

PERMITS:

1. S.W.F.W.M.D. - E.R.P. - PENDING
2. FDEP - POTABLE WATER - PENDING
3. FDEP - SANITARY SEWER - PENDING
4. FDEP - NPDES (By Others)
5. CITY OF OCALA - IMPROVEMENT AND CONSTRUCTION PLANS

APPROVED WAIVERS:

1. LDC 6.13.3.D.1 - TYPES OF STORMWATER MANAGEMENT FACILITIES. APPROVED 6/11/2024 SUBJECT TO FINAL EXECUTION OF THE AGREEMENT BETWEEN MARION COUNTY AND EMERSON POINTE.
2. LDC 6.12.9.K - SUBDIVISION ROAD AND RELATED INFRASTRUCTURE. APPROVED 6/11/2024.
3. LDC 2.12.8 - CURRENT BOUNDARY AND TOPOGRAPHY SURVEY. APPROVED 6/11/2024.
4. LDC 2.12.8.C - CONSTRUCTION, COMPLETION, AND CLOSE OUT. APPROVED 6/11/2024 SUBJECT TO PROVIDING THAT CITY IS OKAY WITH UTILITY CONSTRUCTION TO COMMENCE.



**Know what's below.
Call before you dig.**



NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANELS 12083C0530E AND 12083C0528E, EFFECTIVE APRIL 19, 2017 THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING.
2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH CITY OF OCALA STANDARDS.
3. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
4. VERTICAL INFORMATION IS BASED ON NATIONAL GEODETIC SURVEY DESIGNATED "FLGPS 33 AZ MK" ELEVATION 71.99 NAVD 1988.
5. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK U 427. ELEVATION 59.81' (NAVD 1988)
6. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
7. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
8. NO CHANGE TO THE WATER & WASTE WATER SYSTEM AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE CITY ENGINEER OFFICE.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL OF THE COUNTY ENGINEER.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
11. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO INSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, L AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIAL OF ANY KIND ARE PERMITTED TO BE BURNED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.
12. NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A STATE PERMIT FROM THE CITY. CALL THE CITY GROWTH MANAGEMENT DEPARTMENT @ 352.629.9421 TO SCHEDULE THE PRE-CONSTRUCTION MEETING WHICH MUST BE HELD BEFORE INSTALLING ANY REQUIRED EROSION CONTROLS OR OBTAINING ANY SITE PERMITS.
13. OWNER WILL MAINTAIN STORM SYSTEM.
14. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREA.
15. 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.
16. PROJECT IS LOCATED IN THE PRIMARY SPRINGS PROTECTION ZONE.

BASIS OF BEARING:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAVD 83), WITH 2011 ADJUSTMENT ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

BENCHMARKS:

TEMPORARY BENCHMARK #363 TRV 1RCSS/8 LB8071
N. 1777439.9040 E. 621598.6780 ELEV. 58.67'

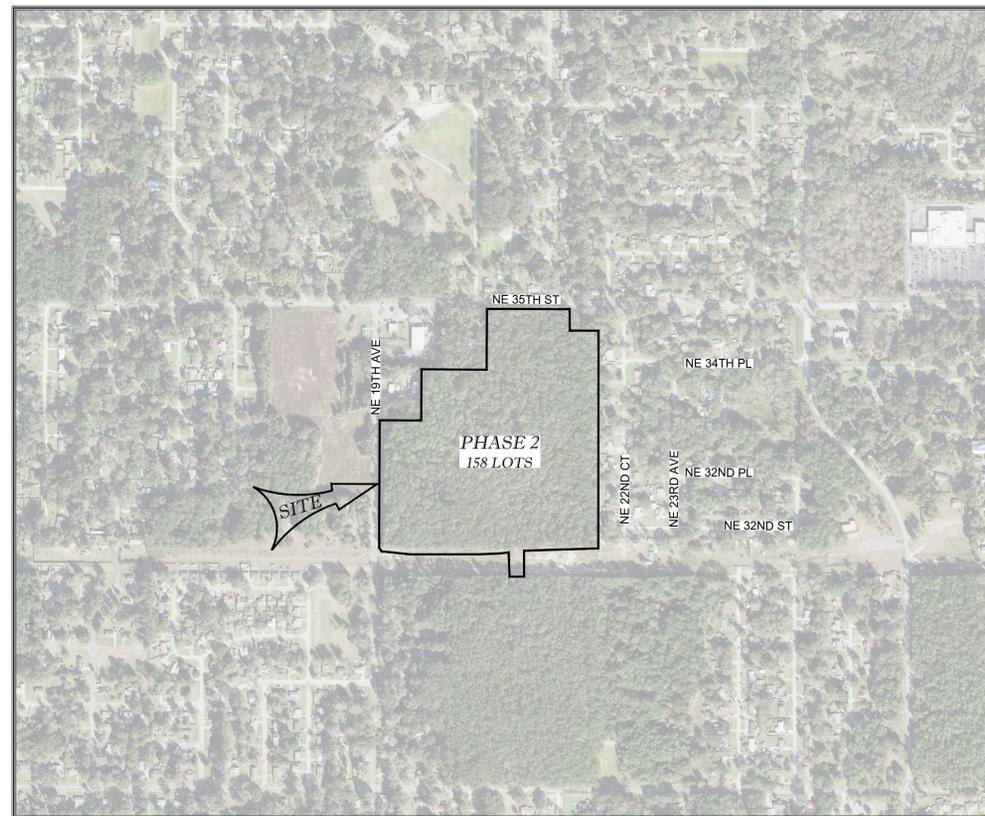
TEMPORARY BENCHMARK #368 TRV 1RCSS/8 LB8071
N. 1776066.9800 E. 622086.1570 ELEV. 61.33'

