

# OAKMONT PHASE 4 A PLANNED DEVELOPMENT

LYING IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE  
18 EAST ALACHUA COUNTY, FLORIDA



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PLAT BOOK \_\_\_\_\_, PAGE \_\_\_\_\_  
SHEET THREE OF FOUR

### BUILDING SETBACKS:

- BUILDING SETBACKS (UNLESS SHOWN OTHERWISE)
  - FRONT = 5'
  - REAR = 10'
  - SIDE = 0'
  - SIDE (STREET) = 5'
- ACCESSORY STRUCTURE SETBACKS
  - REAR = 5'

### MINIMUM FINISHED FLOOR ELEVATION NOTE:

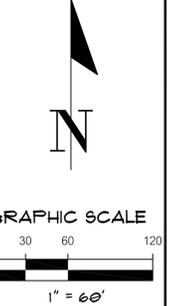
FFE = MINIMUM FFE TO BE AT LEAST 6" ABOVE THE LOWEST UPSTREAM SANITARY SEWER MANHOLE TOP OR THE LOT MUST HAVE AN APPROVED SEWAGE BACKWATER VALVE INSTALLED ON THE SANITARY SEWER LATERAL UPSTREAM OF THE GRU CLEANOUT; THE FFE MUST MEET THE ELEVATION LISTED (OR HAVE THE BACKWATER VALVE) AND BE 18 INCHES ABOVE THE CLEANOUT INVERT ELEVATION FOR THAT LOT, WHICHEVER IS HIGHER.

\*\*\*FFE = TWO MINIMUM FLOOD ELEVATIONS AND A LOWEST LOT ELEVATION WERE CALCULATED FOR LOTS WITHIN THE 100 YEAR FLOOD PLAIN AND ADJACENT TO STORMWATER BASINS. THE MINIMUM FFES WERE CALCULATED BY ADDING 1 FOOT TO THE TOP OF BANK ELEVATIONS AND THE LOWEST LOT ELEVATION. THE FFE SHOWN ON EACH LOT IS THE HIGHEST OF THE THREE CALCULATED MINIMUM FFES. IN NO CASE SHALL THE MINIMUM FFE FOR ANY LOT ADJACENT TO A STORMWATER MANAGEMENT FACILITY BE LESS THAN THAT SHOWN AS "MIN FFE."

NOTE THAT ALL LOTS HAVE THE "FFE SHOWN FOR SANITARY SEWER REQUIREMENTS. ONLY LOTS ADJACENT TO STORMWATER BASINS AND/OR FLOOD PLAINS HAVE THE "FFE SHOWN FOR THE FLOOD ELEVATION; EACH LOT MUST BE EVALUATED ON A CASE BY CASE BASIS AND WITH THE ELEVATIONS SHOWN ON THE LOT AND INFORMATION ABOVE TO DETERMINE THE FINAL APPROPRIATE FFE FOR THE LOT.

### LEGEND:

- = FOUND 5/8" STEEL REBAR & CAP MARKED "P.R.M. LB 5075"
- = SET 5/8" STEEL REBAR AND CAP MARKED "P.R.M. LB 5075"
- ▲ = SET NAIL & DISK (STAMPED CHW FCP LB 5075)
- RW = RIGHT-OF-WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.U.E. = PUBLIC UTILITIES EASEMENT
- C.A. = COMMON AREA
- O.S. = OPEN SPACE
- SF = SQUARE FEET
- B.S.L. = BUILDING SETBACK LINE
- MIN. = MINIMUM
- FFE = FINISHED FLOOR ELEVATION
- PG. = PAGE
- ID = IDENTIFICATION
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PCP = PERMANENT REFERENCE MONUMENT



