



SUBMITTAL SUMMARY REPORT 30395

PLAN NAME: FREEDOM CROSSINGS MASS GRADING PLAN

LOCATION:

APPLICATION DATE: 07/14/2023

PARCEL:

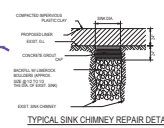
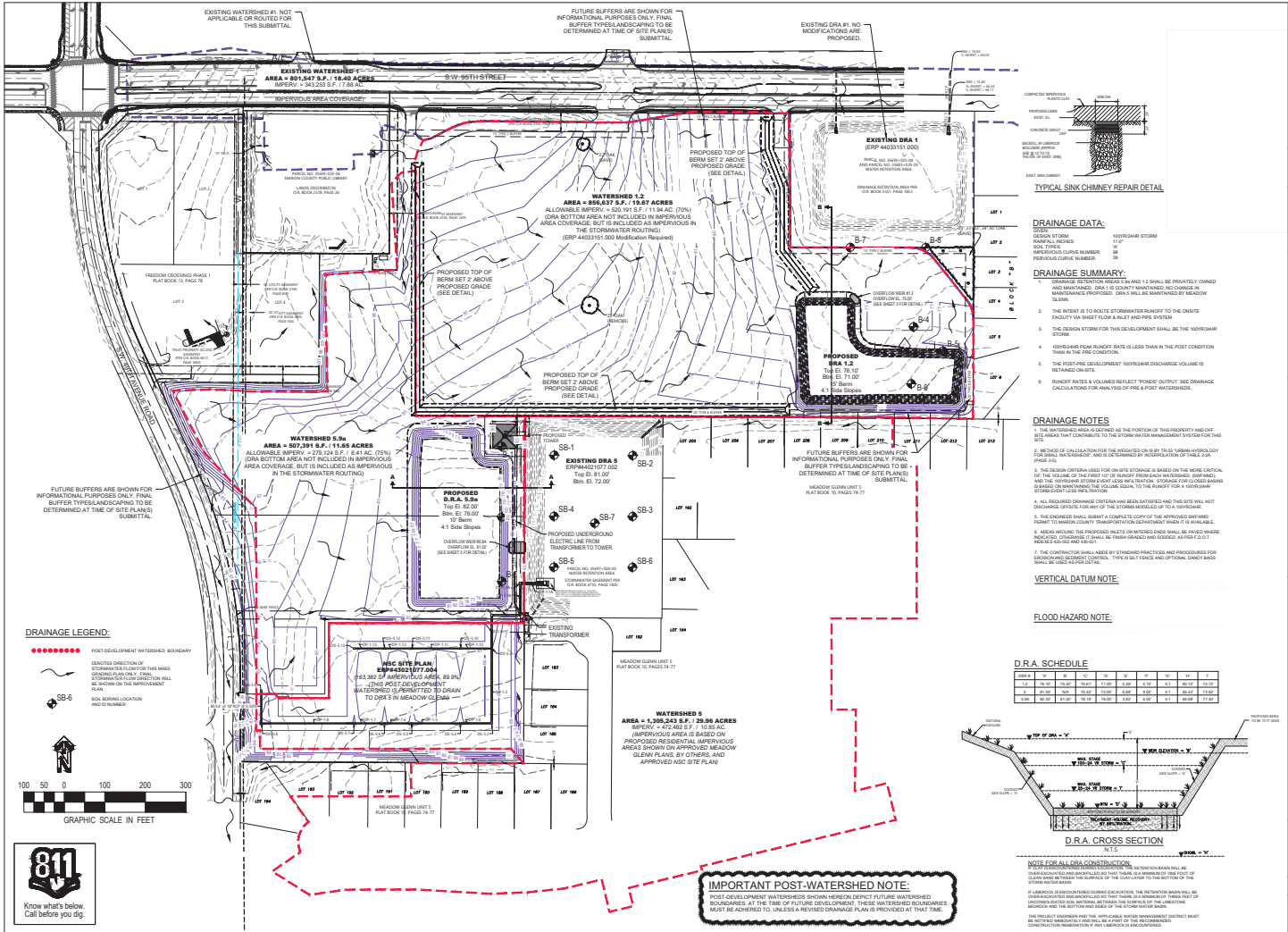
DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Paolo Mastroserio	Mastroserio Engineering, Inc
Engineer of Record	Paolo Mastroserio	Mastroserio Engineering, Inc

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	03/19/2026	03/26/2026	04/01/2026	Approved
OCE: Plan Review (DR) v.2	02/06/2026	02/13/2026	02/23/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	09/03/2025	09/10/2025	01/22/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/26/2026	03/26/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kenneth Odom	03/26/2026	03/23/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/26/2026	03/20/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	William Poole	03/26/2026	03/25/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		03/26/2026	04/01/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	03/26/2026	03/31/2026	Approved
<i>Recommendations</i>	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
<i>Recommendations</i>	Please provide a copy of the NPDES permit or NOI prior to construction. - Please provide a copy of the NPDES permit or NOI prior to construction.			
<i>Recommendations</i>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/26/2026	03/19/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/26/2026	03/20/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/26/2026	03/26/2026	Approved
<i>Comments</i>	Previously approved - No utilities are shown on the grading plan. Marion County Utilities reserves the right to provide additional comments during the site plan review			
<i>Recommendations</i>	If re-submission is required. Please change: Cover Page - The parcel #'s under SITE are wrong. Listed as 35623-025-04, should be 35695			



DRAINAGE DATA:
 DESIGN: 100%
 WATERSHED STORM: 100%
 SOIL TYPE: 100%
 PREVIOUS CURVE NUMBER: 100%
 PREVIOUS CURVE NUMBER: 100%