LEGAL DESCRIPTION:

EMERSON POINTE PHASE 2 IMPROVEMENT PLANS

SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
A PORTION OF PARCEL # 24286-000-00
RESIDENTIAL UNITS = 158
TOTAL MILES OF ROADWAY = 1.07 MILES
PROJECT AREA = 1,536,090 SF (35.26 AC)
EXISTING LAND USE: MEDIUM RESIDENTIAL
EXISTING ZONING: R-1 (SINGLE FAMILY DWELLING)
FUTURE ZONING: PUD
FLU - MR
EXISTING IMPERVIOUS COVERAGE = 0 SF (0 AC) 0%
PROPOSED IMPERVIOUS COVERAGE = 758215 SF (17.41AC) 49.36%



VICINITY MAP

1" = 500'

UTILITY COMPANIES:

WATER/SEWER	CITY OF OCALA
ELECTRIC	OCALA ELECTRIC UTILITIES
GAS	FLORIDA GAS TRANSMISSION
	TECO PEOPLES GAS
CABLE/PHONE/INTERNET	CENTURY LINK
	CITY OF OCALA
TELECOMMUNICATIONS	COX

OWNER / DEVELOPER:
EMERSON POINTE DEVELOPMENT, LLC
MATT P. FABIAN, MANAGER
4349 SE 20TH STREET
OCALA, FLORIDA 34471
PH: (352) 239-0683

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY McPHERSON, P.E.
1720 SE 16th AVE., BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
426 SW 15TH STREET
OCALA, FL. 34471
PH: (352) 405-1482

REVIEWED

For Code Compliance
City of Ocala Growth Management
CITY24-4560-Emerson Pointe
Phase 2 Utility Review
8/16/2024

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCE. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PRICER, REVIEWING THE PLANS, HE DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATIONS ARE CORRECTED.

Tillman & Associates
ENGINEERING
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 26756

Approval Stamp

INDEX OF SHEETS

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13.01	DRAINAGE DETAILS
14.01	EROSION CONTROL PLAN AND DETAILS
BL-01 - BL.02	BORING LOGS
RN.01	911 MANAGEMENT PLAN
SL.01	SLEEVING PLAN
1-4	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC)

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

EMERSON POINTE DEVELOPMENT, LLC
MATT P. FABIAN, MANAGER

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC) AND WATER & WASTEWATER ARE DESIGNED IN ACCORDANCE WITH CITY OF OCALA CONSTRUCTION STANDARDS, EXCEPT AS WAIVED.

JEFFREY McPHERSON, P.E.
Registered Engineer No. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON
P.S.M., C.F.M. - NO. 6553
JCH CONSULTING GROUP, INC.

