# 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. I.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

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 BOUNDARIES 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 ONSITE OR OFFSITE SHALL BE CORRECTED IMMEDIATELY BY 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 ABUTTING 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

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 STAKING THAT HAVE BEEN MISPLACED OR DESTROYED DUE TO THE CONTRACTORS 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

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 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

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

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

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

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.

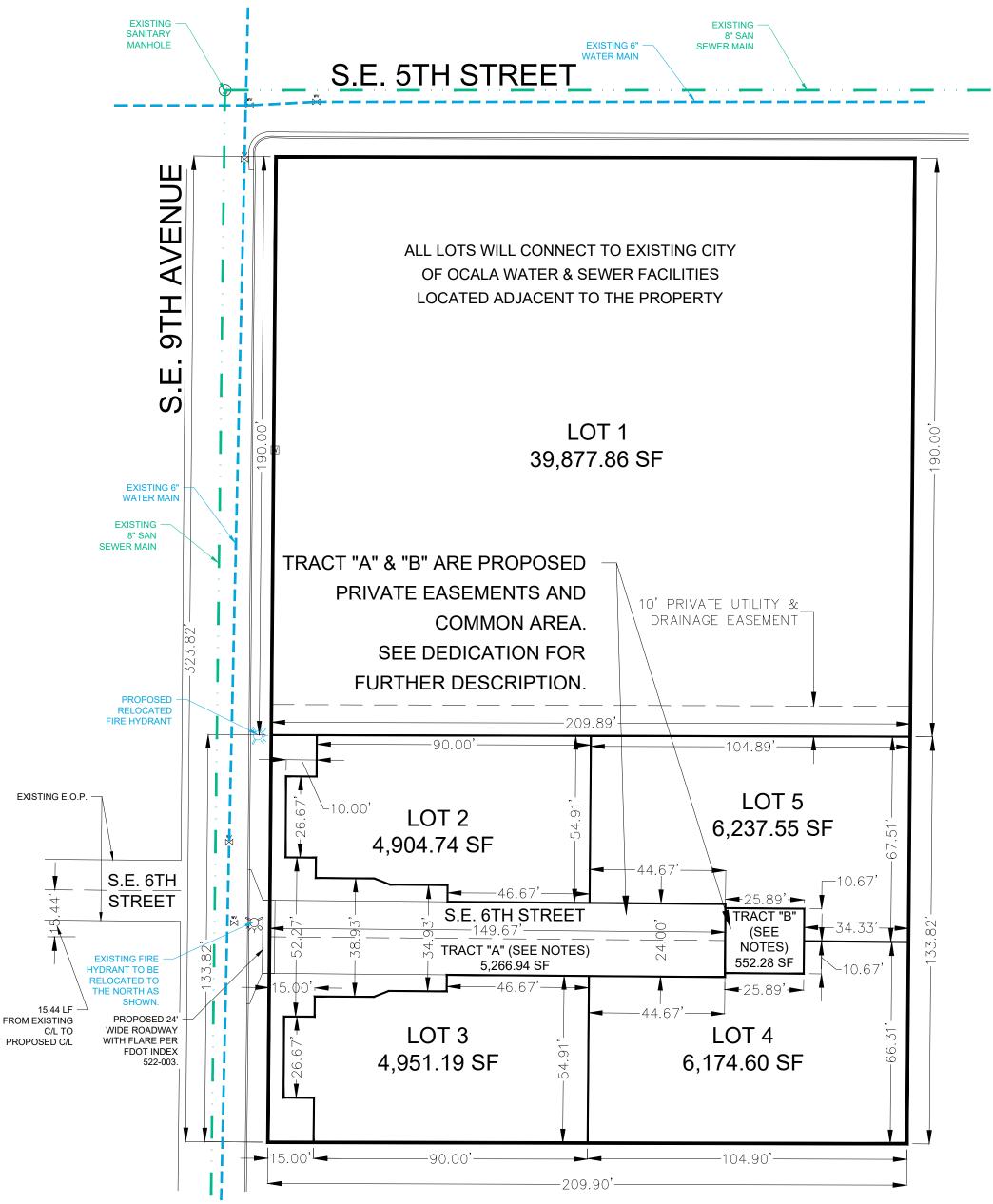
28. ALL CONCRETE TO BE REMOVED IS TO BE SAW CUT AND REMOVED TO THE NEAREST CONTROL JOINT. REPLACE TO MATCH EXISTING WITH STANDARD INDEX 304 RAMPS AND A.D.A. STANDARDS

