

CONCEPTUAL PLAN FOR CAMPALTO

CONSTRUCTION NOTES: AS APPLICABLE

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.

2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.

3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UNDERGROUND UTILITIES PRIOR TO DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE. CITY OF OCALA SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.

4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS, THE CITY OF OCALA WATER & SEWER CONSTRUCTION MANUAL, THE S.J.R.W.M.D. FLORIDA WATER MANAGEMENT DISTRICT REGULATIONS, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION DESIGN STANDARDS.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.

6. AFTER AND/OR DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ONSITE.

7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE IMPERVIOUS AREAS ARE COMPLETE AND PRIOR TO FINAL SODDING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.

8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDE OF THE CONSTRUCTION BOUNDARY PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR. THE CONTRACTOR IN ADDITION TO PROVIDING A TEMPORARY CONSTRUCTION GRAVEL ENTRANCE TO CONTROL THE DEPOSITION OF SEDIMENTS ON PAVEMENTS ADJACENT TO THE PROJECT SITE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PERIODIC SWEEPING OF EXISTING ON-SITE PAVED SURFACES AS WELL AS ALL ADJUTING CITY STREETS, COUNTY ROADS AND STATE HIGHWAYS. SWEEPING SHALL BE DONE BY MECHANICAL MEANS ON A REGULAR BASIS SEVERAL TIMES A WEEK INCLUDING, MOST PARTICULARLY, AFTER EVERY RAIN EVENT AND EVERY FRIDAY AFTERNOON PRIOR TO CEASING WORK FOR THE WEEK.

9. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES OUTLINED IN THE "APPLICANTS HANDBOOK - KARST SENSITIVE AREAS" S.J.R.W.M.D. SHALL BE FOLLOWED. THE PROJECT ENGINEER, CITY OF OCALA ENGINEERING, AND S.J.R.W.M.D. SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.

10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE LIME ROCK BASE. THE BACKFILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.

11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKES MISPLACED OR DESTROYED DUE TO THE CONTRACTOR'S CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEVING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.

15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.

16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ONSITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFFSITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.

17. ANY WORK PROPOSED IN THE RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE CITY OF OCALA ENGINEERING DEPARTMENT A MINIMUM OF 5 BUSINESS DAYS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:

A) THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL.
B) THE FDOT ROADWAY & TRAFFIC DESIGN STANDARDS. &
C) FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).

ANY WORK DONE IN THE CITY ROW MUST BE APPROVED BY THE CITY ENGINEER'S OFFICE PRIOR TO THE ISSUANCE OF THE CO.

18. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA, AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.

19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:

A) THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS
B) FDOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS &
C) FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION

20. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS". TRAFFIC PAINT SHALL BE FDOT CODE T-1, T-2 AND HIGH INTENSITY THERMOPLASTIC.

21. THE UTILITIES CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PRESENTLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.

22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.

23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 110-2.3 AND 110-3. AERIAL UTILITIES SHALL BE 18" MINIMUM ABOVE CENTERLINE GRADE OF ROAD.

24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 5' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE 25 FEET UNLESS OTHERWISE SHOWN ON PLAN-PROFILES.

25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOD OR GRASS AND MULCH.

26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2" MINIMUM AND 6" MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4" ABOVE FINISH GRADE.

27. ALL CONSTRUCTION WITHIN THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) RIGHT-OF-WAY SHALL BE IN ACCORDANCE TO THE LATEST DESIGN STANDARDS. STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND THE UTILITY ACCOMMODATION MANUAL.

28. ALL CONCRETE TO BE REMOVED IS TO BE SAW CUT AND REMOVED TO THE NEAREST CONTROL JOINT. REPLACE TO MATCH EXISTING WITH STANDARD INDEX 304 RAMPS AND A.D.A. STANDARDS.