REVISIONS

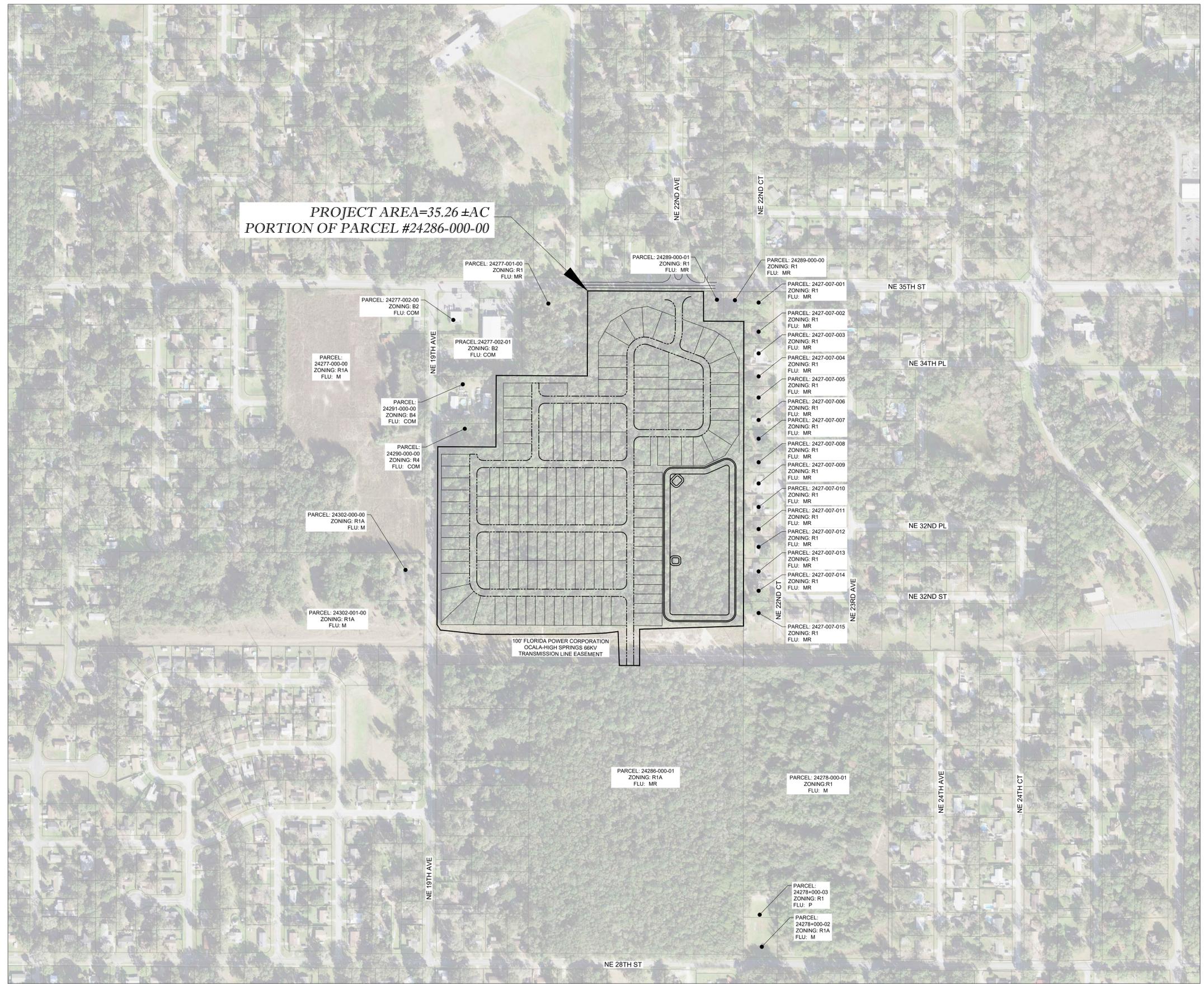
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IMPROVEMENT PLANS
EMERSON POINTE PHASE 2
MARION COUNTY, FLORIDA

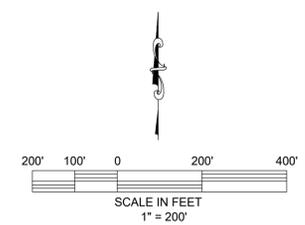
COVER

DATE 7/15/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8362

SHT. 01.01



Approval Stamp



REVISIONS

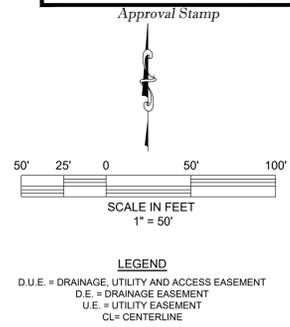
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IMPROVEMENT PLANS
 EMERSON POINTE PHASE 2
 MARION COUNTY, FLORIDA
AERIAL PHOTOGRAPH