#### 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')



# PROPOSED CONCEPTUAL PLAN:

SCALE:1"=30

### PROPOSED DESCRIPTION AND DEDICATION ON PLAT:

THE UNDERSIGNED, AS OWNER (DEVELOPER) OF ALL THE LANDS PLATTED AND REFERRED TO AS CAMPALTO AND DESCRIBED

AND EASEMENTS AS DEDICATED FOR THE USE AND BENEFIT OF LOT OWNERS WITHIN CAMPALTO.

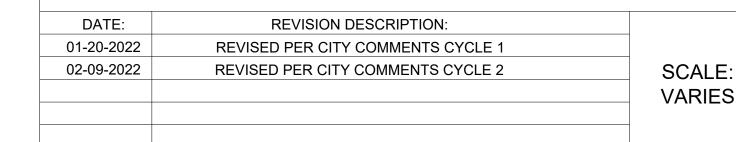
IN THE LEGAL DESCRIPTION ABOVE, DEDICATES THE FOLLOWING: 1. TRACT "A" IS NOT DEDICATED TO THE GENERAL PUBLIC AT LARGE, BUT IS RESERVED AS PRIVATE ROAD, RIGHT-OF WAYS, UTILITY EASEMENT, DRAINAGE EASEMENT AND COMMON AREA FOR THE USE AND BENEFIT OF ALL OF THE OWNERS OF ALL OF THE LOTS SITUATED WITHIN CAMPALTO AND THE CAMPALTO PROPERTY OWNERS ASSOCIATION, INC. BY ACCEPTANCE OF

SLICH CONVEYANCE, CAMPALTO PROPERTY OWNERS ASSOCIATION, INC., SHALL AGREE TO MAINTAIN THE ROADS, UTILITIES

2.TRACT "B" IS NOT DEDICATED TO THE GENERAL PUBLIC AT LARGE, BUT IS RESERVED AS A PARKING AREA, UTILITY EASEMENT, DRAINAGE EASEMENT AND COMMON AREA FOR THE USE AND BENEFIT OF ALL OF THE OWNERS OF ALL OF THE LOTS SITUATED WITHIN CAMPALTO AND THE CAMPALTO PROPERTY OWNERS ASSOCIATION, INC. BY ACCEPTANCE OF SUCH CONVEYANCE, CAMPALTO PROPERTY OWNERS ASSOCIATION, INC., SHALL AGREE TO MAINTAIN THE PROPOSED TRACT. 3 THE DEVELOPER DEDICATES AN INGRESS/EGRESS FASEMENT, AS SHOWN HEREON, ON AND OVER TRACT "A" TO THE CITY OF

4.THE DEVELOPER DEDICATES A NON-EXCLUSIVE UTILITY EASEMENT OVER LOTS 1 THROUGH 3, INCLUSIVE, TO ALL PROVIDERS OF TELEPHONE UTILITIES, ELECTRIC UTILITIES, CABLE TELEVISION UTILITIES, INTERNET UTILITIES, AND OTHER PUBLIC UTILITIES AS SELECTED AND PERMITTED ACCESS BY THE UNDERSIGNED (DEVELOPER), IT'S SUCCESSORS AND ASSIGNS A NONEXCLUSIVE EASEMENT FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND ÓPERATION OF SAID UTILITIES.

OCALA AND MARION COUNTY FOR THE USE OF EMERGENCY, UTILITY PROVIDER AND GOVERNMENTAL BUSINESS ONLY.



