



## 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.4	05/18/2026	05/26/2026		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.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	
Comments	Previously Approved				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/26/2026	05/27/2026	Approved	
Corrections	2.12.5/1.8.2.A - Traffic Capacity Available ( <b>Resolved</b> ) - 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.).				
Corrections	2.12 - Land Use Designation-subject property ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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.				
Corrections	2.12/4.2 - Building height ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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.				
Corrections	2.12.5/1.8.2.D - Traffic Concurrency Evaluation? ( <b>Resolved</b> ) - 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.				
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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]."				

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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>	<p>2.12.24 - Landscape requirements/6.8.6 - Buffering (<b>Resolved</b>) - <b>Corrective Action:</b> [1] C-Type buffer is shown on site plan, but the text is hidden behind a utility pipe. Please make clearly legible.</p> <p>[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.</p> <p>[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.</p> <p>[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.</p> <p>[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)</p>			
<i>Corrections</i>	<p>2.12.4.L &amp; Article 5 - Overlay zones (<b>Resolved</b>) - <b>Corrective Action:</b> 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 &amp; 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.</p>			
<i>Corrections</i>	<p>2.12.16/6.5 - EALS or Exemption provided (<b>Resolved</b>) - <b>Corrective Action:</b> 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.</p>			
<i>Corrections</i>	<p>4.4 - Show proposed signs to meet LDC Sec 4.4 (<b>Resolved</b>) - <b>Corrective Action:</b> 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.</p>			
<i>Corrections</i>	<p>2.12/2.12.21 - Open space and natural areas (<b>Resolved</b>) - <b>Corrective Action:</b> 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.</p>			
<i>Corrections</i>	<p>2.12.20 - Phases of development (<b>Resolved</b>) - <b>Corrective Action:</b> 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.</p>			
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

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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
<p><i>Comments</i></p> <p>Checked Map/Sunbiz.            IF APPLICABLE:            Sec. 2.18.1.1 - 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
<p><i>Comments</i></p> <p>Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction.</p>				
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
<p><i>Recommendations</i></p> <p>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.</p>				
<p><i>Corrections</i></p> <p>6.15.3 - Fire Protection/Fire Flow Capacity (<b>Resolved</b>) - <b>Corrective Action:</b> 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:</p>				
<p><i>Corrections</i></p> <p>Parcel numbers match project area (<b>Resolved</b>) - <b>Corrective Action:</b> 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.</p>				
<p><i>Corrections</i></p> <p>MCU Contact Info on Project Cover Sheet (<b>Resolved</b>) - <b>Corrective Action:</b> 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</p>				
<p><i>Corrections</i></p> <p>6.14.5.A(8) - Connection to existing sanitary (<b>Resolved</b>) - <b>Corrective Action:</b> See plan markups - 6.14.5.A(8) - Connection to existing sanitary:</p>				
<p><i>Corrections</i></p> <p>7.1.3 - UT DETAILS - current LDC version (<b>Resolved</b>) - <b>Corrective Action:</b> 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</p>				
<p><i>Corrections</i></p> <p>6.15.6.B - Irrigation Water Metering - size (<b>Resolved</b>) - <b>Corrective Action:</b> 1" Irrigation meter - 6.15.6.B - Irrigation Water Metering - size:</p>				
<p><i>Corrections</i></p> <p>Review Fee as applicable (per Resolution) (<b>Resolved</b>) - <b>Corrective Action:</b> 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</p>				

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Utilities (OCE Plans) (Utilities)	Heather Proctor	05/26/2026	05/22/2026	Approved
<i>Corrections</i>	6.16.5 - Wastewater Pump Stations ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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 ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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 ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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 ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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 ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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 ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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.			

## OCE: Plan Review (DR) v.3

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	03/19/2026	03/13/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/19/2026	03/13/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	03/19/2026	03/12/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	03/19/2026	03/19/2026	Approved
<i>Corrections</i>	2.12/2.12.21 - Open space and natural areas ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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 ( <b>Resolved</b> ) - <b>Corrective Action:</b> 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.			
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# 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: 05/19/2026 Parcel Number(s): 8003-0335-02 Permit Number: 33517

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

Project Name: OAK VILLAS IV MAJOR SITE PLAN Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ 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 ATTN. GABRIEL TELES  
Signature: \_\_\_\_\_  
Mailing Address: 3554 W ORANGE COUNTRY CLUB DR SUITE 240 City: WINTER GARDEN  
State: FLORIDA Zip Code: 34787 Phone # 407-460-0428  
Email address: PURCHASE@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): ENVIRO-TECH INC. Contact Name: ROBERT M. COUCH III, P.E.  
Mailing Address: 459 RIPLEY ROUTE J City: DONIPHAN  
State: MO Zip Code: 63935 Phone # 352-694-1799  
Email address: ENVIROTECH@YMAIL.COM

### D. WAIVER INFORMATION:

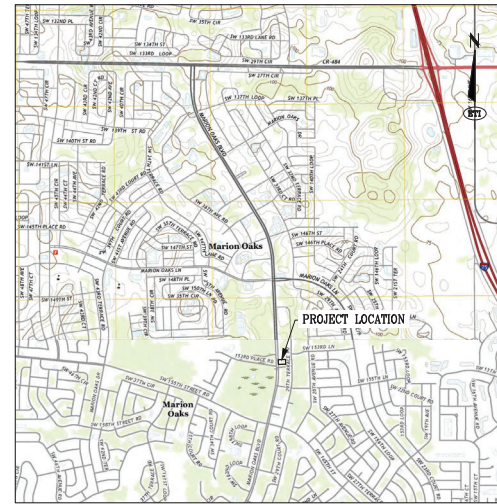
Section & Title of Code (be specific): 6.8.6 BUFFERS (TYPE D BUFFER)  
Reason/Justification for Request (be specific): A waiver is respectfully requested to omit construction of the required  
Type D Buffer along the southeastern rear lot line where the site abuts a recently constructed single-family residence  
(2023). The subject parcel is zoned R-3 with a High Residential (HR) FLU designation and is bordered on three sides

### DEVELOPMENT REVIEW USE:

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

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): \_\_\_\_\_

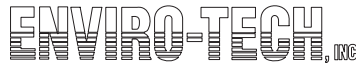
# MAJOR SITE PLAN FOR: OAK VILLAS IV Marion County, Florida



**LOCATION MAP**  
SECT. 23, TWP. 17 SOUTH, RGE. 21 EAST  
-1000 0 1000 2000  
SCALE: 1"=2000'

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

**UTILITY COMPANIES**  
CABLE / DATA / TELEPHONE:  
CHARTER COMMUNICATIONS  
ORLANDO DIVISION  
3767 ALL AMERICAN BOULEVARD  
ORLANDO, FL 32819  
407.333.8500  
CENTURY LINK  
33 NORTH MAIN STREET  
WINTER GARDEN, FL 34787  
407.816.6344  
COMCAST NBC/UNIVERSAL / XFINITY  
8130 CR 44, LEG A  
LEESBURG, FL 34718  
352.516.3824  
DRAINAGE:  
MARION COUNTY  
OFFICE OF COUNTY ENGINEER  
413 SE 25TH AVENUE  
OCALA, FL 34471  
352.571.8906  
ELECTRIC:  
8600 ENERGY  
330 SOUTH US HIGHWAY 301  
SUNTECHVILLE, FL 32908  
352.393.3901  
GAS:  
FLORIDA GAS TRANSMISSION COMPANY, LLC  
1200 MAIN STREET  
HOUSTON, TX 77002  
407.212.0405  
POTABLE WATER / RECLAIMED WATER / WASTEWATER:  
MARION COUNTY UTILITIES  
11800 SE US HIGHWAY 441  
SEASIDEVIEW, FL 34420  
352.367.6000



ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS

- ENVIRONMENTAL SITE AUDITS
- SOIL CONTAMINATION EVALUATION
- WATER SAMPLING & ANALYSIS

- SITE PLANS
- WATER SYSTEMS
- WASTEWATER SYSTEMS

459 RIPLEY ROUTE J  
DONIPHAN, MISSOURI 63935

PHONE: (352) 694-1799  
EMAIL: ENVIROTECH@YMAIL.COM

**CONSTRUCTION INSPECTION NOTE:**

MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU 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 MCU'S CONSTRUCTION DIVISION AT (352)307-6000\_EXT. 5 OR MCUConstruc@marionfl.org

**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, OR HIS DESIGNEE.

**WAIVERS:**

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE
6.12.12	SIDEWALKS	PENDING	\$3,600 PAYMENT IN LIEU OF SIDEWALK CONSTRUCTION	N/A

**OWNER:**

SKYHOMES CONTRACTORS LLC  
3554 W ORANGE COUNTRY CLUB DR, SUITE 240  
WINTER GARDEN, FLORIDA 34787  
EMAIL: PURCHASE@SKYHOMES.COM  
TELE: (407) 460-0420  
CONTACT: GABRIEL TELES

**ENGINEER:**

ENVIRO-TECHNOLOGIES, INC.  
459 RIPLEY ROUTE J  
DONIPHAN, MISSOURI 63935  
TELE: 352-694-1799  
EMAIL: ENVIROTECH@YMAIL.COM  
CONTACT: ROBERT M. COUCH III, P.E.

**SURVEYOR:**

BAILEY SURVEYING & MAPPING LLC  
10900 SANDY RIDGE AVENUE  
CLEMONT, FLORIDA  
TELE: (407) 747-3216  
EMAIL: KBAILEY@BAILEYSURVEYING.COM  
CONTACT: KIEL 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.M.D., E.R.P.  
MARION COUNTY DRIVEWAY CONNECTION PERMIT  
MARION COUNTY R/W UTILIZATION PERMIT  
F.D.E.P. SEWER LIFT 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 PERVIOUS AREA:	40,000 S.F. (0.92 AC., 100%)
PROPOSED IMPERVIOUS AREA(S):	
BUILDING:	8,450 S.F. (0.19 AC., 21.13%)
CONCRETE:	2,539 S.F. (0.06 AC., 6.35%)
PAVEMENT:	8,453 S.F. (0.19 AC., 21.13%)
TOTAL IMPERVIOUS COVERAGE:	17,442 S.F. (0.40 AC., 43.61%)
DRA (BELOW EL. 91.00'):	5,285 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) (8-UNITS/ACRE)  
ADJACENT PROPERTY ZONING & LAND USE: (E) R-PUD, R-3 & HR  
(W) R-3, HR  
(W/S) R-PUD, HR  
8003-0355-02  
NAVD-88

PARCEL I.D. NO.:  
VERTICAL DATUM:

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

**PROJECT DESCRIPTION:**

THIS PROJECT INVOLVES THE CONSTRUCTION OF A TWO MULTI-FAMILY BUILDINGS TOTALING 8,450 S.F. WITH 6,453 S.F. OF PAVED PARKING, AND 2,539 S.F. OF CONCRETE SIDEWALK FOR A TOTAL OF 17,442 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. CRISPIM, JR., MGR  
DATE: \_\_\_\_\_

**ENGINEER'S CERTIFICATION:**

I HEREBY CERTIFY THAT THE SITE DISTANCE FOR THIS PROPERTY MEETS OR EXCEEDS THE RECOMMENDED VALUES SET FORTH IN AASHTO POLICIES AND THE FDOT SITE IMPACT HANDBOOK.