DATE 7/15/2024
 DRAWN BY AS
 CHKD. BY JMM
 JOB NO. 23-8362

SHT. 03.01

MATCHLINE - SEE SHEET 04.02



- Notes:**
- ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'
 - PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' UTILITY EASEMENT.
 - TRACTS A, B, C & D ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, INGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
 - STREET RIGHT-OF-WAYS, DELINEATED AS TRACT (A) ARE COMMON AREAS.
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
 - ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
 - ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
 - HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
 - WATER SEWER UTILITIES PROVIDED BY CITY OF OCALA UTILITIES DEPARTMENT.
 - H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
 - ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
 - ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

Summary

FUTURE LAND USE..... MEDIUM DENSITY RESIDENTIAL SINGLE-FAMILY
 TOTAL SINGLE FAMILY LOTS..... 158 LOTS
 PROJECT AREA..... 35.26 ACRES
 TOTAL RESIDENTIAL AREA..... 21.69 ACRES
 RESIDENTIAL R.W..... 3.84 ACRES (TRACT A)
 TOTAL TRACTS..... 4 TRACTS
 GROSS DENSITY..... 4.48 UNITS / ACRE
 ZONING..... R-1
 ROAD LENGTH..... 1.07 MILES
 WATER SUPPLY..... CENTRAL
 SEWAGE DISPOSAL SYSTEM..... CENTRAL
 FRONT SETBACK..... 25.00'
 SIDE SETBACK..... 5.00' (20' FOR CORNER LOTS)
 REAR SETBACK..... 20.00'

C/L CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	90°00'00"	50.00'	78.54'	70.71'	S44°55'50"E

CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C2	90°00'00"	25.00'	39.27'	35.36'	N44°55'50"W
C3	15°27'39"	65.00'	17.54'	17.49'	N82°12'01"W
C4	31°16'31"	65.00'	35.48'	35.04'	N58°49'56"W
C5	31°16'31"	65.00'	35.48'	35.04'	N27°33'25"W
C6	11°59'19"	65.00'	13.60'	13.58'	N5°53'30"W
C7	90°00'00"	25.00'	39.27'	35.36'	S44°55'50"E
C8	90°00'00"	25.00'	39.27'	35.36'	N45°04'10"E
C9	90°00'00"	25.00'	39.27'	35.36'	N44°55'50"W
C10	90°00'00"	25.00'	39.27'	35.36'	N45°04'10"E
C11	90°00'00"	35.00'	54.98'	49.50'	S44°55'50"E
C12	90°00'00"	25.00'	39.27'	35.36'	S45°04'10"W

PROVIDED OPEN SPACE CALCULATIONS

TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (20% OF DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
B	0.46	N/A	0.46	N/A	0.46
C	1.89	N/A	1.89	N/A	1.89
D	6.36	4.40	1.96	0.88	2.84
TOTAL					5.19

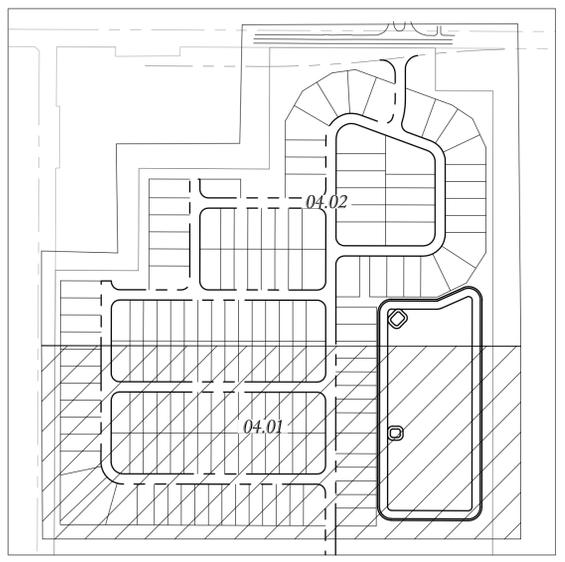
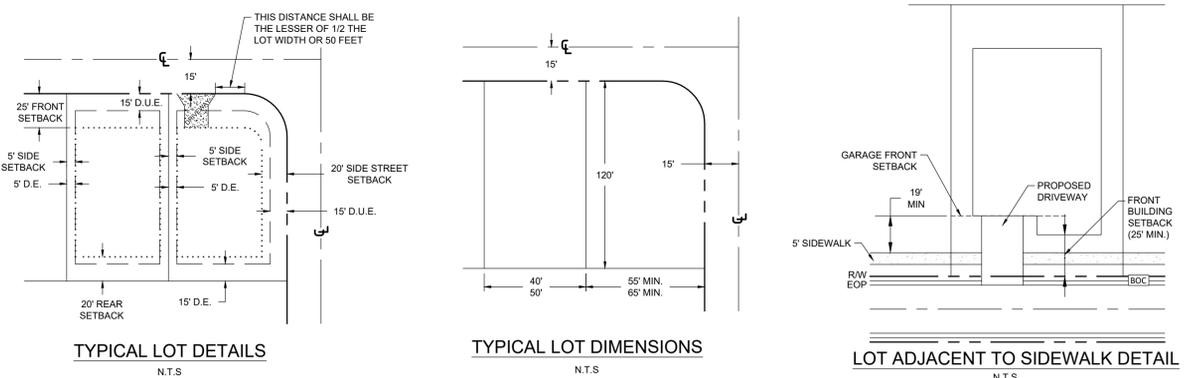
BUFFERS:
 TYPE 'E' BUFFER: BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUND COVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.
 TYPE 'C' BUFFER: C-TYPE BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUND COVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.
 TYPE 'A' BUFFER: A-TYPE BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUND COVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