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

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

**DESIGNED BY: PM** 

CODE; AND THAT THIS PLAN MEETS THE REQUIREMENTS OF THE APPROPRIATE WATER MANAGEMENT DISTRICT AND THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION. PAOLO MASTROSERIO, P.E. 5869° MASTROSERIO ENGINEERING, INC. C.A.#26159

I HEREBY CERTIFY THAT THE PROPOSED DRAINAGE FACILITIES ARE

THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS; THAT THE

ADJACENT PROPERTIES WILL BE PROTECTED FROM STORM WATER

DISTANCES COMPLY WITH THE CITY OF OCALA LAND DEVELOPMENT

DAMAGE RESULTING FROM THIS DEVELOPMENT: THAT SIGHT

DESIGNED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF

GENERAL NOTES: AS APPLICABLE

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 &

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.

SAFETY DURING CONSTRUCTION.

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

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

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. LDR102-312, 122-217(3)(CC)

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

6. INFO ONLY - CONNECTION CHARGES: WATER: (5) - 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.

SUBMITTAL. TREE PRESERVATION AND REQUIREMENTS WILL ADHERE TO SEC 114-35 (26) PER CHAPTER 118.

#### 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

**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:

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.

'IMIAMI CURB-24' ROADWAY

TYPICAL SECTION - MIAMI CURB

**ENGINEER'S CERTIFICATION:** 

170 SE 32ND PLACE

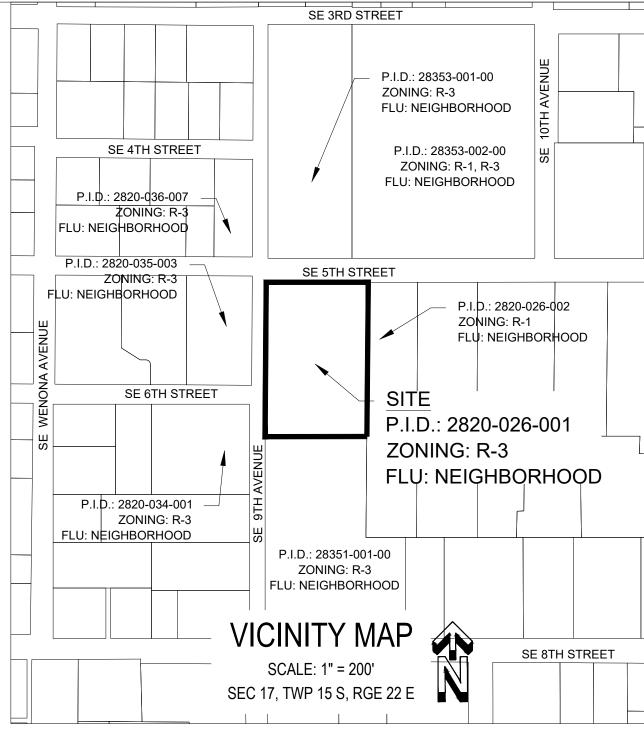
OCALA, FL 34471

## 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 FI EVATION 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.

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:

SIMPLE LOTS FOR FUTURE

ON THE PLAN.

THE PROVIDED PLAN SHEET SHOWS

AN EXISTING 67,965 SF PROPERTY

TO BE SEPARATED INTO FIVE FEE

DEVELOPMENT OF THE CAMPALTO

RESIDENTIAL UNITS. THE PROPOSED

LOTS ARE DIMENSIONED AS SHOWN

UTILITY/GOVERNING

AGENCIES CONTACTS

OCALA, FLORIDA 34470

PHONE: (352) 629-8313

OCALA, FLORIDA 34470

PHONE: (352) 629-8335

3001 NE 21ST STREET

OCALA, FLORIDA 34470

PHONE: (352) 629-8306

OCALA, FLORIDA 34470

COX COMMUNICATIONS OCALA, FLORIDA

PHONE: (352) 433-2838

PHONE: (352) 351-6772

OCALA, FLORIDA 34470

PHONE: (352) 351-6620

CITY OF OCALA PUBLIC WORKS

OCALA ELECTRIC UTILITY (OEU)