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	39.27	25.00	90°00'00"	25.00	35.36	N 45°21'54"W
C2	39.27	25.00	90°00'00"	25.00	35.36	S 44°38'06"E
C3	52.82	257.50	11°45'11"	26.50	52.73	N 84°29'19"W
C4	34.14	25.00	78°14'49"	20.33	31.55	N 39°29'19"W
C5	42.07	25.00	96°25'20"	27.97	37.28	S 47°50'46"W
C6	36.43	325.00	6°25'20"	18.23	36.41	S 87°09'14"E
C7	39.44	25.00	90°23'58"	25.17	35.48	S 45°58'40"E
C8	81.43	330.00	14°08'18"	40.92	81.22	N 7°26'03"E
C9	62.73	492.34	7°18'00"	31.41	62.69	N 83°58'41"E
C10	18.55	20.00	53°07'48"	10.00	17.89	S 63°41'00"E
C11	37.29	80.00	26°30'11"	18.84	36.68	N 50°22'11"W
C12	22.08	20.00	63°15'23"	12.32	20.98	S 31°59'36"E
C13	8.91	20.00	25°31'14"	4.53	8.84	S 13°07'45"E
C14	36.80	25.00	83°53'31"	22.47	33.42	S 42°18'40"E
C15	78.54	50.00	90°00'00"	50.00	70.71	S 45°21'54"E
C16	78.54	50.00	90°00'00"	50.00	70.71	N 44°38'06"E
C17	26.24	50.00	28°55'27"	12.90	24.97	S 14°49'38"E
C18	157.08	300.00	30°00'00"	80.38	155.29	N 75°21'54"W
C19	157.08	300.00	30°00'00"	80.38	155.29	S 75°21'54"E
C20	78.54	300.00	15°00'00"	39.50	78.32	N 82°51'54"E
C21	78.54	300.00	15°00'00"	39.50	78.32	S 82°51'54"E
C22	78.79	300.00	15°02'55"	39.63	78.57	N 6°58'44"W
C23	125.66	80.00	90°00'00"	80.00	113.14	N 45°21'54"W
C24	39.27	25.00	90°00'00"	25.00	35.36	S 45°21'54"E
C25	39.27	25.00	90°00'00"	25.00	35.36	N 44°38'06"E
C26	39.27	25.00	90°00'00"	25.00	35.36	S 45°21'54"E
C27	39.27	25.00	90°00'00"	25.00	35.36	N 44°38'06"E

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C28	49.48	75.00	37°47'50"	25.68	48.59	N 18°32'04"E
C29	49.48	75.00	37°47'56"	25.66	48.59	N 56°19'59"E
C30	18.85	75.00	14°24'08"	9.48	18.80	N 82°26'02"E
C31	51.89	25.00	118°55'27"	42.38	43.06	S 30°10'22"W
C32	22.67	25.00	51°57'43"	12.18	21.90	N 64°23'03"W
C33	13.55	25.00	31°03'08"	6.88	13.38	N 22°52'37"W
C34	30.63	90.00	21°96'18"	15.51	30.44	S 18°19'12"E
C35	51.89	25.00	118°55'27"	42.38	43.06	N 30°10'22"E
C36	37.29	80.00	26°30'11"	18.99	36.95	N 15°56'13"W
C37	38.30	25.00	87°46'48"	24.05	34.66	S 46°28'30"E
C38	179.33	342.50	30°00'00"	91.77	177.29	N 75°21'54"W
C39	124.22	257.50	27°46'28"	63.66	123.61	S 74°15'08"E
C40	10.00	257.50	2°13'32"	5.00	10.00	S 89°15'08"E
C41	17.81	342.50	2°58'45"	8.91	17.81	N 88°52'32"W
C42	24.07	342.50	4°01'38"	12.04	24.07	N 85°22'03"W
C43	41.93	25.00	96°05'45"	27.81	37.19	N 48°35'36"E
C44	70.92	270.00	15°02'56"	35.66	70.71	N 6°58'44"W
C45	179.33	342.50	30°00'00"	91.77	177.29	S 75°21'54"E
C46	134.83	257.50	30°00'00"	69.00	133.29	N 75°21'54"W
C47	26.18	25.00	60°00'00"	14.43	25.00	S 59°38'06"E
C48	13.09	25.00	30°00'00"	6.70	12.94	N 14°38'06"E
C49	39.27	25.00	90°00'00"	25.00	35.36	N 45°21'54"W
C50	39.27	25.00	90°00'00"	25.00	35.36	S 45°21'54"E
C51	71.15	107.50	37°55'28"	36.94	69.86	N 42°03'41"W
C52	42.65	107.50	22°44'02"	21.61	42.37	N 11°43'56"W
C53	82.47	52.50	90°00'00"	52.50	74.25	N 45°21'54"W
C54	39.27	25.00	90°00'00"	25.00	35.36	S 44°38'06"E

LINE	DIRECTION	LENGTH
L6	N 89°38'06"E	60.00'
L7	S 0°21'54"E	5.58'
L8	N 89°38'06"E	55.00'
L9	N 0°22'37"W	48.80'
L10	N 14°30'12"W	30.29'
L11	N 75°29'48"E	60.00'
L12	N 14°30'12"E	78.12'
L13	N 14°30'12"E	78.12'
L14	N 14°30'12"E	78.12'

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