MINIMUM SETBACKS

TYPE	WIDTH	AREA	FRONT	REAR	SIDE	HEIGHT
SFR	40'	4,800 SF	25'	20'	5'	XX'
ACCESSORY STRUCTURE	50'	N/A	25'	20'	5'	XX'

ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.
 N/A = NOT APPLICABLE X = MISSING OR NOT PROVIDED

REQUIRED OPEN SPACE CALCULATIONS:
 (20% OF PROJECT AREA AS MINIMUM OPEN SPACE)
 PROJECT AREA = 34.23 AC
 MINIMUM REQUIRED OPEN SPACE = 0.20 X 34.23 = 6.846 AC.



REVISIONS

NO.	DATE	DESCRIPTION

IMPROVEMENT PLANS
 EMERSON POINTE PHASE 2
 MARION COUNTY, FLORIDA

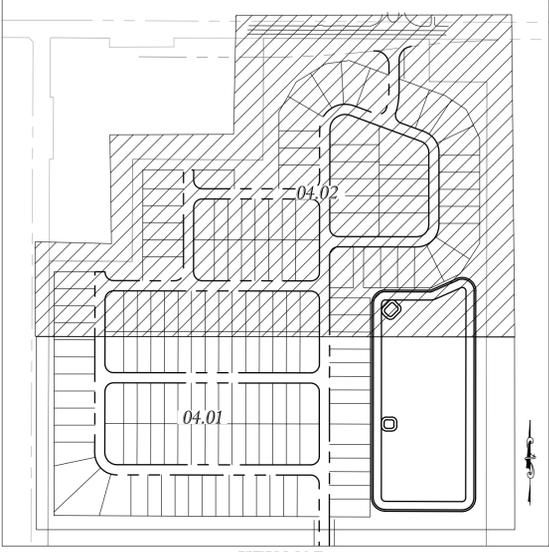
GEOMETRY PLAN

DATE 7/15/2024
 DRAWN BY AS
 CHKD BY JMM
 JOB NO. 23-8362

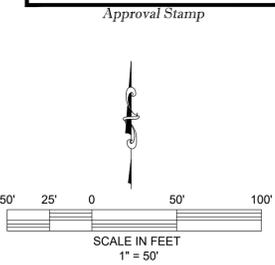
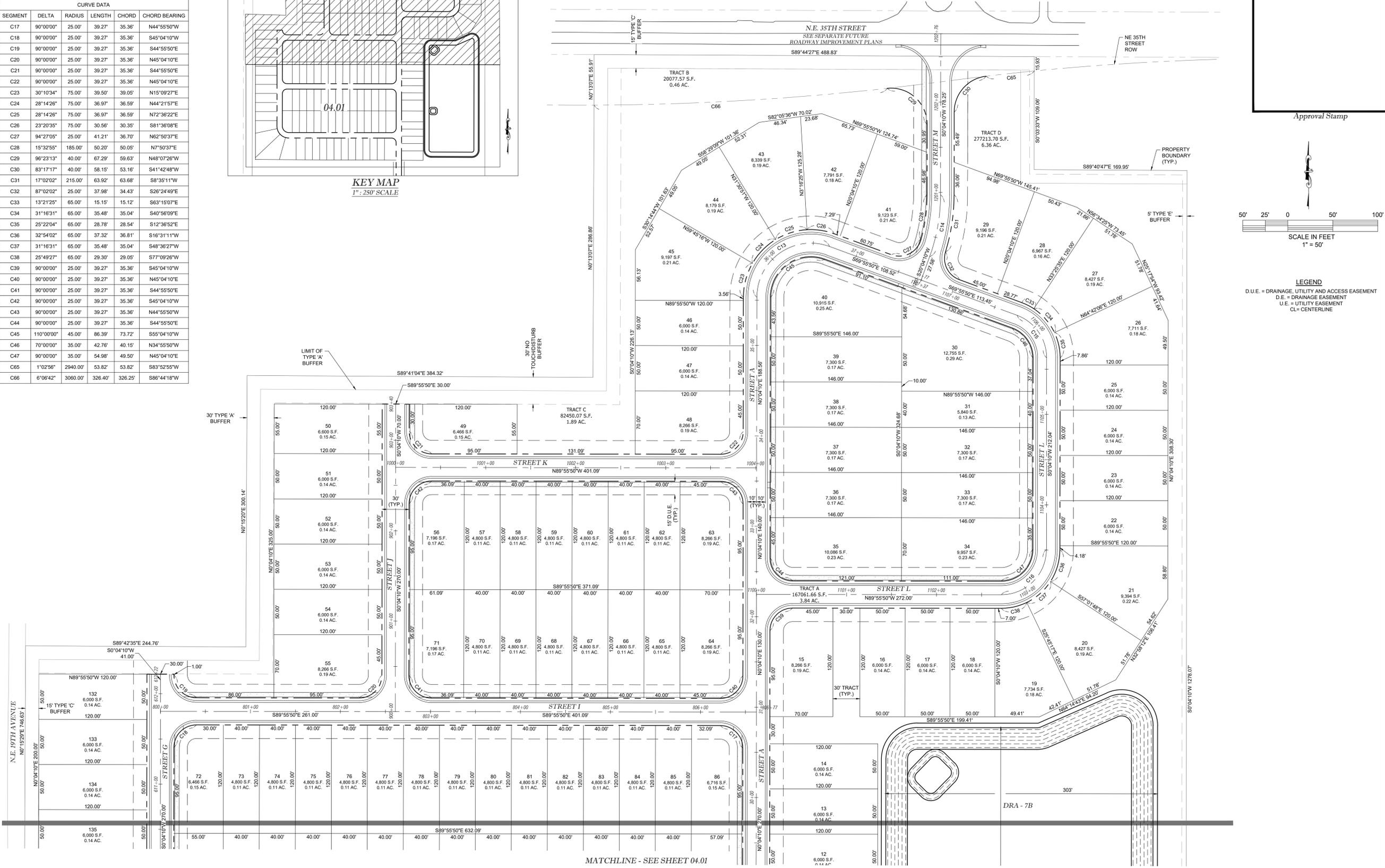
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C/L CURVE DATA				
SEGMENT	DELTA	RADIUS	LENGTH	CHORD
C13	110°00'00"	60.00'	115.19'	98.30'
C14	20°00'00"	200.00'	69.81'	69.46'
C15	70°00'00"	50.00'	61.09'	57.36'
C16	90°00'00"	50.00'	78.54'	70.71'

CURVE DATA				
SEGMENT	DELTA	RADIUS	LENGTH	CHORD
C17	90°00'00"	25.00'	39.27'	35.36'
C18	90°00'00"	25.00'	39.27'	35.36'