DRAINAGE NOTE:

THIS SITE HAS BEEN CLEARED AND THE PRIOR HOME AND IMPERVIOUS ARE ON THE PROPERTY HAVE BEEN REMOVED. THIS SITE DRAINS FROM THE SOUTH TO THE NORTH. IN THE IMPROVED CONDITION, THE STORM WATER PATTERNS WILL MIMIC THE PRE CONDITION FLOW PATTERNS. NO STORM WATER RETENTION AREAS OR PIPES ARE PROPOSED.

ACCESS NOTE:

ACCESS WILL BE PROVIDED FROM S.E. 5TH STREET AND S.E. 9TH AVENUE. LOTS 2 THROUGH 5 WILL ACCESS OFF OF S.E. 9TH AVENUE VIA A PRIVATE INTERNAL DRIVEWAY (PART OF TRACT 'A')

GENERAL NOTES: AS APPLICABLE

1. THE BOUNDARY SURVEY WAS PROVIDED BY MOORHEAD ENGINEERING COMPANY. THE TOPOGRAPHIC & TREE SURVEY WAS PROVIDED BY RICK WHITT SURVEYING INC.

2. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.

3. DRIVEWAYS IN THIS DEVELOPMENT SHALL BE PRIVATE. THE TYPICAL PAVEMENT WIDTH, SIGNAGE & STRIPING SHALL BE PROVIDED AS SHOWN ON THESE PLANS.

4. ALL PAVEMENT IN THIS DEVELOPMENT WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS.

5. UNITS ACCESSED FROM PROPOSED DRIVEWAY/ROADWAY AS SHOWN ON PLANS.

6. A TRAFFIC STUDY IS NOT REQUIRED. SEE TRAFFIC STATEMENT.

7. ALL LANDSCAPING SHALL COMPLY WITH THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS.

8. THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS.

9. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.

10. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

11. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REVIEW AGENCIES INVOLVED IN THIS PROJECT.

12. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE REVIEW AGENCIES, AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

13. ALL SIGNAGE MUST COMPLY WITH CHAPTER 110 OF THE CODE OF ORDINANCES AND WILL BE APPROVED AND PERMITTED SEPARATELY FROM THE SITE PLAN.

WATER AND SEWER CONSTRUCTION NOTES: AS APPLICABLE

1. WATER SUPPLY SHALL BE PROVIDED BY THE CITY OF OCALA UTILITY DIVISION, AND THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE. ONSITE WATER MAINS AND SERVICES TO BE MAINTAINED BY THE OWNER.

2. SEWAGE COLLECTION SHALL BE PROVIDED BY THE CITY OF OCALA UTILITY DIVISION, AND THE COLLECTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE. ONSITE GRAVITY SEWER MAINS AND SERVICES TO BE MAINTAINED BY THE OWNER.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF OCALA STANDARDS, VOLUME III, CITY STANDARD SPECIFICATIONS.

4. ALL STORMWATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREAS. LDR 102-312, 122-217(3)(C)

5. FIRE HYDRANT LOCATIONS MEET CODE & ARE SHOWN ON THESE PLANS. ALL FIRE HYDRANTS AND APPARATUS MUST COMPLY WITH FPPC SECTION 3-5.6 & SECTION 3-7.1 WHEN APPLICABLE. FIRE HYDRANT TO BE FACTORY PAINTED RED.

6. INFO ONLY - CONNECTION CHARGES:
WATER (D) - 3/4" METER PROPOSED - CONNECT TO EXISTING SYSTEM
SEWER - CONNECT TO EXISTING SYSTEM
IRRIGATION METER: N/A

IMPACT FEES: TO BE DETERMINED BY THE BUILDING DEPARTMENT

7. ESTIMATED WATER USAGE = 1500 GPD

8. ESTIMATED IRRIGATION USAGE = N/A

9. ESTIMATED SEWER USAGE = 1200 GPD

10. ALL EXISTING AND PROPOSED WATER, SEWER, OR REUSE APPURTENANCES AFFECTED BY THE DEVELOPMENT OF THIS SITE ARE TO BE RAISED TO THE FINAL GRADE PRIOR TO ISSUANCE OF THE C.O.