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 WAIVED, AND THE SWFWMD EXCEPT AS NOTED OR SHOWN.

THIS ITEM 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.# 55311 : \_\_\_\_\_  
DATE : \_\_\_\_\_  
C.O.A. No. 8692 : \_\_\_\_\_

REVISED:	DATE:	BY:	REASON:

TITLE SHEET  
WITH LOCATION MAP

OAK VILLAS IV MAJOR SITE PLAN  
MARION COUNTY, FLORIDA

ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS  
PHONE: (352) 694-1799  
EMAIL: ENVIROTECH@YMAIL.COM

ENVIRO-TECH, INC.  
459 RIPLEY ROUTE J  
DONIPHAN, MISSOURI 63935

TITLE SHEET  
P.M. 2025-011  
Sht. 1 of 10

GENERAL NOTES:

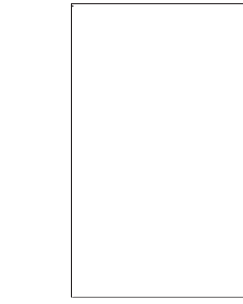
- THIS SET OF DRAWINGS IS NOT VALID FOR ANY USE UNLESS IT CONTAINS ALL PAGES LISTED ON THE INDEX OF SHEETS PRINTED ON THE COVER SHEET AND EACH SHEET IS PROPERLY SIGNED AND SEALED BY THE ENGINEER OF RECORD AS REQUIRED BY CHAPTER 471 F.A.C.
- THE ENGINEER OF RECORD SHALL BE THE SOLE INTERPRETER OF THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS, AND SHALL BE RESPONSIBLE FOR WRITING OR GRAPHIC INTERPRETATIONS AS NECESSARY FOR THE PROPER EXECUTION OR PROGRESS OF THE WORK WITH REASONABLE PROMPTNESS ON REQUEST OF THE CONTRACTOR.
- AS PART OF THE CONTRACT FOR THIS PROJECT, THE CONTRACTOR IS HEREBY REQUIRED TO VISIT AND RECORD INFORMATION WITH THE PROJECT SITE, AND TO STUDY THE PLANS AND THEIR CORRELATION PRIOR TO BIDDING.
- THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING AND VERIFYING ALL MATERIAL QUANTITIES NEEDED TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- NO CHANGES TO THE WORK AS SHOWN ON THESE PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER. DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL CHECK ACTUAL SITE CONDITIONS PRIOR TO CONSTRUCTION. ANY NEED OF CLARIFICATION OF PROPOSED IMPROVEMENTS OR RESOLUTION OF DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER.
- ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. ACTUAL LOCATION OF UNDERGROUND UTILITIES IS UNKNOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN THROUGH FIELD INVESTIGATIONS AND DIRECT CONTACT WITH THE APPROPRIATE UTILITY COMPANIES. SUCH CONTACT SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT. CONFLICTS BETWEEN ACTUAL CONDITIONS AND THE DRAWINGS SHALL BE PROMPTLY REPORTED TO THE ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. ANY UTILITIES OBSTRUCTIVE TO THE CONTRACTOR'S OPERATION ARE TO BE RELOCATED BY THE APPROPRIATE UTILITY COMPANY IN ACCORDANCE WITH ALL LOCAL GOVERNING LAND DEVELOPMENT REGULATIONS PRIOR TO OR IN CONJUNCTION WITH THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL PROMPTLY NOTIFY THE PROJECT ENGINEER OF ANY DISCREPANCIES OR CONFLICTS FOUND IN THE PLANS OR SPECIFICATIONS, AND OBTAIN WRITTEN DIRECTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THEM.
- ALL DETAILS, SECTIONS, AND NOTES SHOWN ON DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL APPLY TO SIMILAR SITUATIONS ELSEWHERE UNLESS NOTED OR SHOWN OTHERWISE.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER IN WRITING IMMEDIATELY WHEN CONFLICTS ARE IDENTIFIED DURING THE COURSE OF THE WORK.
- NO CHANGES TO THE WORK AS SHOWN ON THESE PLANS SHALL BE MADE WITHOUT THE PRIOR WRITTEN APPROVAL OF THE COUNTY ENGINEER AND THE PROJECT ENGINEER, OR AS NOTED OTHERWISE.
- IF IT IS THE INTENT OF THESE PLANS TO PROVIDE THE CONTRACTOR WITH DATA TO CONSTRUCT THESE FACILITIES TO MEET OR EXCEED THE FLORIDA DEPARTMENT OF TRANSPORTATION'S "MANUAL OF MINIMUM STANDARDS FOR DESIGN AND MAINTENANCE OF STREETS AND HIGHWAYS".
- TOPOGRAPHIC SURVEY PROVIDED BY: BAILEY SURVEYING & MAPPING, LLC.
- THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE PROVIDED SURVEY INFORMATION TO HIS OR HER SATISFACTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR PROPER VERTICAL AND HORIZONTAL ALIGNMENT OF CONSTRUCTED FACILITIES, PIPELINES, AND FINISHED GRADE. ALL STAKING SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF FLORIDA.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION.
- OVERHEAD UTILITIES SHALL BE RELOCATED TO MEET THE MINIMUM VERTICAL CLEARANCE OF 18 FEET AND THE HORIZONTAL CLEAR ZONE DISTANCE. TREES TO REMAIN IN THE R.O.W. SHALL BE TRIMMED TO MEET THE VERTICAL CLEARANCE AS SPECIFIED BY THE 1984 F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 110-2.3, PAGE 112.
- THE CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITIES, (SIZE, MATERIAL, ELEVATION, ETC.) ESPECIALLY AT CROSSING POINTS, PRIOR TO SHOP DRAWING PREPARATION AND SUBMITTAL. THE CONTRACTOR SHALL INCLUDE FIELD MEASUREMENTS ON SHOP DRAWINGS.
- THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED CLEARANCES CAN BE MET AND IF ANY CHANGE IS MET, THE CONTRACTOR SHALL NOTIFY THE ENGINEER 15 FULL DAYS PRIOR TO CONSTRUCTING ANY SUCH ITEM.
- FIELD CONDITIONS MAY NECESSITATE SLIGHT ALIGNMENT AND GRADE DEVIATION OF THE PROPOSED UTILITIES TO AVOID OBSTACLES, AS REQUIRED. THE CONTRACTOR SHALL CONSTRUCT THE PROPOSED UTILITIES TO THE REQUIRED DEVIATION AS APPROVED BY THE ENGINEER WITHOUT INCREASE IN THE CONTRACT PRICE OR TIME.
- THE CONTRACTOR SHALL STATE IN WRITING PRIOR TO BEGINNING WORK THAT HE WILL COMPLY WITH APPLICABLE TRAFFIC AND SAFETY STANDARDS.
- THE CONTRACTOR SHALL IMPLEMENT JOB SAFETY AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. JOB SAFETY PRACTICES SHALL BE IN ACCORDANCE WITH OSHA AND ANY OTHER LOCAL, STATE, AND FEDERAL REGULATIONS.
- IF IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO BECOME FAMILIAR WITH THE OSHA EXCAVATION SAFETY STANDARDS AND TO ABIDE BY THEM AS COVERED UNDER THE FLORIDA TRENCH SAFETY ACT (LAWS OF FLORIDA 90 - 99) EFFECTIVE OCTOBER 1, 1990.
- THE CONTRACTOR IS HEREBY MADE RESPONSIBLE FOR THE SAFE MAINTENANCE OF PEDESTRIAN AND VEHICULAR TRAFFIC AT ALL TIMES DURING THE DURATION OF THE PROJECT.
- THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT INTO DRAINAGE DITCHES DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO DRAINAGE DITCHES. THE CONTRACTOR SHALL PROVIDE ADEQUATE EROSION CONTROL TO RETAIN CONSTRUCTION EROSION AND SEDIMENT ON SITE. EROSION CONTROL SHALL INCLUDE, BUT NOT BE LIMITED TO, SALT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING BRAM PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN PRIOR TO FINAL PAYMENT.