1805 NE 30TH AVENUE, BLDG 400

PHONE: (352) 629-8571 TECO PEOPLES GAS

OCALA, FLORIDA PHONE: (352) 622-0111

STORM SEWER 1805 NE 30TH AVENUE, BLDG 600

SANITARY SEWER OCALA, FLORIDA 34470

CITY OF OCALA

201 SE 3RD STREET, 2ND FLOOR

201 SE 3RD STREET, 2ND FLOOR

CITY OF OCALA FIRE DEPARTMENT

201 SE 3RD STREET, 2ND FLOOR

CITY OF OCALA

CITY OF OCALA

### DEVELOPMENT DATA

PROJECT NAME: SITE ADDRESS: OWNER:

GROSS SITE AREA:

CONTACT:

PARCEL I.D.:

LAND USE:

910 S.E. 5TH STREET, OCALA, FL 34471 THE DOROTHY RITTERHOFF TRUST HOLLAND DRAKE 302 SE BROADWAY STREET, UNIT 100 OCALA, FL 34471

(352) 266-9591 2820-026-001 NEIGHBORHOOD 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)

100.00%

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

PROPOSED SITE AREAS: TOTAL SITE AREA 67,965 S.F. 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	A.M./ P.M. PEAK	
CODE	DAILY TRIPS	HOUR TRIPS	
210	48 TRIPS	4 / 5 TRIPS	
SINGLE FAMILY DETACHED HOUSING			