TREE PRESERVATION NOTE:

THIS SITE CURRENTLY CONTAINS 35 VIABLE SHADE TREES ON 1.54 ACRES. EXISTING VIABLE SHADE TREE DENSITY IS 22.72 TREES PER ACRE. REQUIRED VIABLE SHADE TREE PRESERVATION PER CODE IS 4 SHADE TREES PER ACRE. THEREFORE, THIS SITE WILL PRESERVE A MINIMUM OF 6 EXISTING TREES. FINAL TREE PRESERVATION AND CALCULATIONS WILL BE PROVIDED AT TIME OF IMPROVEMENT PLAN SUBMITTAL. TREE PRESERVATION AND REQUIREMENTS WILL ADHERE TO SEC 114-35 (26) PER CHAPTER 118.

OPERATION & MAINTENANCE NOTE:

ALL PAVEMENT, EASEMENTS, & DRAINAGE COLLECTION SYSTEMS WITHIN THIS DEVELOPMENT SHALL BE OPERATED AND MAINTAINED BY THE OWNER.

SANITATION IMPACT FEE NOTE:

SOLID WASTE IMPACT FEE IS DUE AND PAYABLE FOR EACH RESIDENTIAL UNIT AT THE TIME OF FINAL PLAT. THE FEE IS \$265.00 PER BUILDABLE LOT. THIS DEVELOPMENT WILL BE SERVED BY OCALA ELECTRIC UTILITY (OEU).

ELECTRIC SERVICE NOTE:

PROPOSED DEVELOPMENT:

A REPLAT OF EXISTING THE LOT INTO 5 NEW FEE SIMPLE LOTS.

THE PROPOSED CONSTRUCTION SHALL INCLUDE:

5 SINGLE FAMILY UNITS, WITH ASSOCIATED CONCRETE,

ALL UNDERGROUND AND UTILITIES, SIGNING AND STRIPING

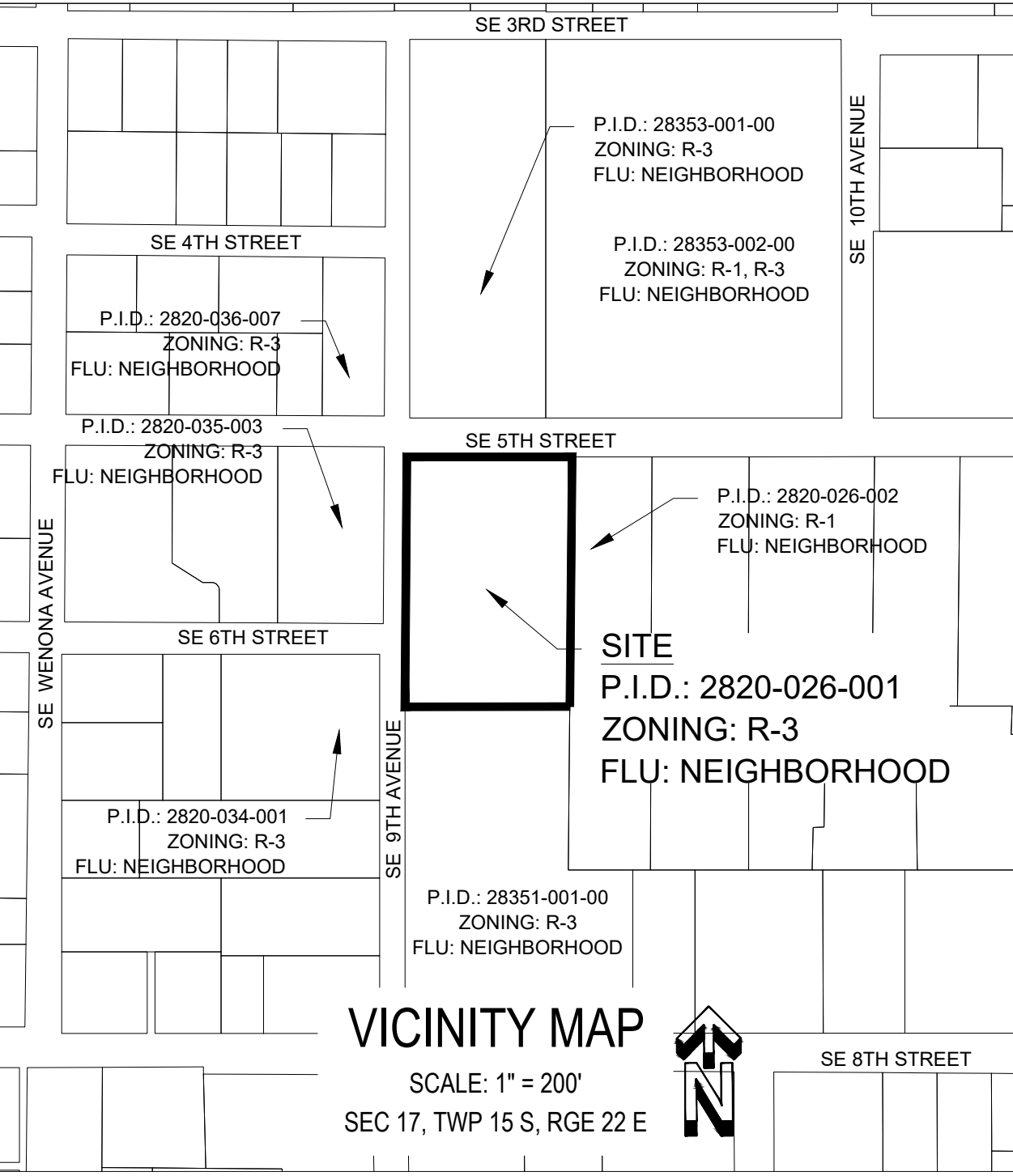
AND DRAINAGE CONVEYANCE SYSTEMS. ALL IMPROVEMENTS IN THIS DEVELOPMENT PLAN SHALL BE CONSTRUCTED,