- THE CONTRACTOR SHALL COMPLY WITH THE TURBIDITY CONTROL REQUIREMENTS OF THE SWFWMD OR SWFWMD PERMIT AS APPLICABLE TO PREVENT INCREASES IN TURBIDITY IN EXISTING STREAMS AND RECEIVING BODIES OF WATER.
- ALL RETENTION AREAS AND STORM STRUCTURES MUST BE BUILT BEFORE ANY OTHER CONSTRUCTION IS STARTED.
- ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS ARE TO BE MAINTAINED. YES, THE ENGINEER HAS REVIEWED THE DRAWINGS AND AGREES TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR CHANNEL WITH TOP FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SUBSURFACING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
- ALL EROSION CONTROL DEVICES SHALL BE KEPT IN GOOD CONDITION DURING THE CONSTRUCTION PERIOD AND REMOVED FOLLOWING THE COMPLETION OF THE PROJECT.
- EROSION CONTROL BLANKETS SHALL BE PROVIDED FOR ALL SLOPES 2:1 (HORIZONTAL TO VERTICAL) OR STEEPER. SOLE SLOPES 8:1 TO 2:1 SHALL BE SOODED UNLESS NOTED OR SHOWN OTHERWISE.
- THE CONTRACTOR SHALL MINIMIZE EXCESS DIRT AND DEBRIS AT ALL TIMES. ANY INCREASE OF EROSION, SEDIMENTATION, DUST, OR ISBMS OCCURRING OFF-SITE AS A RESULT OF CONSTRUCTION OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR WITHIN 24 HOURS OF EACH OCCURRENCE.
- THE AREA AROUND PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SOODED. LENGTH OF DITCH TRANSITIONS AT PIPE ENDS SHALL BE 25 FEET UNLESS OTHERWISE SHOWN ON PLAN PROFILES. ALL PIPES SHALL BE INSTALLED WITH #1 CONCRETE MITERED END SECTIONS PER FOOT INDEX 272 UNLESS OTHERWISE NOTED.
- DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS. INSTALLATION SHALL BE 2' MINIMUM TO 8' MAXIMUM FROM THE OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATORS SHALL NOT BE LESS THAN 4" ABOVE FINISH GRADE. EXISTING AND PROPOSED DELINEATORS ARE NOT SHOWN ON THE PLANS.
- DRAINAGE RETENTION AREAS SHALL NOT BE OVER-EXCAVATED AND SOIL AT OR BELOW POND BOTTOM ELEVATION SHALL NOT BE REPLACED BY OTHER SOIL TYPES UNLESS OTHERWISE NOTED. THE POND BOTTOM SHALL BE SCARPED TO PREVENT COMPACTION.
- IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE SWFWMD SPECIFICS HANDBOOK, OCTOBER 1990, SHOULD BE FOLLOWED. THE PROJECT ENGINEER AND THE APPROPRIATE PERMITTING AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH THE PROPERTY OWNERS REGARDING RELOCATION, REMOVAL, OR REPLACEMENT OF FENCES, MAILBOXES, PROPERTY MARKERS, SIGNPOSTS, LAMPPOSTS, ETC. NEW CONSTRUCTION SHALL BE EQUIVALENT TO EXISTING FEATURES REMOVED OR RELOCATED, AS DETERMINED BY THE PROJECT ENGINEER.
- EXTREME CARE SHALL BE EXERCISED BY THE CONTRACTOR TO PROTECT HEDGES, SHRUBS, TREES, AND FENCES FROM DAMAGE. DAMAGED OR REMOVED TREES AND FENCES SHALL BE REPLACED WITH LIKE SIZE AND KIND BY THE CONTRACTOR AT HIS EXPENSE.
- ALL DISTURBED AREAS OUTSIDE OF THE PROJECT LIMITS, INCLUDING PUBLIC RIGHTS-OF-WAY, SHALL BE SOODED TO MATCH EXISTING CONDITIONS ON ANY ESTABLISHED LARPER. TREES SHALL BE UNDERGROUND PROTECTED AND PLACING SOO. ALL REQUIRED RESTORATION WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UTILITIES, STRUCTURES, AND PROPERTY ON AND ADJACENT TO THE SITE CAUSED BY CONSTRUCTION ACTIVITIES.
- BURNING WITHIN THE LIMITS OF THE PROPOSED PROJECT SHALL NOT BE ALLOWED UNLESS OTHERWISE SPECIFIED BY THE PROJECT ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCY AND OBTAINING A BURN PERMIT.
- THE CONTRACTOR IS RESPONSIBLE FOR BRACING, SHORING, OR PROVIDING OTHER MEANS NECESSARY TO PROTECT AND SUPPORT EXISTING UTILITIES EXPOSED OR UNEXPOSED DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL EXCAVATION PROCEDURES INCLUDING LOGGING, SHORING, AND PROTECTION OF ADJACENT PROPERTY, STRUCTURES, STREETS AND UTILITIES IN ACCORDANCE WITH ALL NATIONAL, STATE AND LOCAL SAFETY ORDINANCES. THE CONTRACTOR SHALL HAND EXCAVATE WHEN CONSTRUCTION IS WITHIN 18 INCHES OF EXISTING UTILITIES.
- GAS COMPANIES SHALL BE CONTACTED BY THE CONTRACTOR PURSUANT TO SECTION 15(8)(b), F.A.C.
- ALL WORK AND MATERIALS COVERED IN THESE PLANS SHALL COMPLY WITH THE REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE LOCAL GOVERNING CITY, COUNTY, AND STATE LAND DEVELOPMENT REGULATIONS. IN CASE OF CONFLICT BETWEEN THE CONTRACT DOCUMENTS AND (A) F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, THE CONTRACT DOCUMENTS SHALL GOVERN. IN CASE OF CONFLICT BETWEEN THE LOCAL CITY OR COUNTY GOVERNING LAND DEVELOPMENT REGULATIONS AND THE F.D.O.T. STANDARD SPECIFICATIONS, THE LOCAL GOVERNING LAND DEVELOPMENT REGULATIONS SHALL GOVERN.
- UNLESS OTHERWISE NOTED ON THESE PLANS, ALL CONSTRUCTION IN THE PUBLIC RIGHT-OF-WAY AND EASEMENTS SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN (A) F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, (B) F.D.O.T. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND (C) LOCAL GOVERNING LAND DEVELOPMENT REGULATIONS, FOR MATERIAL REQUIREMENTS AND QUALITY CONTROL.
- DRIVEWAY RADI SHALL BE 20'. MINOR SIDE ROAD RADI SHALL BE 40', AND MAJOR SIDE ROAD RADI SHALL BE 50', UNLESS NOTED OTHERWISE. DRIVEWAY CONSTRUCTION/REPAIR SHALL EXTEND TO THE RIGHT-OF-WAY UNLESS NOTED OTHERWISE.
- ALL EXISTING CONCRETE DRIVEWAYS SHALL BE REPLACED WITH CONCRETE. ALL OTHER EXISTING DRIVEWAY MATERIALS SHALL BE REPLACED WITH ASPHALT. SHORING CRACK CONTROL JOINTS SHALL BE PLACED AT 15 FEET MAXIMUM INTERVALS. ACCESS TO EXISTING DRIVEWAYS WILL BE MAINTAINED AT ALL TIMES.
- THE ROAD CONTRACTOR IS RESPONSIBLE FOR ALL TRAFFIC CONTROL DURING CONSTRUCTION, INCLUDING SIGNS, BARRICADES, AND LIGHTS, ALL OF WHICH SHALL CONFORM TO AND BE PROVIDED IN ACCORDANCE WITH (A) F.D.O.T. MANUAL OF TRAFFIC CONTROL AND SAFETY PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS, (B) F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, AND (C) ANY OTHER APPLICABLE STANDARDS.
- ANY SURVEY MARKERS, INCLUDING BUT NOT LIMITED TO, SECTION MARKERS, BENCH MARKS, LOT CORNERS, ETC., WHICH ARE DISTURBED DURING CONSTRUCTION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL PAYMENT. RESETTling OF MONUMENTS AND MARKERS SHALL BE PERFORMED BY A PROFESSIONAL LAND SURVEYOR, LICENSED TO PRACTICE IN THE STATE OF FLORIDA.

- ALL ASTM DESIGNATIONS SHALL BE AS AMENDED TO DATE UNLESS NOTED OTHERWISE.
- ALL GEOTECHNICAL INFORMATION IS AVAILABLE TO THE CONTRACTOR UPON REQUEST TO THE ENGINEER.
- ADDITIONAL TEST BORINGS AND EXPLORATORY INVESTIGATIONS MAY BE MADE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- UNSATURABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR. SUITABLE MATERIAL SHALL BE USED FOR FILL AS NEEDED.
- THE CONTRACTOR SHALL CLEAR AND GRUB CONSTRUCTION AREAS BEFORE FILL IS PLACED. ALL AREAS TO RECEIVE FILL SHALL BE STRIPPED OF ALL VEGETATION AND TOPSOIL PRIOR TO PLACING CLEAR FILL.
- THE CONTRACTOR SHALL HAUL ALL EXCESS MATERIALS OFF THE PROJECT SITE. IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO DISPOSE OF ALL EXCESS MATERIAL AFTER IT IS DETERMINED THAT IT IS NO LONGER NEEDED ON THE PROJECT.
- THE PROJECT ENGINEER SHALL HAVE ACCESS TO THE WORK SITE AT ALL TIMES.
- OBSERVATION VISITS TO THE SITE BY THE ENGINEER OR HIS REPRESENTATIVES SHALL NEITHER BE CONSIDERED AS INSPECTION NOR APPROVAL OF CONSTRUCTION UNLESS STATED OTHERWISE.
- PERMANENT STRIPING SHALL NOT BE APPLIED UNTIL ALL SOODING AND GRASSING HAS BEEN COMPLETED.
- THE CONTRACTOR SHALL PROVIDE AN "AS-BUILT" SURVEY FOR ALL IMPROVEMENTS MADE DURING CONSTRUCTION OF THE PROJECT. THE SURVEY SHALL PROVIDE INFORMATION NEEDED FOR CERTIFICATION OF NEW STORMWATER REGULATIONS, AND SHALL INCLUDE THE FOLLOWING INFORMATION:
  - CORNER AND FLOW LINE LOCATIONS AND ELEVATIONS
  - SPOT ELEVATIONS AT NEW ROADWAY CENTERLINES, EOP's, AND TOP AND BOTTOM OF SWALES AT EVERY STATION (UNLESS OTHERWISE NOTED)
  - NEW CONTIGUES FOR PROPOSED SATURATIONS
  - SPOT ELEVATIONS AT TOP AND TOE OF BERMS EVERY 50 FT.
  - ALL STRUCTURE TOP ELEVATIONS
  - ALL PIPE INVERT ELEVATIONS
  - ALL OVERFLOW ELEVATIONS
- IF LIMESTONE IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN SHALL BE OVER EXCAVATED AND BACKFILLED WITH CLEAN SAND (SP) TO PROVIDE A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF THE STORMWATER DASH.

GENERAL LEGEND TO PLAN SHEETS:

⊕	CENTRERLINE	⊥	TRAFFIC SIGN
—○—	UNDERGROUND CABLE	⊥	POWER POLE W/JUNCTION BOX
—○—	UNDERGROUND TELEPHONE	⊥	EXISTING FENCE
—○—	OVERHEAD ELECTRIC	⊥	MALBOX
—○—	OVERHEAD TELEPHONE	⊥	UTILITY POLE & GUY AND/OR
⊕	TEMPORARY BENCH MARK	⊕	FOUND 4" x 4" CONCRETE MONUMENT
⊕	POINT OF CURVE	⊕	FOUND IRON PIPE
⊕	POINT OF TANGENCY	⊕	P.C./P.T. OF CURVE
⊕	POINT OF INTERSECTION	⊕	ELECTRIC BOX
⊕	POINT OF REVERSE CURVE	⊕	MAIL BOX
⊕	ASPHALT COATED CORRUGATED METAL PIPE	⊕	PAPER BOX
⊕	ASPHALT COATED CORRUGATED METAL PIPE ARCH	⊕	TELEPHONE BOX
⊕	POINT OF VERTICAL CURVE	⊕	TELEPHONE MARKER
⊕	POINT OF VERTICAL TANGENCY	⊕	WATERSHED BOUNDARY
⊕	POINT OF VERTICAL INTERSECTION	⊕	FLOW ARROW
⊕	POINT OF REVERSE VERTICAL CURVE	⊕	SOIL BORING LOCATION
⊕	IRON PIPE	⊕	ROUTE OF WAY
⊕	TREE	⊕	SILT FENCE
⊕	TREE TO BE REMOVED	⊕	BURRED ELECTRIC
⊕	CHORD BEARING	⊕	GAS MAIN
⊕	DEED DIMENSION	⊕	WATER
⊕	CALCULATED DIMENSION	⊕	SANITARY SEWER
⊕	PLAT DIMENSION	⊕	SANITARY CLEANOUT
⊕	FIELD DIMENSION	⊕	SANITARY MANHOLE
⊕	FINISHED FLOOR ELEVATION	⊕	LIGHT
⊕	BROKEN LINE; NOT DRAWN TO SCALE	⊕	SET 1/2" IRON ROD & CAP
		⊕	FOUND NAIL & DISK
		⊕	CLEAN OUT
		⊕	WATER METER
		⊕	FIRE HYDRANT
		⊕	EXISTING SPOT ELEVATION