## **DEVELOPER**

(352)624-1513

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

RICK WHITT SURVEYING, INC 3423 E SILVER SPRINGS BLVD



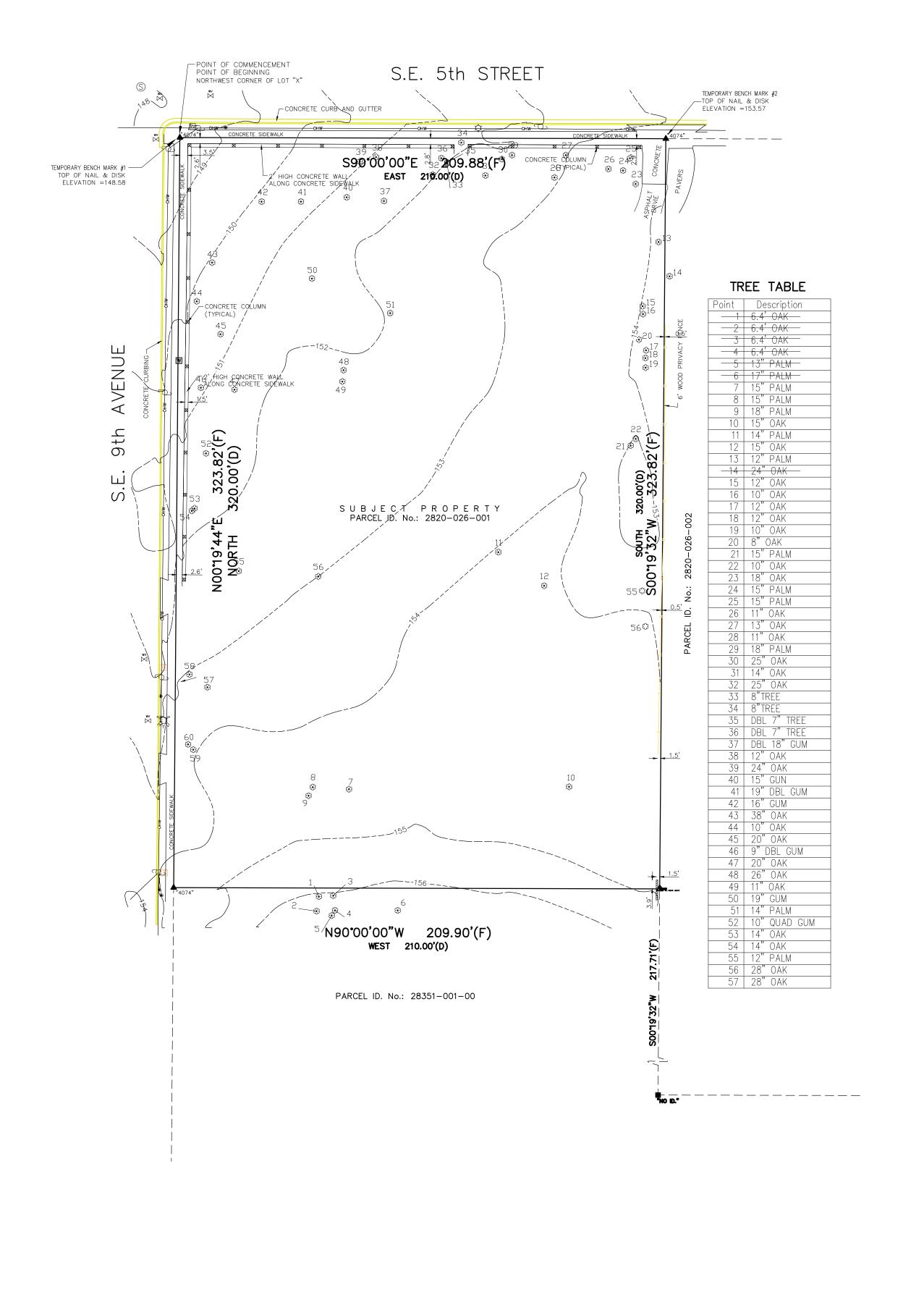
INDEX OF SHEETS CONCEPTUAL PLAN S1 SURVEY

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

TITLE: CONCEPTUAL PLAN

JOB#: 21-46

SHEET



TOPOGRAPHIC SURVEY AND TREE LOCATION CERTIFIED TO: DRAKE CONSTRUCTION

TOPOGRAPHIC SURVEY AND TREE LOCATION NOTES:

1. THE BOUNDARY INFORMATION IS PER THE PRIOR SURVEY BY MOORHEAD ENGINEERING DATED 02-11-21 AS PROVIDED BY DRAKE CONSTRUCTION. ALL LOCATIONS ARE BASED ON THE NORTHWEST AND NORTHEAST CORNER OF THE PROPERTY AS SHOWN ON THE EXISTING BOUNDARY SURVEY.

2. THE ELEVATIONS ARE REFERENCED TO CITY OF OCALA BENCH MARK #90, ELEVATION 109.12 NAVD 88 DATUM

3. THE TREE SIZINGS ARE APPROXIMATE AND VARY DEPENDING UPON LOCATION OF MEASUREMENTS.
4. STRUCTURES AND WALL SHOWN ON ORIGINAL SURVEY HAVE BEEN REMOVED.

5. LAST DATE OF FIELD WORK 12-27-21

RICHARD WHITT, PSM #5456

RICK WHITT SURVEYING, INC - L.B. 7021

3423 EAST SILVER SPRINGS BOULEVARD #7

STATE OF FLORIDA

-OHW- = OVERHEAD ELECTRIC LINE -X-X- = FENCE LINE

<u>LEGEND</u>

= FOUND CONCRETE MARKER (4"x4"/NUMBER AS NOTED)

= FOUND NAIL AND DISC

= SET NAIL AND DISC (AS LB 315)

(NUMBER AS NOTED)

T = TELEPHONE BOX

TV = CABLE TV BOX

W = WATER METER

FIRE HYDRANT

= POWER POLE
= GUY ANCHOR

= FIRE HYDRANT

W = WATER VALVE(S) = SANITARTY SEWER MANHOLE

(D) = DESCRIBED MEASUREMENT

(F) = FIELD MEASUREMENT FNC. = FENCE CORNER M.C.R. = MARION COUNTY RECORDS EMAIL SURVEYOCALA@GMAIL.COM

SOUTH 320 FEET, THENCE WEST 210 FEET, THENCE NORTH 320 FEET TO THE POINT OF BEGINNING.

OCALA, FL 34471

PHONE 352-624-1513

DESCRIPTION: (PER OFFICIAL RECORDS BOOK 4484, PAGES 1666-1669, M.C.R.)

