.F./100 = .41 X 2 = 1 CANOPY TREES
 .41 X 3 = 1 UNDERSTORY TREES
 41 X 15' = 615 S.F. X .5 = 307 S.F. OF PLANTING
 PROPOSED BUFFER (VIA WAIVER REQUEST):
 SINGLE ROW SWEET GIBBERNUM HEDGE TO SCREEN EXISTING SINGLE FAMILY