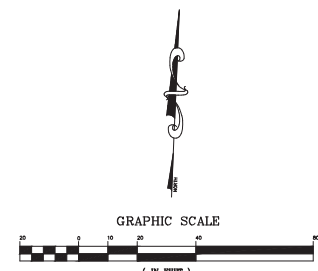
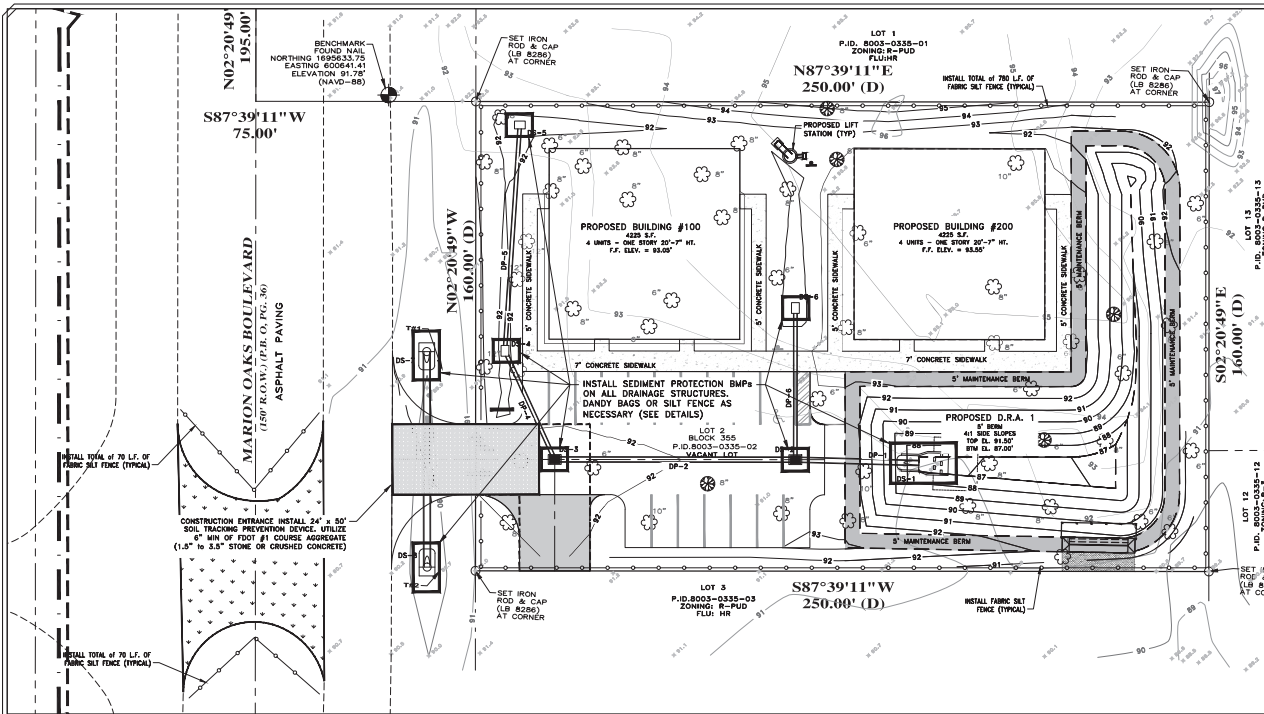
REVISED:	DATE:	BY:
ISSUED:	DATE:	BY:
CHECKED:	DATE:	BY:
SCALE:	1" = 30'	

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

ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS  
PHONE: (352) 894-1799  
459 RIPLEY ROUTE J  
DUNHAM, MISSOURI 63835  
EMAIL: ENVIRTECH@MAIL.COM

SITEPLAN  
FLORIDA REG. No. 55311  
DATE:  
Sht. 2 of 10

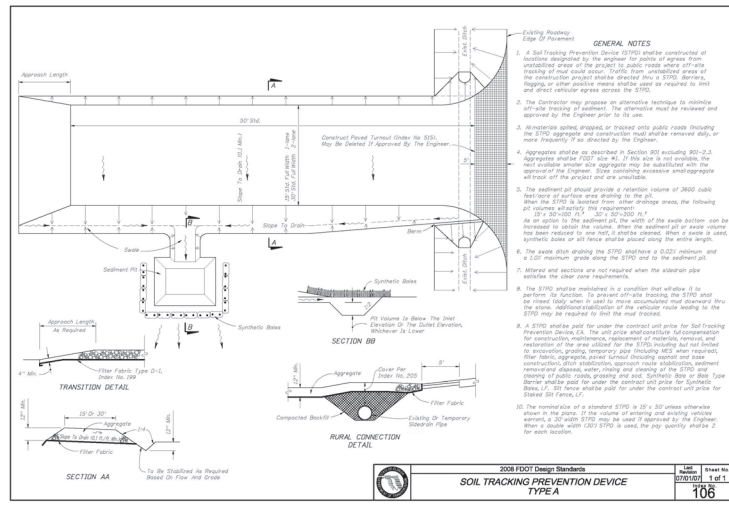
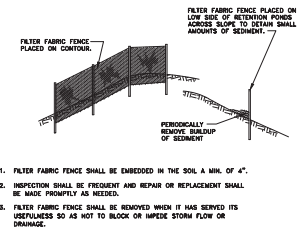
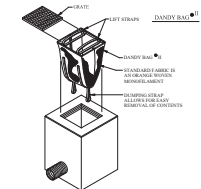
ROBERT M. COUCH III, P.E. ;  
FLORIDA REG. No. 55311  
DATE :  
C.O.A. No. 8692



**DANDY BAG™**  
Installation and Maintenance Guidelines

Installation: Dandy Bags are to be installed in a line across the top of the slope to be protected. They are to be installed in a line across the top of the slope to be protected. They are to be installed in a line across the top of the slope to be protected.

Maintenance: Sediment basins are to be maintained and debris from the basins is to be removed. They are to be maintained and debris from the basins is to be removed.



PROJECT:	ENC-1	NO. 1	REVISIONS:
DRAWN:	ENC-1	10-15-24	RESPONSE TO COUNTY AN SUMMARY 1
DESIGNED:	ENC-1	10-15-24	RESPONSE TO COUNTY AN SUMMARY 2
CHECKED:	ENC-1	10-15-24	RESPONSE TO COUNTY AN SUMMARY 3
SCALE:	ENC-1	10-15-24	SCALE:

**EROSION CONTROL PLAN (SWPPP)**

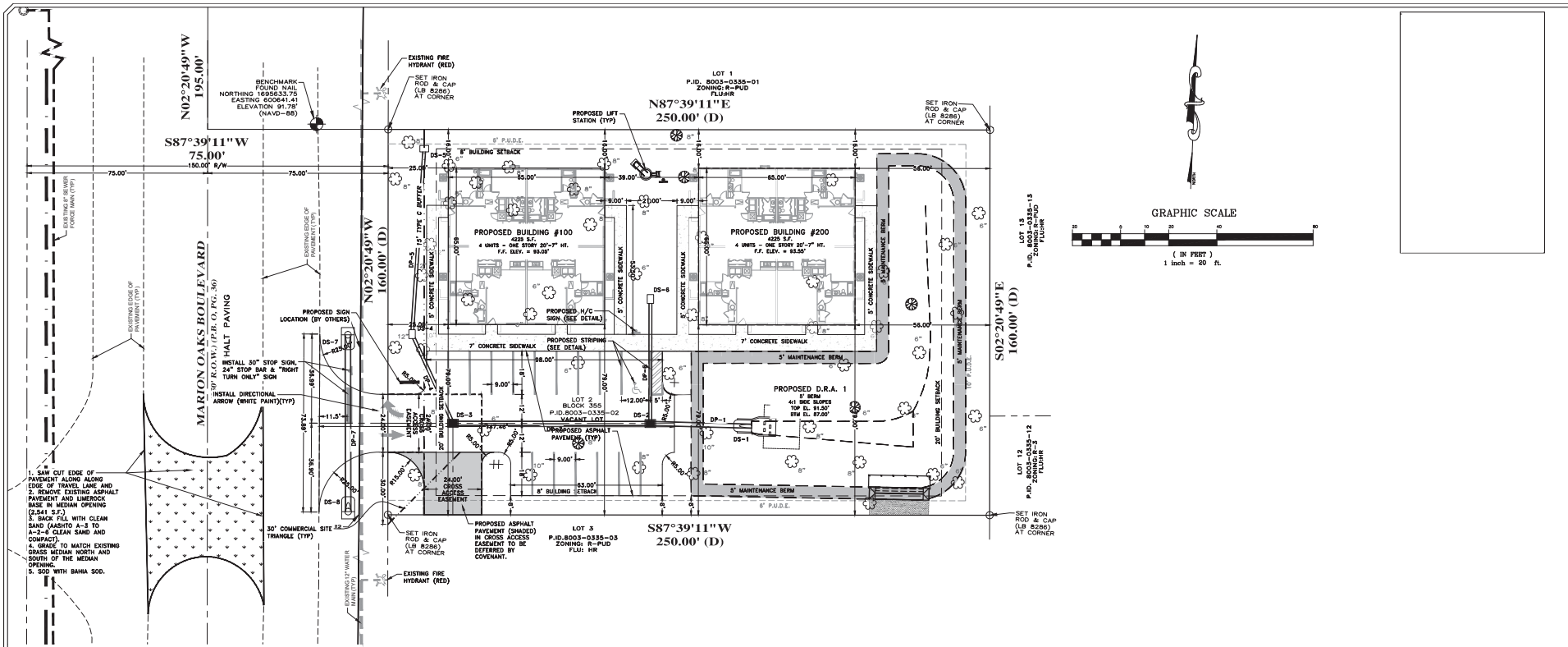
**OAK VILLAS IV MAJOR SITE PLAN MARION COUNTY, FLORIDA**

**ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS**  
PHONE: (352) 894-1789  
EMAIL: ENVIRTECH@MAIL.COM

**ENVIROTECH**  
459 REPLY ROUTE J  
DUNHAM, MISSOURI 63025

**SITEPLAN**  
P.N. 2025-011  
DATE:  
Sht. 3 of 10

ROBERT M. COUCH III, P.E. ;  
FLORIDA REG. No. 55311  
DATE :  
C.O.A. No. 8692



**SITE PLAN:**  
SCALE: 1" = 20'

**SITE DATA:**  
 PROJECT NAME: OAK VILLAS IV  
 PROJECT LOCATION: 15000 BLOCK, MARION OAKS BLVD  
 Ocala, FL 32413  
 OWNER: SKYHOMES CONTRACTORS LLC  
 ADDRESS: 3555 W ORANGE COUNTRY CLUB DRIVE  
 SUITE 240  
 WINTER GARDEN, FLORIDA 34787  
 CONTACT:  
 TELEPHONE:  
 PRESENT ZONING: R-PUD  
 LAND USE: HIGH RESIDENTIAL (HR) (8-UNITS/ACRE)  
 PARCEL ACCT. NO: 8003-0355-02  
 SITE AREA: 40,000 S.F. (0.92 AC.)  
 IMPERVIOUS COVERAGE: 17,442 S.F. (43.61%) AS SHOWN  
 BUILDING AREA: 8,450 S.F. (21.13%)  
 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 ACREAGE: 40,000 S.F. (0.92 AC.)  
 EXISTING IMPERVIOUS AREA: 0.00 S.F. (0.02 AC., 0.00%)  
 EXISTING PERVIOUS AREA: 40,000 S.F. (0.92 AC., 100%)  
 PROPOSED IMPERVIOUS AREA(S):  
 BUILDING: 8,450 S.F. (0.19 AC., 21.13%)  
 CONCRETE: 2,539 S.F. (0.08 AC., 6.35%)  
 PAVEMENT: 6,453 S.F. (0.18 AC., 16.13%)  
 TOTAL IMPERVIOUS COVERAGE: 17,442 S.F. (0.40 AC., 43.61%)  
 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.)