AS-BUILT, AND SUBMITTED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.

OPERATION & MAINTENANCE:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN. BY APPROVAL OF THIS SITE PLAN THE DEVELOPER HEREBY ACKNOWLEDGES THAT THE LOCATION AND ELEVATION OF THE CITY'S SEWER SERVICE HAS NOT BEEN VERIFIED AND HEREBY ACCEPTS FULL RESPONSIBILITY FOR ANY COSTS OR DELAYS INCURRED IN THE LOCATION, INSTALLATION, OR CONNECTION THERETO. THE OWNER FURTHER UNDERSTANDS THAT ANY SERVICE LOCATIONS PROVIDED BY THE CITY ARE FROM THE BEST AVAILABLE RECORDS AND THAT THE CITY IN NO CASE WILL BE HELD LIABLE FOR ANY CONSEQUENCES RESULTING FROM THE SERVICE BEING AT THE WRONG ELEVATION OR NOT BEING WHERE SPECIFIED INCLUDING ANY DELAYS TO REMEDY THE SITUATION. THE OWNER FURTHER AGREES TO EXCAVATE THE SERVICE PRIOR TO ANY CONSTRUCTION ON THE SITE AND TO PROVIDE THE CITY WATER & SEWER DEPARTMENT (351-6772) WITH THE ACTUAL LOCATION AND ELEVATION OF THE SERVICE, RELATIVE TO THE DOWNSTREAM MANHOLE.

DATE: _____
HOLLAND DRAKE,
302 SE BROADWAY STREET UNIT 100
OCALA, FLORIDA 34471



LEGAL DESCRIPTION :

PER OFFICIAL RECORDS BOOK 4484, PAGES 1666-1669, M.C.R.) COMMENCING A THE NW CORNER OF LOT X OF CALDWELL'S ADDITION TO THE CITY OF OCALA, AS PER PLAT THEREOF RECORDED IN A PLAT BOOK E, PAGE 4, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE EAST 210 FEET, THENCE SOUTH 320 FEET, THENCE WEST 210 FEET, THENCE NORTH 320 FEET TO THE POINT OF BEGINNING.