C19	90°00'00"	25.00'	39.27'	35.36'
C20	90°00'00"	25.00'	39.27'	35.36'
C21	90°00'00"	25.00'	39.27'	35.36'
C22	90°00'00"	25.00'	39.27'	35.36'
C23	30°10'34"	75.00'	39.50'	39.05'
C24	28°14'26"	75.00'	36.97'	36.59'
C25	28°14'26"	75.00'	36.97'	36.59'
C26	23°20'35"	75.00'	30.56'	30.35'
C27	94°27'05"	25.00'	41.21'	36.70'
C28	15°32'55"	185.00'	50.20'	50.05'
C29	96°23'13"	40.00'	67.29'	59.63'
C30	83°17'17"	40.00'	58.15'	53.16'
C31	17°02'02"	215.00'	63.92'	63.68'
C32	87°02'02"	25.00'	37.98'	34.43'
C33	13°21'25"	65.00'	15.15'	15.12'
C34	31°16'31"	65.00'	35.48'	35.04'
C35	25°22'04"	65.00'	28.78'	28.54'
C36	32°54'02"	65.00'	37.32'	36.81'
C37	31°16'31"	65.00'	35.48'	35.04'
C38	25°49'27"	65.00'	29.30'	29.05'
C39	90°00'00"	25.00'	39.27'	35.36'
C40	90°00'00"	25.00'	39.27'	35.36'
C41	90°00'00"	25.00'	39.27'	35.36'
C42	90°00'00"	25.00'	39.27'	35.36'
C43	90°00'00"	25.00'	39.27'	35.36'
C44	90°00'00"	25.00'	39.27'	35.36'
C45	110°00'00"	45.00'	86.39'	73.72'
C46	70°00'00"	35.00'	42.76'	40.15'
C47	90°00'00"	35.00'	54.98'	49.50'
C65	1°02'56"	2940.00'	53.82'	53.82'
C66	6°06'42"	3060.00'	326.40'	326.25'