**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 = 16 REGULAR SPACES  
 1 H.V.C. SPACE  
 17 SPACES

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

**SITE SIGNAGE NOTE:**  
 ALL SITE SIGNAGE AND STRIPING SHALL MEET M.U.T.C.D. STANDARDS AND THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST EDITIONS.

**LEGAL DESCRIPTION:**  
 LOT 2, BLOCK 355, MARION OAKS UNIT THREE, ACCORDING TO THE MAP OR PLAN HERETO, AS RECORDED IN PLAT BOOK 0, PAGES 58 THROUGH 63, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**PROPOSED DEVELOPMENT:**  
 THIS PROJECT INVOLVES THE CONSTRUCTION OF A TWO MULTI-FAMILY BUILDINGS TOTALING 8,450 S.F. WITH 6,453 S.F. OF PAVED PARKING, AND 2,539 S.F. OF CONCRETE SIDEWALK FOR A TOTAL OF 17,442 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.

**TRAFFIC IMPACT STATEMENT**  
 BASED ON I.T.E. CODE 200 (MULTI-FAMILY, LOW RISE), THIS DEVELOPMENT WILL GENERATE 80 AVERAGE DAILY TRIPS & 4 PEAK HOUR TRIPS. TRIP COUNTS BASED ON FITZGERALD EQUATION FOR PER DWELLING UNIT = AVERAGE RATE & P.M. PEAK RATE.

I.T.E. CODE	DESCRIPTION	AVERAGE DAILY TRIPS	P.M. PEAK HOUR TRIPS
220	8-UNITS MULTI-FAMILY (LOW RISE)	58.56 TRIPS	4.48 TRIPS

AVERAGE VEHICLE TRIP ENDS VS. PER DWELLING UNIT  
 AVERAGE RATE=7.32, P.M. PEAK RATE=0.56

**FIRE PROTECTION NOTE:**  
 1. NO GATES ARE PROPOSED. THEREFORE, A GATE WITH A SIREN ACTIVATION IS NOT REQUIRED.  
 2. BUILDINGS ARE EQUIPPED WITH A FIRE SPRINKLER SYSTEM. A KNOX BOX IS REQUIRED TO ALLOW ACCESS TO FIRE PROTECTION SYSTEM CONTROLS FOR MAINTENANCE OR EMERGENCY RESPONSE.  
 3. TWO EXISTING FIRE HYDRANTS ARE LOCATED LESS THAN 300 FEET OF THE PROPOSED DRIVEWAY CENTERLINE. A PROPOSED FIRE HYDRANT WILL BE INSTALLED AT THE SOUTHWEST PROPERTY CORNER.

**REVISIONS:**

NO.	DATE	BY	DESCRIPTION
1			RESPONSE TO COUNTY AM. SUMMARY 1
2			RESPONSE TO COUNTY AM. SUMMARY 2
3			RESPONSE TO COUNTY AM. SUMMARY 3

PLOTTED: (INC-1) MVA  
 DRAWN: (INC-1) P-20-20  
 DESIGNED: (INC-1) P-20-20  
 CHECKED: (INC-1) P-20-20  
 SCALE: 1" = 20'

**MAJOR SITE PLAN**

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

**ENVIROTECH** ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS  
 PHONE: (352) 694-1789  
 459 REPLEY ROUTE J  
 DONIPHAN, MISSOURI 63335  
 EMAIL: ENVIROTECH@YMAIL.COM

**SITEPLAN**  
 P.N. 2025-011  
 DATE:  
 SHE. 4 of 10

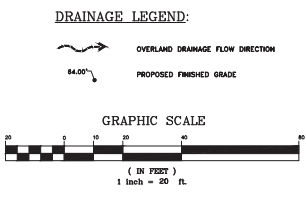
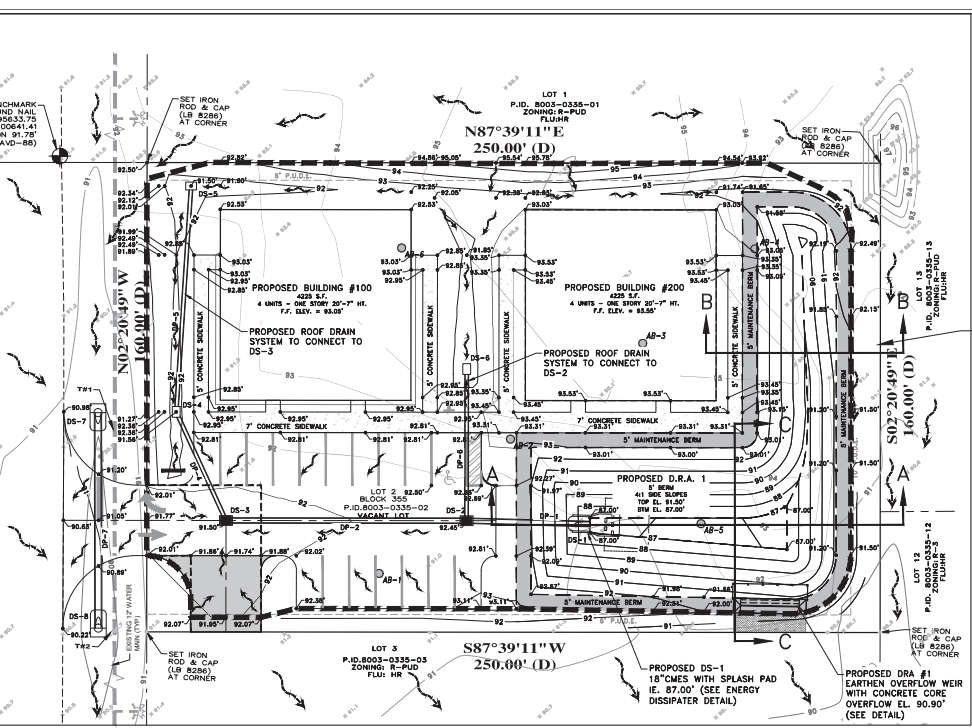
ROBERT M. COUCH III, P.E. ;  
 FLORIDA REG. No. 55511  
 DATE:  
 C.O.A. No. 8692

N02°20'49"W  
195.00'

S87°39'11"W  
75.00'

MARION OAKS BOULEVARD  
(150' R.O.W.) (P.R. O. P.C. 300)  
ASPHALT PAVING

1. SAW CUT EDGE OF PAVEMENT ALONG WEST EDGE OF TRAVEL LANE AND REMOVE EXISTING ASPHALT PAVEMENT AND INTERLOCK PAVE IN MEDIA DRAINING (2.541 S.F.)  
2. SAND WITH CLEAN SAND (ASHTO A-3 TO A-2) CLEAN SAND AND COMPACT.  
3. GRADE TO MATCH EXISTING GROUND MEDIAN NORTH AND SOUTH OF THE MEDIAN OFFLINE.  
4. SOD WITH BANNA SOD.



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

DRAINAGE STRUCTURE TABLE			
STRUCTURE NAME:	DETAILS:	PIPES IN:	PIPES OUT:
DS-1	18" CMES FOOT TYPE F INLET GRATE EL. = 90.01' IE. IN = 87.51' IE. IN = 87.52' IE. OUT = 87.42'	DP-2, 18" RCP IE. IN = 87.51' DP-5, 12" RCP IE. IN = 87.62' IE. OUT = 87.42'	DP-1, 18" RCP IE. OUT = 87.42'
DS-2	FOOT TYPE F INLET GRATE EL. = 91.50' IE. IN = 88.34' IE. OUT = 88.34'	DP-4, 12" RCP IE. IN = 88.54' DP-2, 18" RCP IE. OUT = 88.34'	
DS-3	FOOT TYPE C INLET GRATE EL. = 91.50' IE. IN = 88.34' IE. OUT = 88.34'	DP-5, 12" RCP IE. IN = 88.54' DP-4, 12" RCP IE. OUT = 88.34'	
DS-4	FOOT TYPE C INLET GRATE EL. = 91.50' IE. IN = 88.34' IE. OUT = 88.34'	DP-5, 12" RCP IE. IN = 88.54' DP-4, 12" RCP IE. OUT = 88.34'	
DS-5	FOOT TYPE C INLET GRATE EL. = 91.50' IE. IN = 88.34' IE. OUT = 88.34'	DP-5, 12" RCP IE. IN = 88.54' DP-4, 12" RCP IE. OUT = 88.34'	
DS-6	FOOT TYPE C INLET GRATE EL. = 91.50' IE. IN = 88.34' IE. OUT = 88.34'	DP-5, 12" RCP IE. IN = 88.54' DP-4, 12" RCP IE. OUT = 88.34'	
DS-7	14"x23" CMES FOOT INDEX 450-022 (9) IE. 89.24'	DP-7, 14"x23" RCP IE. IN = 89.24'	
DS-8	14"x23" CMES FOOT INDEX 450-022 (5) IE. 88.51'	DP-7, 14"x23" RCP IE. OUT = 88.51'	

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

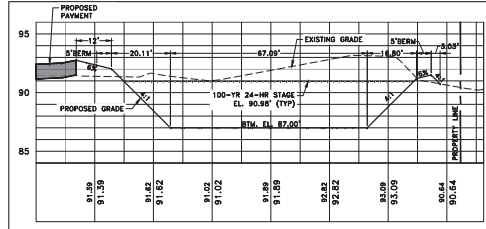
**SOIL CONDITIONS:**  
HYDROLOGICAL SOIL GROUP = A  
EXISTING SOIL TYPES: (15) ASTATULA (Sand, 0 to 5% Slopes)

**DRAINAGE REQUIREMENTS:**  
SITE INFORMATION:  
TOTAL WATERSHED #1 = 36,074 SQ.FT. = 0.83 ACRES  
DRAINAGE DESIGN REQUIREMENTS:  
ON-LINE RETENTION WATER QUALITY CALCULATIONS FOR S.W.F.M.D.: 1/2" OVER THE ENTIRE WATERSHED (WATERSHEDS LESS THAN 100 ACRES)  
WATER QUANTITY CALCULATIONS FOR S.W.F.M.D.: 11.6" OVER THE ENTIRE WATERSHED

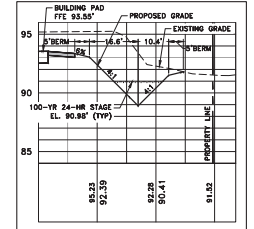
**SWPMD**  
SPRING WATER QUALITY  
W5-11 0.25 ACRE WATERSHED TO BE ATTENUATED IN DRA WITH RECOVERY WITHIN 72 HOURS. CREDIT IS TAKEN FOR INFILTRATION WITH A SAFETY FACTOR OF 2.  
REQUIRED TREATMENT VOLUME:  
36,074 S.F. (ENTIRE WATERSHED) X 1/2" / 12 = 1,503.0 F.  
TREATMENT VOLUME STAGES AT ELEVATION 88.47' AND RECOVERS BELOW POND BOTTOM WITHIN 3 HOURS.  
METHODOLGY USED = TR55 & POND5 MODEL VS. 5.3

**FLOOD CERTIFICATION NOTE:**  
LANDS SHOWN HEREON LIE IN FLOOD INSURANCE RATE MAPS, FLOOD ZONE X, FLOOD ZONE LINES, IF ANY, SHOWN ON THIS PLAN ARE SHOWN BY SCALE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBER 1205030000 EFFECTIVE 08/24/2000

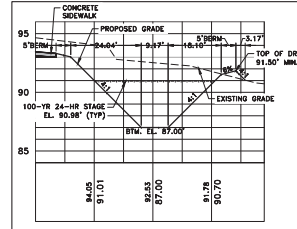
**DRAINAGE CONSTRUCTION NOTE:**  
NO CHANGES TO THE WORK SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER AND THE PROJECT ENGINEER, OR HIS DESIGNER.  
**VERTICAL DATUM:**  
THE VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988, NAVD-83



DRA 1 SECTION A - A  
SCALE: 1" = 20' HORIZ.  
1" = 5' VERT.