LOT BREAKDOWN:

THE PROVIDED PLAN SHEET SHOWS AN EXISTING 67,965 SF PROPERTY TO BE SEPARATED INTO FIVE FEE SIMPLE LOTS FOR FUTURE DEVELOPMENT OF THE CAMPALTO RESIDENTIAL UNITS. THE PROPOSED LOTS ARE DIMENSIONED AS SHOWN ON THE PLAN.

DEVELOPMENT DATA:

PROJECT NAME: CAMPALTO
SITE ADDRESS: 910 S.E. 5TH STREET, OCALA, FL 34471
OWNER: THE DOROTHY RITTERHOFF TRUST
CONTACT: HOLLAND DRAKE
302 SE BROADWAY STREET, UNIT 100
OCALA, FL 34471
(352) 266-9591

PARCEL I.D.: 2820-026-001
LAND USE: NEIGHBORHOOD
GROSS SITE AREA: 67,965 S.F. (1.54 AC)
EXISTING ZONING: R-3
PRESENT USE: VACANT LAND
DEVELOPED USE: SINGLE FAMILY RESIDENTIAL

PROPOSED BUILDING INFORMATION: 5 UNIT SINGLE FAMILY RESIDENTIAL (50' TOTAL HT. MAX)

BUILDING SETBACKS: PROPOSED
FRONT: 25 FT MIN.
SIDE: 10 FT MIN.
REAR: 10 FT MIN.

PROPOSED SITE AREAS:
TOTAL SITE AREA: 67,965 S.F. 100.00%
LOT 1: 39,777.86 S.F.
LOT 2: 4,904.74 S.F.
LOT 3: 4,951.19 S.F.
LOT 4: 6,174.60 S.F.
LOT 5: 6,237.55 S.F.

THERE ARE NO ENVIRONMENTALLY SENSITIVE AREAS ON THIS SITE.

ALL MECHANICAL EQUIPMENT SHALL BE SCREENED IN ACCORDANCE WITH CITY OF OCALA LAND DEVELOPMENT CODE REQUIREMENTS.

TRAFFIC STATEMENT (PROPOSED):

BASED ON I.T.E. CODE 210 (SINGLE FAMILY HOUSING), THIS DEVELOPMENT WILL GENERATE 48 AVERAGE DAILY TRIPS @ 4 A.M. AND 5 P.M. PEAK HOUR TRIPS. TRIP COUNTS BASED ON FITTED CURVE EQUATION FOR NUMBER OF UNITS.

I.T.E. DESCRIPTION	AVERAGE DAILY TRIPS	A.M. / P.M. PEAK HOUR TRIPS
CODE 210	48 TRIPS	4 / 5 TRIPS
SINGLE FAMILY DETACHED HOUSING		

DEVELOPER

HOLLAND DRAKE
302 SE BROADWAY STREET UNIT 100
OCALA, FLORIDA 34471
CONTACT: HOLLAND DRAKE
PHONE: (352) 266-9591
EMAIL: HOLLAND@DRAKECONSTRUCTIONSERVICES.COM

SURVEYOR

RICK WHITT SURVEYING, INC
3423 E SILVER SPRINGS BLVD
OCALA, FL
(352) 624-1513

PROJECT: CAMPALTO - CONCEPTUAL PLAN
CITY OF OCALA, MARION COUNTY, FL SEC. 17, TWN. 15, RGE. 22

TITLE: CONCEPTUAL PLAN

INDEX OF SHEETS:

C1 CONCEPTUAL PLAN
S1 SURVEY

JOB#: 21-46
SHEET
C1 OF 1

DATE:	REVISION DESCRIPTION:
01-20-2022	REVISED PER CITY COMMENTS CYCLE 1
02-09-2022	REVISED PER CITY COMMENTS CYCLE 2

SCALE:
VARIES



MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-2185
PAOLO@MASTROSERIOENG.COM

DRAWING FILE:	DESIGNED BY: PM
CONCEPTUAL PLAN	
DATE:	DRAWN BY: PM
11/15/2021	
CHECKED BY: PM	