#### NOTES:

1. The bearings are assumed and based on the north line of the subject property being: \$90°00'00"E

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

2. ALL BUILDINGS AND SURFACE AND SUBSURFACE IMPROVEMENTS ADJACENT TO THIS SITE, IF ANY, AND ALL SUBSURFACE IMPROVEMENTS ON THIS SITE, IF ANY, ARE NOT NECESSARILY SHOWN HEREON AS PER CLIENT'S REQUEST.

3. THE DESCRIPTION WAS FURNISHED BY THE CLIENT.

4. ALL STREET RIGHT OF WAYS SHOWN ARE PHYSICALLY OPEN.

5. THE LOCATION AND/OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY ARE UNKNOWN, EXCEPT AS SHOWN.

6. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN OR SHOW DATA CONCERNING SIZE, DEPTH, CONDITION OR CAPACITY OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, CONTACT THE APPROPRIATE AGENCY.

7. THE SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS OR OWNERSHIP TITLE EVIDENCE. EXCEPT AS SPECIFICALLY STATED ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING, WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS THAT WERE VISIBLE AT THE TIME OF THE MAKING OF THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND-USE REGULATIONS, AND/OR OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.

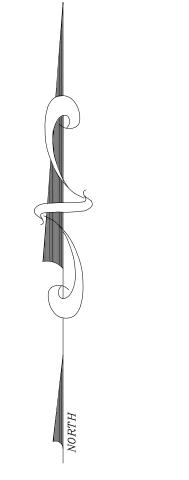
8. EVERY DOCUMENT OF RECORD REVIEWED AND CONSIDERED AS A PART OF THIS SURVEY IS NOTED HEREON. ONLY THE DOCUMENTS NOTED HEREON WERE SUPPLIED TO THE SURVEYOR. LANDS AS DESCRIBED HEREON WERE NOT ABSTRACTED FOR OWNERSHIP AND OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT USE OR TITLE OF SAID LANDS.

9. THIS SURVEY HAS BEEN PREPARED FOR THE SOLE AND EXCLUSIVE BENEFIT OF THE PARTIES NAMED HEREON AND SHALL NOT BE RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

10. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL EMBOSSED SEAL OF THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

11. ANY ADDITIONS OR DELETIONS TO THIS MAP OF SURVEY BY ANY OTHER INDIVIDUAL OR ENTITY SHALL RENDER IT INVALID.

12. NO INTERNAL IMPROVEMENTS LOCATED UNLESS OTHERWISE SHOWN HEREON. PER OWNERS REQUEST.



GRAPHIC SCALE

( IN FEET )

1 inch = 30 ft.

CERTIFICATION: DAVID RITTERHOFF

I HEREBY CERTIFY THAT THE HEREON DEPICTED PARCEL OF LAND WAS SURVEYED UNDER MY DIRECTION AND THAT SAID SURVEY CONFORMS TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE FLORIDA.

DATED AT OCALA, FLORIDA THIS 11th DAY OF FEBRUARY 2021.

MOORHEAD ENGINEERING COMPANY
CERTIFICATE OF AUTHORIZATION LB 315

BRUCE M. VARNADOE
PROFESSIONAL AND SURVEYOR
NO. 5870, STATE OF FLORIDA
MOORHEAD ENGINEERING COMPANY LB#315
SKETCH FOR INFORMATION PURPOSE ONLY UNLESS
SEALED WITH A EMBOSSED SURVEYORS SEAL.

# BOUNDARY SURVEY

# DAVID RITTERHOFF

CALDWELL'S ADDITION TO CITY OF OCALA

# MOORHEAD ENGINEERING COMPANY CONSULTING ENGINEERS - LAND SURVEYORS

LAND PLANNERS

P.O. BOX 998 305 S.E. 1st AVENUE OCALA, FLORIDA
PHONE: 352-732-4406 FAX: 352-867-0112

 Job No.: 21-012
 Drawing No.: 21012s
 Scale: 1"= 30"

 Drawn by: EJM
 Approved by: BMV
 F.B. 2301 Pg. 33-35 40-45

Date Finished: Office: 02-15-21 Field: 02-11-21

SHEET NO. \_\_1\_ OF \_\_1\_ SHEETS

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