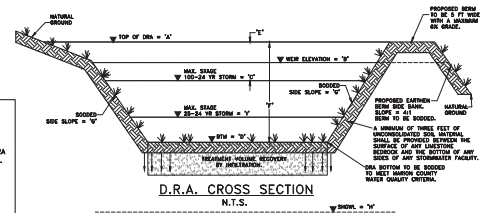
DRA 1 SECTION B - B  
SCALE: 1" = 20' HORIZ.  
1" = 5' VERT.



DRA 1 SECTION C - C  
SCALE: 1" = 20' HORIZ.  
1" = 5' VERT.

**D.R.A. SCHEDULE**

DRA #	'A'	'B'	'C'	'D'	'E'	'F'	'G'	'H'	'I'
1	91.50'	90.99'	90.98'	87.00'	0.52'	4.50'	41'	81.50'	90.32'



**NOTE FOR ALL DRA CONSTRUCTION:**  
IF LIME ROCK IS ENCOUNTERED DURING CONSTRUCTION, THE RETENTION BASIN SHALL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCOMPRESSED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIME ROCK AND THE BOTTOM AND SIDES OF THE RETENTION BASIN. THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION ELEVATION IF ANY LIME ROCK IS ENCOUNTERED.

ROBERT M. COUCH III, P.E. ;  
FLORIDA REG. NO. 55311  
DATE :  
C.O.A. NO. 8692

**REVISIONS:**

PLOTTED: (INC-1) N/A  
DRAWN: (INC-2) 10-12-25 RESPONSE TO COUNTY AM. SUMMARY 1  
DESIGNED: (INC-3) 10-12-25 RESPONSE TO COUNTY AM. SUMMARY 2  
CHECKED: (INC-4) 10-12-25 RESPONSE TO COUNTY AM. SUMMARY 3  
SCALE: 1" = 20'

DRAINAGE & GRADING PLAN

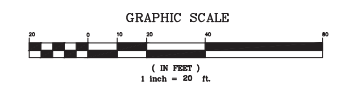
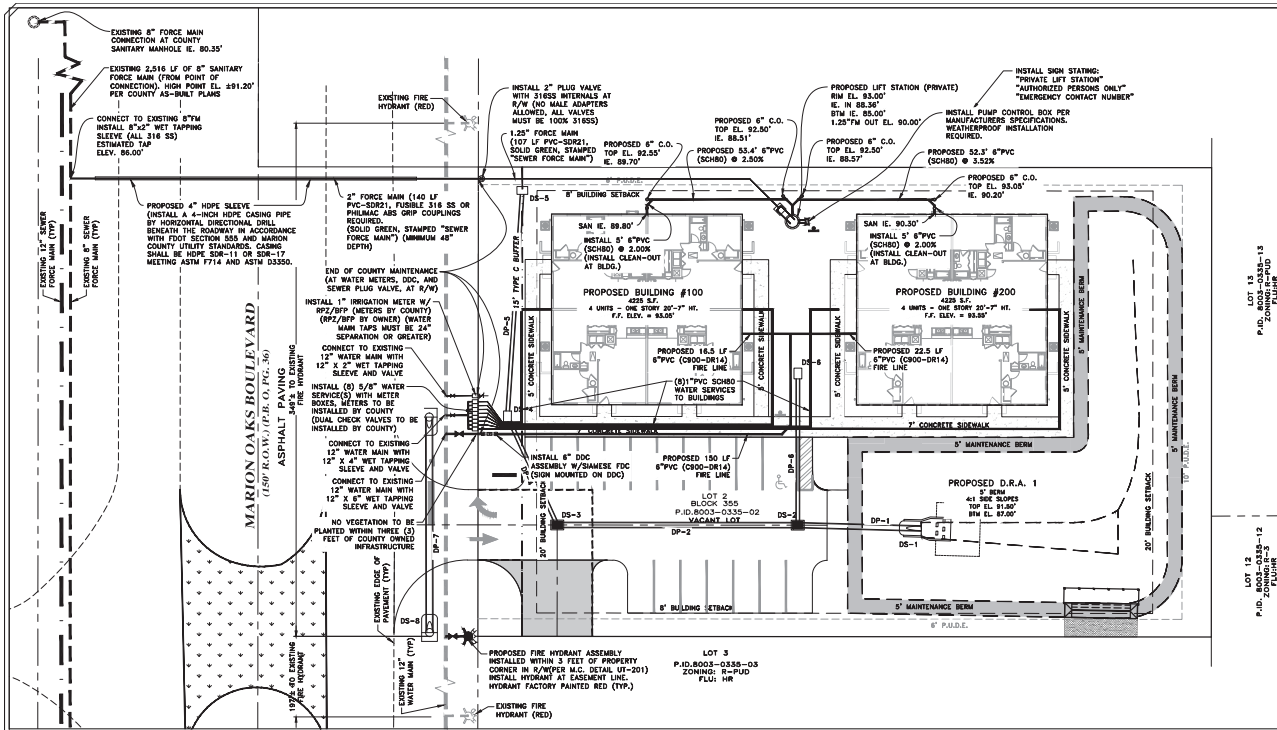
OAK VILLAS IV MAJOR SITE PLAN  
MARION COUNTY, FLORIDA

ENVIRONMENTAL & CIVIL ENGINEERING CONSULTANTS  
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**ENVIRTECH**  
INC.

SITEPLAN  
P.N. 2025-011  
SH. 5 OF 10





- FIRE DEPARTMENT NOTES:**
- BUILDING SHALL COMPLY WITH THE MINIMUM BUILDING PUBLIC SAFETY MINIMUM RATED SIGNAL STRENGTH REQUIREMENTS PER NFPA 1 CHAPTER 11.6.1. THE LOCATION WILL NEED TO HIRE AN INDEPENDENT FIRM TO TEST THE STRENGTH OF THE SIGNAL AND IF DEEMED NECESSARY TO EQUIPMENT WHICH ALLOWS THE BUILDING TO MEET THE MINIMUM POLICES. THE BUILDING MUST HAVE A PASSING ROAD TEST PRIOR TO CALLING FOR THE FINAL FIRE DEPARTMENT OF THE BUILDING. ANY INSTALLATION OF EQUIPMENT MUST BE DONE UNDER A PERMIT AND BE APPROVED BY THE OFFICE OF THE FIRE MARSHAL.
  - NEW HYDRANTS MUST BE INSTALLED, TESTED, AND PAINTED PER NFPA 291. BY A THIRD PARTY CONTRACTOR AND WITNESSED BY A MARION COUNTY FIRE INSPECTOR. FIRE HYDRANT LOCATIONS SHALL BE INDICATED BY PLACEMENT OF A BLUE REFLECTOR IN THE MIDDLE OF THE ROADWAY LANE CLOSEST TO THE HYDRANT.
  - ALL BUILDINGS EQUIPPED WITH A FIRE SPRINKLER OR FIRE ALARM SYSTEM SHALL ALSO BE PROVIDED WITH A KNEX BOX TO ALLOW ACCESS TO FIRE PROTECTION SYSTEM CONTROLS FOR MAINTENANCE OR EMERGENCY RESPONSE.

**MARION COUNTY UTILITY NOTES (AS APPLICABLE):**

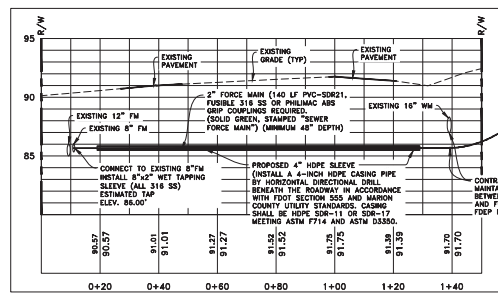
- ALL UTILITIES SHALL BE CONSTRUCTED PER THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.
- THE WATER DISTRIBUTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.13.
- THE WASTE WATER COLLECTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.13.
- WATER DISTRIBUTION SYSTEM COMPLETION AND CLOSURE - ALL REQUIREMENTS OF SEC. 6.14.8 SHALL BE COMPLIED WITH. "AS-BUILTS" SHALL CONFORM SEC. 6.14.8.
- 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 METERING 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.
- ANY ASSETS TO BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE COORDINATED PRIOR TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE AND PRIOR TO MCO'S AUTHORIZATION OF THE DEP CONNECTION/CLEARANCE PACKAGE. THE BILL OF SALE FOR ANY UTILITY ASSETS MUST INCLUDE THE FIRST ELECTRIC BILL TO CAPTURE NECESSARY DATA PRIOR TO TRANSFER TO MARION COUNTY UTILITIES. ALLOW A MINIMUM OF 5 WORKING DAYS FOR PROCESSING THE BILL OF SALE INFORMATION.
- TRANSFER OF ASSETS TO MARION COUNTY UTILITIES - ALL REQUIREMENTS OF SEC. 6.14.9 SHALL BE COMPLIED WITH. ADDITIONALLY, ASSETS TO BE CONVEYED TO MARION COUNTY UTILITIES AS PART OF THE PUBLIC UTILITY SYSTEM SHALL BE COORDINATED PRIOR TO MARION COUNTY UTILITIES THROUGH THE BILL OF SALE, AND PRIOR TO MCO'S AUTHORIZATION OF THE DEP CONNECTION/CLEARANCE PACKAGE.
- ALL FACILITIES CONSTRUCTED ON THE DEVELOPER'S PROPERTY PRIOR TO INTERCONNECTION WITH MARION COUNTY UTILITIES EXISTING OR PROPOSED. SHALL CONVEY SUCH COMPONENT PARTS TO MCO BY BILL OF SALE IN A FORM SATISFACTORY TO THE COUNTY ATTORNEY, WITH THE FOLLOWING EVIDENCE REGARDING THE BILL OF SALE: REFER TO LDC 6.14.8 (5).
- MARION COUNTY UTILITIES REQUIRES A PDF COPY OF THE UTILITY AS-BUILTS FOR THE PRELIMINARY WALKTHROUGH AND PROJECT CLOSURE. MCO'S USE AND CONSTRUCTION TEAMS WILL REVIEW THE PDF AS-BUILTS AND PROVIDE COMMENTS. ONCE ALL COMMENTS HAVE BEEN ADDRESSED AND REVISIONS MADE, A PDF/CAD FILE WILL BE REQUESTED TO COMPLETE THE FINAL CLOSURE PROCESS.
- ASSETS SHOWN ON THIS PLAN REQUIRE A BILL OF SALE BEFORE ANY DEP CLEARANCES WILL BE RELEASED BY MCO. BUILDING PERMIT HOLDS MAY BE AFFECTED. CONTRACTOR TO COORDINATE WITH MCO'S DEVELOPMENT REVIEW DEPARTMENT DURING PERMIT CONSTRUCTION MEETING TO START THIS PROCESS TO AVOID BUILDING PERMIT HOLDS OR DEP CLEARANCE DELAYS.
- A BACKFLOW HOLD WILL BE PLACED ON THE BUILDING PERMIT. BACKFLOWS MUST BE TESTED AND THE RESULTS REPORTED TO CROSSBORINGCONTROL@MARIONCOUNTYFLORIDA.GOV BEFORE THE FINAL HOLD CAN BE RELEASED.
- MARION COUNTY UTILITIES (MCO) WILL REQUIRE PROOF OF A SUCCESSFUL, OR SHOWN AND SEALED, HYDROSTATIC LEAK TEST FOR ALL PRIVATE MANHOLES AND GROUND TRAPS. MCO INSPECTORS WILL NOT PERFORM ON-SITE TESTING FOR PRIVATELY OWNED SYSTEMS. A HOLD WILL BE ADDED TO THE BUILDER'S BUILDING PERMIT, IF APPLICABLE. ALTERNATIVELY, ALL PRIVATE MANHOLES MUST BE SEALED USING THE WRAP/PUSS.