KEY MAP
 1" = 250' SCALE



LEGEND
 D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 C/L = CENTERLINE

NO.	DATE	REVISIONS

IMPROVEMENT PLANS
 EMERSON POINTE PHASE 2
 MARION COUNTY, FLORIDA

DATE 7/15/2024
 DRAWN BY AS
 CHKD. BY JMM
 JOB NO. 23-8362

SHT. 04.02

REVIEWED

City of Ocala Growth Management
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26755

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26755

NOTES:

1. A METERED JUMPER CONNECTION WITH AN RP BACKFLOW PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEWLY INSTALLED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY THE DISTRICT. THE VALVE (OR VALVES) BETWEEN EXISTING AND PROPOSED SHALL REMAIN OFF UNTIL AUTHORIZED PERSONNEL OF CITY OF OCALA DEEM APPROPRIATE TO PLACE INTO SERVICE. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE OWNER/APPLICANT LISTED ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
2. ALL FIRE HYDRANTS TO BE INSTALLED, TESTED, AND PAINTED ACCORDING TO FLOW RATES AND NFPA 291 BY A THIRD PARTY. A THIRD PARTY CONTRACTOR WILL PROVIDE THE CITY OF OCALA FIRE PREVENTION OFFICE WITH A COPY OF THE HYDRANT FLOW DATA.
3. ALL FIRE HYDRANTS TO BE PAINTED ACCORDING TO FLOW RATES AND NFPA 291 STANDARDS.
4. REFER TO DETAIL UT109 FOR UTILITIES OUTSIDE OF ROADWAY.
5. MINIMUM 5' SEPARATION BETWEEN WATER MAIN AND SIGNS TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
6. ALL PROPOSED SERVICES FOR IRRIGATION WILL REQUIRE A 17x30 DFW METER BOX INSTALLED TO GRADE WITH THE SERVICE BURIED AT METER INSTALLATION DEPTH.
7. ANY VEGETATION WITHIN OR OUTSIDE OF THE TRANSMISSION EASEMENT THAT WILL POSE A GROW-IN, FALL-IN, OR BLOWING TOGETHER THREAT (TYPICAL MAXIMUM MATURE HEIGHT GREATER THAN 15' WITHIN THE TRANSMISSION EASEMENT DEPENDING UP VOLTAGE), LIMIT OR BLOCK ACCESS, LIMIT THE SAFE AND RELIABLE OPERATION, EMERGENCY RESTORATION, OR MAINTENANCE OF THE TRANSMISSION FACILITIES; OR LIMIT THE FULL USE OF THE EASEMENT FOR ITS INTENDED PURPOSES, IS INCOMPATIBLE WITH THE HIGH VOLTAGE TRANSMISSION POWER LINES AND THEREFORE COULD BE SUBJECT TO REMOVAL BY DUKE ENERGY.

SANITARY SEWER LEG END:

- SAN — SANITARY SEWER
- MANHOLE
- (S-10) SANITARY MANHOLE NUMBER
- DOUBLE SERVICE —
- SINGLE SERVICE —

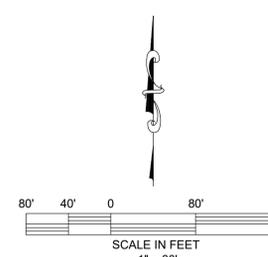
WATER LEGEND:

- WAT — WATER MAIN
- WAT 1 — FIRE HYDRANT ASSEMBLY (FHA)
- ⊥ TEE
- ⌋ BEND
- ⊕ DOUBLE SERVICE
- ⊖ SINGLE SERVICE
- ⊕ GATE VALVE & BOX
- ⊕ BLOW OFF ASSEMBLY
- (SP #) SAMPLE POINT NUMBER
- (FH #) FIRE HYDRANT NUMBER
- SAMPLE POINT
- ◊ REDUCER

CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS

ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST CITY OF OCALA SPECIFICATIONS.

