

BUILDING SETBACKS:

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

**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

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.

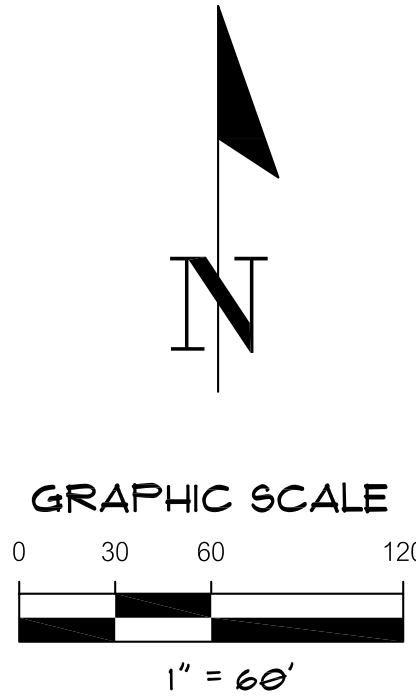
**FFE = TWO MINIMUM FLOOD ELEVATIONS AND A LOWEST LOT ELEVATION WERE CALCULATED FOR LOTS WITHIN THE 100 YEAR FLOOD PLAIN AND ADJACENT TO STORMWATER BASINS. THE MINIMUM FFEs WERE CALCULATED BY ADDING 1 FOOT TO THE TOP OF BANK ELEVATIONS AND THE LOWEST LOT ELEVATION. THE FFE SHOWN ON EACH LOT IS THE HIGHEST 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 PCP LB 5075)
- R/W = 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



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