**UTILITY PLAN:**  
SCALE: 1" = 20'

- PRESSURE TESTING NOTES:**
- ALL MAINS SHALL BE TESTED AT 100 PERCENT OF OPERATING DESIGN PRESSURE.
  - CONTRACTOR SHALL PROVIDE ALL ITEMS REQUIRED FOR PROPER TESTING OF MAINS.
  - PRESSURE TESTING SHALL BE CONDUCTED PER MANUFACTURER'S RECOMMENDATIONS OR AS FOLLOWS: - FILL LINE SLOWLY WITH WATER. MAINTAIN FLOW VELOCITY LESS THAN 2 FEET PER SECOND. - LEVEL AND COMPLETELY FILL THE LINE DURING FILLING AND AGAIN BEFORE APPLYING TEST. - PRESSURE AIR SHALL BE DELIVERED BY MEANS OF TAPS AT POINTS OF INTEREST. - APPLY INITIAL TEST PRESSURE AND ALLOW TO STAND WITHOUT MAKEUP PRESSURE FOR TWO HOURS TO ALLOW FOR DIAMETRIC EXPANSION OR PIPE STRETCHING TO STABILIZE. - AFTER THIS COMPLETION PERIOD, APPLY THE SPECIFIED PRESSURE AND TURN THE PUMP OFF. THE FINAL TEST PRESSURE SHALL BE HELD FOR ONE TO THREE HOURS. - UPON COMPLETION OF THE TEST, THE PRESSURE SHALL BE BLEED OFF FROM A LOCATION OTHER THAN THE POINT WHERE THE PRESSURE IS MONITORED. THE PRESSURE DROP SHALL BE WITNESSED BY THE RESIDENT PROJECT REPRESENTATIVE AND THE DESIGN ENGINEER AT THE POINT WHERE THE PRESSURE IS BEING MONITORED AND SHALL SHOW ON THE RECORDED PRESSURE READ-OUT SUBMITTED TO THE ENGINEER OF RECORD.
  - ALLOWABLE AMOUNT OF MAKEUP WATER FOR EXPANSION DURING THE PRESSURE TEST SHALL CONTINUE TO GAIN A ALLOWANCE FOR EXPANSION UNDER TEST PRESSURE. TECHNICAL REPORT TR 51/9-70, PROVIDED BY THE RELATED PROJECT REPRESENTATIVE. IF THERE ARE NO VISUAL LEAKS OR SIGNIFICANT PRESSURE DROPS DURING THE FINAL TEST PERIOD, THE INSTALLED PIPE PASSES THE TEST.
  - IF ANY TEST OF PIPE LAY DISCLOSED LEAKAGE SIGNIFICANT PRESSURE DROP GREATER THAN THE MANUFACTURER'S RECOMMENDED LEAK, THE CONTRACTOR SHALL INVEIGER OWN EXPENSE, LOCATE AND REPAIR THE LOCATION OF LEAKAGE AND RETEST THE LINE. THE AMOUNT OF LEAKAGE WHICH WILL BE PERMITTED, SHALL BE IN ACCORDANCE WITH AWWA 6000 STANDARDS.
  - ALL VELOCITIES LEAKS ARE TO BE REPAIRED REGARDLESS OF THE AMOUNT OF LEAKAGE.
  - THE CONTRACTOR SHALL SUBMIT HIS PLAN FOR TESTING TO THE ENGINEER FOR REVIEW AT LEAST 10 DAYS BEFORE STARTING THE TEST AND SHALL NOTIFY THE ENGINEER A MINIMUM OF 48 HOURS PRIOR TO TEST.

- GENERAL SEWER NOTES:**
- ALL TEES, CAPS, PLUGS, BODIES, VALVES, ETC. SHALL BE PROVIDED WITH MECHANICALLY RESTRAINED JOINTS OR THURST BOLDS.
  - ALL NEW AND RELOCATED FORCE MAINS SANITARY SEWER MAINS SHALL BE LOCATED IN ACCORDANCE WITH THE SEPARATION REQUIREMENTS FROM WATER MAINS AND RECLAIMED WATER LINES OF RULES 62-804.400(2)(a)(i) AND (i) AND (5), F.A.C.
  - MAINTAIN 34" COVER ON ALL WATER MAINS AND 48" COVER ON ALL SEWER MAINS (FRESH GRADE OR TOP OF PAVEMENT).
  - INSTALLATION AND STORAGE OF PIPE SHALL MEET PIPE MANUFACTURER'S SPECIFICATIONS.
  - METALLIC EARLY WARNING TAPE SHALL BE PLACED UNDER THE SEWER MAINS AT A DEPTH OF SIX TO TWELVE (6-12) INCHES BELOW THE SURFACE, AND RED INTO THE VALVE BODIES. PVC PIPE SHALL REQUIRE HIGHLIGHTED METALLIC LOCATING WIRE (1/4 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR.
  - ALL SANITARY SEWER PIPE SHALL BE PVC SEWER PIPE CONFORMING TO ASTM D-3034 S.D.R. 35, AND BE INSTALLED IN ACCORDANCE WITH ASTM D-2521.
  - ALL SANITARY SEWER MAINS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST ONE-BELL, LOW PRESSURE AIR TEST STANDARDS. ALL TESTS SHALL BE PERFORMED BY THE ENGINEER OR HIS EMPLOYEE UNDER THE SUPERVISION OF THE ENGINEER OR HIS ASSAIGN AND SHALL BE WITNESSED BY A REPRESENTATIVE FROM THE UTILITY COMPANY.
  - MANHOLES TO BE PRECAST CONCRETE 4000 PSI WITH A MIN. WALL THICKNESS OF 8" INCHES. JOINTS AND RING AND COVER SEAM TO BE SEALED WITH HIGH-STOR GROUT AND COATED.
  - THE CONTRACTOR SHALL SUPPLY COMPLETE "AS-BUILT" INFORMATION RELATIVE TO INVERTS, RIM ELEVATIONS, LOCATION OF MANHOLES AND LENGTHS AND/OR MANHOLE LOCATIONS. SERVICES AND INFORMATION SHALL BE SUBMITTED ON LEGIBLY MARKED-UP PRINTS TO THE ENGINEER TWO WEEKS AFTER COMPLETION OF SEWER CONSTRUCTION.
  - ELECTRICAL SYSTEMS AND COMPONENTS IN RAW WASTEWATER WET WELLS SHALL MEET THE FOLLOWING REQUIREMENTS AS FOLLOWS:
    - SYSTEMS AND COMPONENTS SHALL COMPLY WITH NEC REQUIREMENTS FOR CLASS 1, GROUP 2, DIVISION 1 LOCATIONS.
    - SYSTEMS AND COMPONENTS SHALL BE SUITABLE FOR USE UNDER CORROSIIVE CONDITIONS.
    - SYSTEMS AND COMPONENTS SHALL HAVE FLEXIBLE CABLES WITH WATER TIGHT SEALS AND SEPARATE STRAIN RELIEF.
    - A FUSED DISCONNECT SWITCH LOCATED ABOVE GROUND SHALL BE PROVIDED FOR THE MAIN POWER FEED TO ALL LIFT STATIONS.
    - ALL ELECTRICAL EQUIPMENT EXPOSED TO WEATHER SHALL MEET THE REQUIREMENTS OF NEC 38. OR 4.
    - A 110 VOLT POWER RECEPTACLE WITH GROUND FAULT INTERRUPTION PROTECTION SHALL BE PROVIDED FOR ALL OUT DOOR OUTLETS.

- SPECIAL NOTES TO CONTRACTOR: (AS APPLICABLE)**
- ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
  - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO EXISTING GRADE AND PERMANENTLY STABILIZED WITH SOIL.
  - A RIGHT-OF-WAY UTILIZATION PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT-OF-WAY. THE PERMIT APPLICATION MAY BE DOWNLOADED FROM WWW.MARIONFLORIDA.GOV
  - PER LDC SECTION 7.1.3. (D)(5), DIRECTIONAL DRILLING OF PIPE UNDER EXISTING PAVEMENT IS REQUIRED. NO JETTING OF PIPE IS PERMITTED. DIRECTIONAL DRILLING SHALL MEET THE REQUIREMENTS OF SECTION 555 OF THE FOOT STANDARD SPECIFICATIONS. CROSSING INVOLVING 4" OR LESS DIAMETER PIPE MAY BE DONE USING MISTLE METHOD OR DIRECTIONAL DRILLING FOLLOWING MANUFACTURER'S PROCEDURES. NO JETTING OF PIPE IS PERMITTED. ALL BORING UNDER DRIVENWAYS SHOULD BE A MINIMUM 30" IN DEPTH. ANY DAMAGE TO DRIVENWAYS BY THE APPLICANT CAUSED DURING THE CONSTRUCTION PERIOD IN WHICH THE PROJECT IS ACTIVE, SHALL BE SUBJECT TO MAINTENANCE AND REPAIR BY THE APPLICANT.
  - DIRECTIONAL DRILLING UNDER DRIVENWAYS SHALL MEET THE REQUIREMENTS OF SECTION 555 OF THE FOOT STANDARD SPECIFICATIONS, BORING INVOLVING 4" OR LESS DIAMETER PIPE MAY BE DONE USING MISTLE METHOD OR DIRECTIONAL DRILLING FOLLOWING MANUFACTURER'S PROCEDURES. NO JETTING OF PIPE IS PERMITTED. ALL BORING UNDER DRIVENWAYS SHOULD BE A MINIMUM 30" IN DEPTH. ANY DAMAGE TO DRIVENWAYS BY THE APPLICANT CAUSED DURING THE CONSTRUCTION PERIOD IN WHICH THE PROJECT IS ACTIVE, SHALL BE SUBJECT TO MAINTENANCE AND REPAIR BY THE APPLICANT.
  - PERMANENT ABOVE GROUND APPARATUS SHALL MEET THE CLEAR ZONE REQUIREMENTS (DEP'CTED IN FOOT DESIGN STANDARDS AND/OR MANUAL ON URBAN TRAFFIC CONTROL DEVICES) AND SIGHT TRIANGLE REQUIREMENTS DEPCTED ON LDC 7.5.1 TS 0058, AFTER COMPLETION OF SEWER CONSTRUCTION.
  - TEMPORARY TRAFFIC CONTROL (TTC) (MAINTENANCE OF TRAFFIC) SHALL ADHERE TO THE FOOT DESIGN STANDARDS AND/OR MANUAL ON URBAN TRAFFIC CONTROL DEVICES (MUTCD), AS APPLICABLE. IF IT IS NECESSARY FOR THE APPLICANT TO ADAPT AND HAP TO ROAD, THE APPLICANT AND/OR CONTRACTOR MUST COMPLETE AND SUBMIT A TRAFFIC CLOSURE PERMIT TO MCO AND HAP TO CUSTOMER SERVICE A MINIMUM OF TWO (2) WEEKS PRIOR TO THE DATE THE LANE CLOSURE IS REQUESTED.
  - AN APPROVED UTILITY PLAN (APPROVAL LETTER SENT BY DEVELOPMENT REVIEW) IS REQUIRED PRIOR TO MARION COUNTY UTILITIES (MCO) SIGN OFF ON DEP PERMIT APPLICATION. THE MCO SIGN OFF APPLICATION WITHOUT MCO OR PLANT DATA MCO WILL COMPLY BUILDING PERMIT HOLD HAS BEEN RELEASED. THE BUILDING PERMIT UNTIL DEP CLEARANCE IS RECEIVED.