Approval Stamp



REVISIONS

DATE

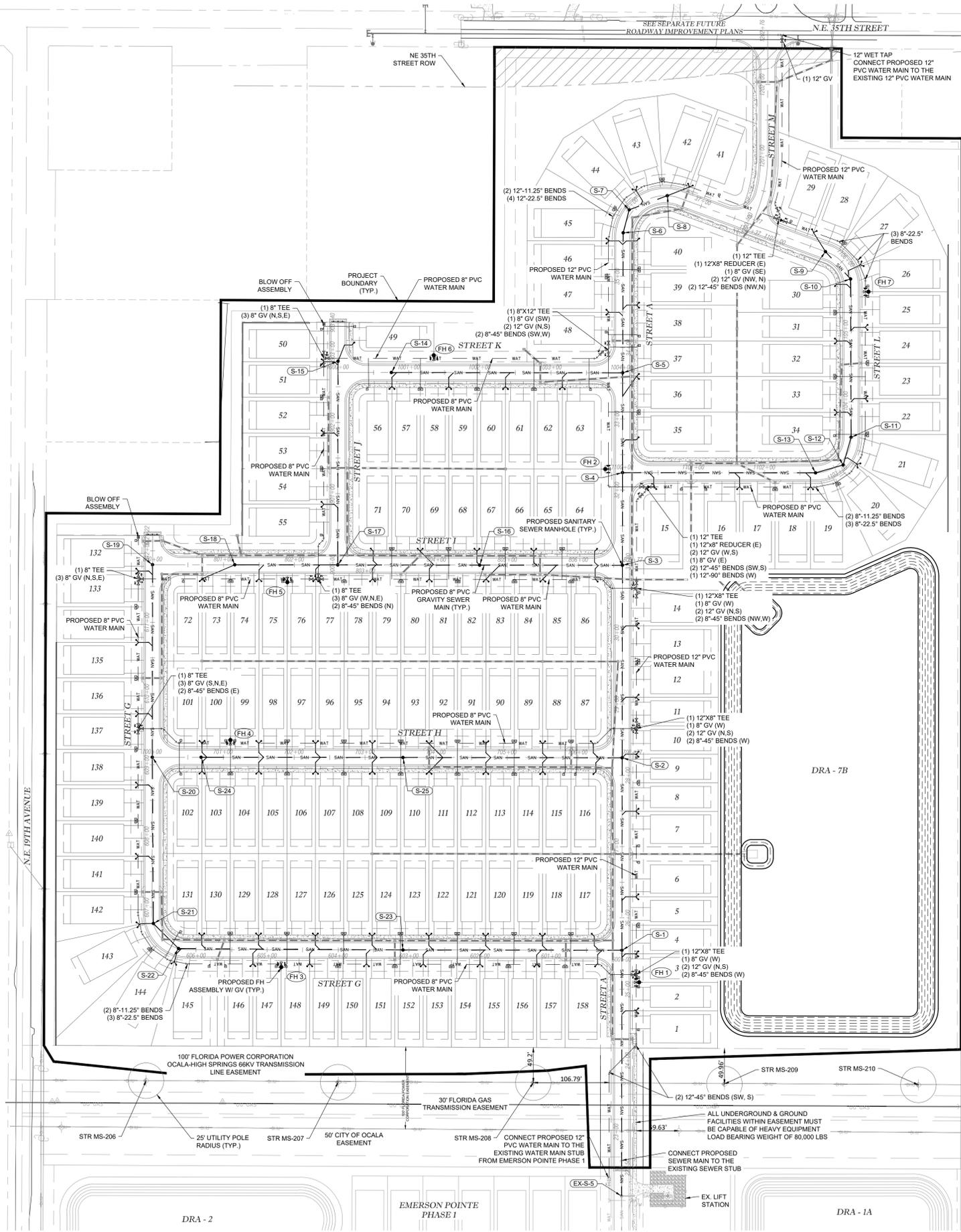
IMPROVEMENT PLANS
EMERSON POINTE PHASE 2
MARION COUNTY, FLORIDA

MASTER UTILITY PLAN

DATE 7/15/2024
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8362

SHT. 06.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DRA - 2

EMERSON POINTE
PHASE 1

DRA - 1A