**2" FORCE MAIN PROFILE:**  
SCALE: HORIZONTAL 1" = 20' VERTICAL 1" = 5'

ROBERT M. COUCH III, P.E. ;  
FLORIDA REG. NO. 55511  
DATE: \_\_\_\_\_  
C.O.A. No. 8692

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**ENVIROTECH**

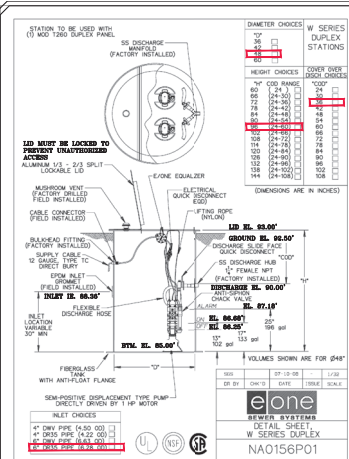
**REVISIONS**

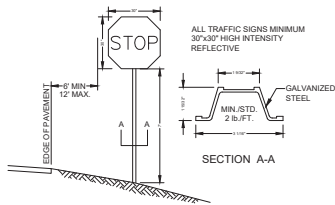
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1	08-10-15	ISSUE TO COUNTY AM SANITARY 1
2	08-10-15	REVISED (MCO-1) TO 15-20'
3	08-10-15	REVISED TO COUNTY AM SANITARY 2
4	08-10-15	REVISED TO COUNTY AM SANITARY 2
5	08-10-15	SCALE: 1" = 20'

**UTILITY PLAN**

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

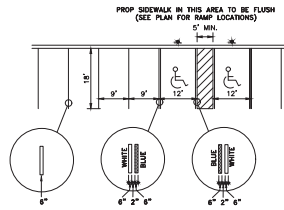
**SHEETPLAN**  
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Sh. 7 of 10





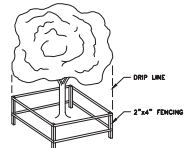
FRONT VIEW

(NOT TO SCALE)



PARKING DETAILS

(NOT TO SCALE)

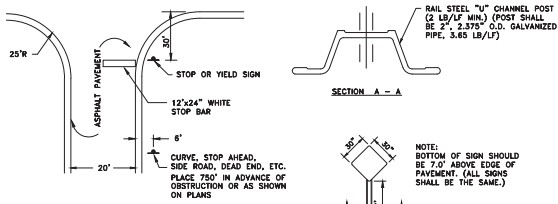


TYPICAL TREE PROTECTION AT TIME OF CONSTRUCTION

- NOTES:
- 1.) THE CONTRACTOR SHALL OBTAIN A TREE REMOVAL PERMIT AND CONSTRUCT BARRICADES APPROXIMATELY 4 FEET HIGH AROUND THE TRUNK LINES OF ALL TREES NOT SHOWN FOR REMOVAL PRIOR TO ANY CLEARING.
  - 2.) THE CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES TO AVOID DAMAGE OR DESTRUCTION OCCURRING TO EXISTING TREES TO BE RETAINED ON THE SITE.
  - 3.) NO MATERIALS, MACHINERY, TEMPORARY SOIL DEPOSITS, ADDITIONAL FILL, OR ASPHALT PAVEMENT SHALL BE PLACED CLOSER THAN THE DROP LINE OF ANY TREE TO BE PRESERVED.
  - 4.) NO ATTACHMENTS OF WIRES, EXCEPTING PROTECTIVE GUIDE WIRES, SHALL BE ATTACHED TO ANY PROTECTED TREE.
  - 5.) NO BRANCH CHANGES EXCEEDING 8 INCHES SHALL BE MADE WITHIN ANY TREE DROP LINE UNLESS SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN.
  - 6.) PRECAUTIONS SHALL BE TAKEN AS NECESSARY TO PREVENT ESCROW DAMAGE WITHIN THE DROP LINE OF PROTECTED TREES.

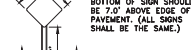
TREE PROTECTION DETAIL

(NOT TO SCALE)



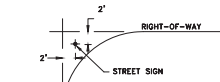
SECTION A - A

NOTE: BOTTOM OF SIGN SHOULD BE 7.0' ABOVE EDGE OF PAVEMENT (ALL SIGNS SHALL BE THE SAME.)



TYPICAL TRAFFIC CONTROL SIGN

EDGE OF PAVT



NOT TO SCALE

Note: All regulatory and warning signs shall be high intensity reflective sheeting.



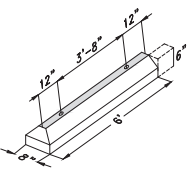
HANDICAP SIGN DETAIL

NOT TO SCALE



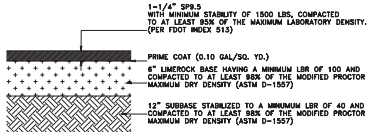
DISABLED SIGN DETAIL

(NOT TO SCALE)



WHEEL STOP DETAIL

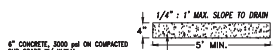
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TYPICAL PAVEMENT SECTION

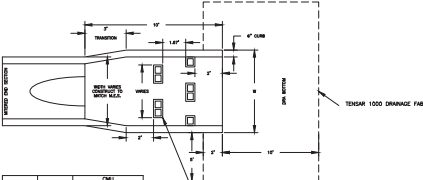
REGULAR PARKING AREA

NOTE: SEE GENERAL NOTES REGARDING "UNDERCUTTING" BELOW STABILIZATION IN ALL AREAS WHERE A-7 MATERIALS EXIST.



SIDEWALK DETAIL

NOT TO SCALE

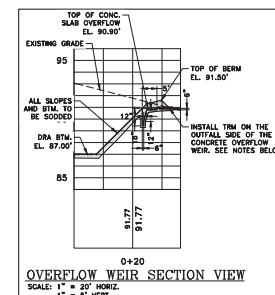
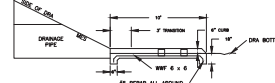


ENERGY DISSIPATER DETAIL

NOT TO SCALE

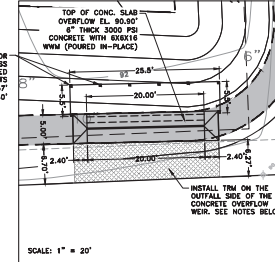
PIPE SIZE	W	H	DEPTH	REINFORCING
12"	12"	12"	12"	2 # 4
18"	18"	18"	18"	3 # 4
24"	24"	24"	24"	4 # 4
30"	30"	30"	30"	5 # 4
36"	36"	36"	36"	6 # 4

- NOTES:
- 1.) REINFORCING WIRES ACCORDING TO PIPE SIZE. ENGINEER TO FURNISH CONCRETOR PLACEMENT OF CURB PRIOR TO POURING CONCRETE.
  - 2.) TENSAR 1000 DRAINAGE FABRIC #1/500 OVER FABRIC INSTALLATION ACCORDING TO MANUFACTURER'S INSTRUCTIONS (TYPICAL ALL AREAS WHERE FABRIC IS USED)



OVERFLOW WEIR SECTION VIEW

SCALE: 1" = 2' VERT.



Turf Reinforcement Mat (TRM)

SCALE: 1" = 20'

**TURF REINFORCEMENT MAT (TRM):**

- Provide a permanent turf reinforcement mat in the stormwater overflow section of the berm. TRM shall be Tensar VMax W3000 or approved equal, consisting of a three-dimensional, non-degradable synthetic matrix designed to permanently reinforce vegetated channels and slopes. TRM shall meet or exceed the following minimum properties:
- Mass per unit area = 1.0 oz/sq/ft
  - Thickness = 0.30 in (ASTM D8225)
  - Tensile strength = 2,000 lb/ft in both machine and cross machine directions (ASTM D6818)
  - UV resistance = 20% retained tensile strength after 3,000 hours (ASTM D4353)
  - Large-scale vegetated permissible shear stress = 18 lb/ft<sup>2</sup> (ASTM D6460)
  - Large-scale vegetated permissible velocity = 20 fps (ASTM D6460)

INSTALLATION: Install TRM per manufacturer's recommendations. Provide anchor trenches at the crest and toe of slope. Secure mat with staples/pins at the manufacturer's required spacing for a 4H:1V slope. Ensure full contact between mat and soil. Place topsoil, seed, and fertilizer per project seeding specifications prior to or during TRM installation as required by the manufacturer.

SUBMITTALS: Contractor shall submit manufacturer data sheets and certification demonstrating compliance with the above properties for any proposed equal product.

**EMBANKMENT (BERM):**

Construct berm in accordance with FDOT Standard Specifications Sections 120 and 125. Place embankment in 12-inch maximum lifts and compact to 92% of MGDSTO 1:1.50. Slope to the line and grades shown with 4H:1V slopes unless noted otherwise. Stabilize all disturbed areas per Section 370 and provide erosion control per Section 104.

ROBERT M. COUCH III, P.E. ;  
FLORIDA REG. No. 35311  
DATE :  
C.O.A. No. 8692

REVISED	DATE	BY	REASON
1	10-15-24	MM	RESPONSE TO COUNTY AM SUBMITTAL 1
2	10-15-24	MM	RESPONSE TO COUNTY AM SUBMITTAL 2
3	10-15-24	MM	RESPONSE TO COUNTY AM SUBMITTAL 3

SCALE: N.T.S.

DETAILS

OAK VILLAS IV MAJOR SITE PLAN  
MARION COUNTY, FLORIDA

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SITEPLAN  
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