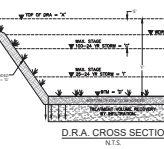
- DRAINAGE SUMMARY:**
1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF SITE AREAS THAT CONTRIBUTES TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS PROPERTY.
 2. THE DESIGN STORM FOR THIS DEVELOPMENT SHALL BE THE 100-YEAR STORM.
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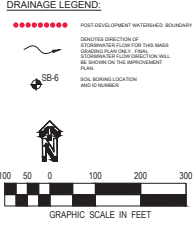
VERTICAL DATUM NOTE:
 FLOOD HAZARD NOTE:

D.R.A. SCHEDULE

Flow	1	2	3	4	5	6	7	8	9	10
1.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
9.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00



IMPORTANT POST-WATERSHED NOTE:
 POST-DEVELOPMENT WATERSHEDS SHOWN HEREIN REFLECT FUTURE WATERSHED BOUNDARIES AT THE TIME OF FUTURE DEVELOPMENT. THESE WATERSHED BOUNDARIES MUST BE CHECKED TO ENSURE A REVISED DRAINAGE PLAN IS PROVIDED AT THAT TIME.



DATE	REVISION DESCRIPTION
08-18-20	RESPONSE TO COUNTY SUBMITTAL
08-18-20	SWF AND DRA 1 COUNTY #2

DATE	DESIGNED BY	CHECKED BY	DATE
08-18-20	MM	MM	08-18-20

DATE	ENGINEER'S CERTIFICATION
08-18-20	MAINTENANCE ENGINEERING INC. 1000 W. 10TH STREET, SUITE 200, OKLAHOMA CITY, OKLA. 73106

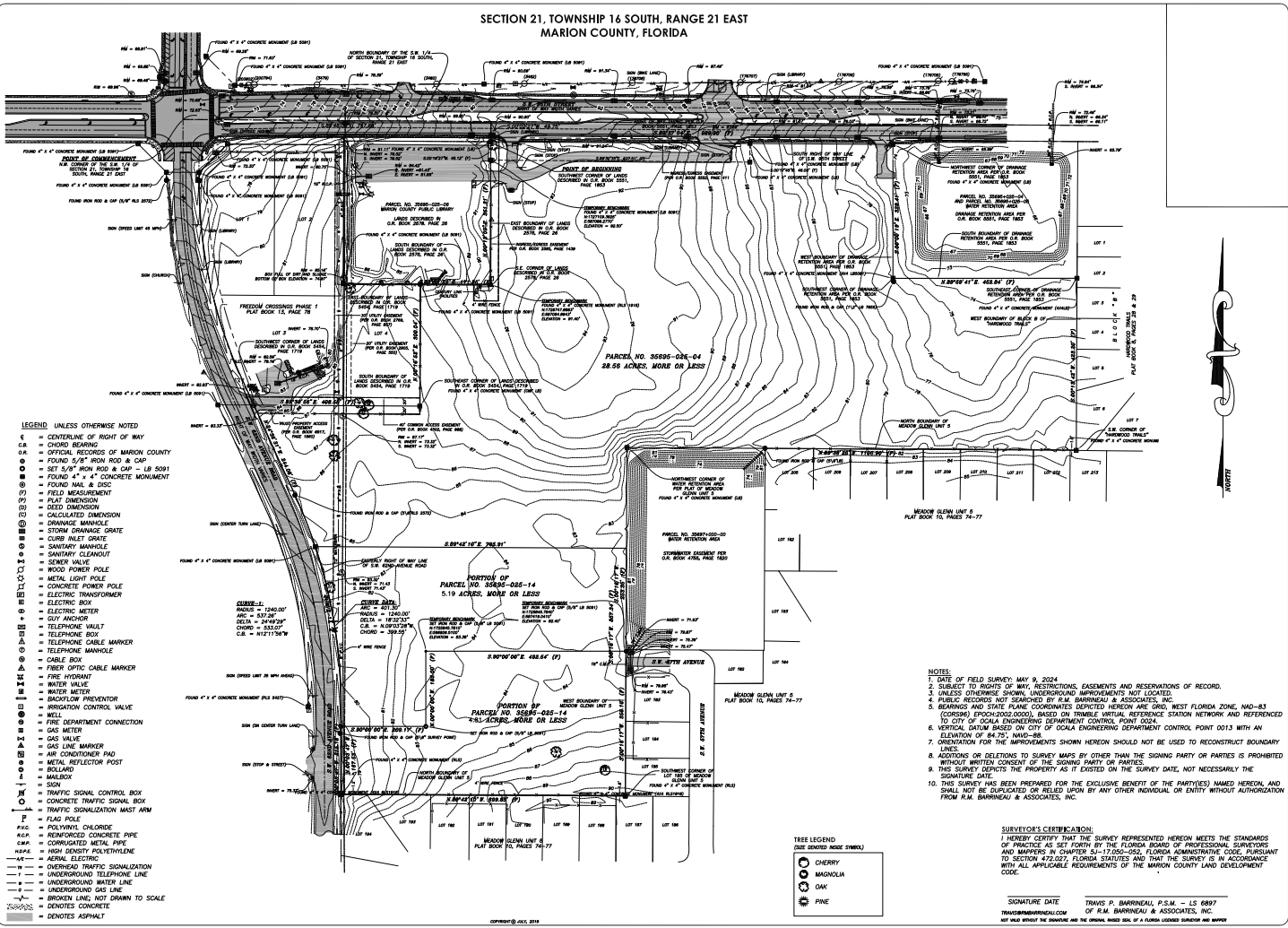
PROJECT	TITLE
FREEDOM CROSSINGS - MASS GRADING PLAN	DRAINAGE PLAN

SCALE:
1" = 100'

JOB#
22-05

SHEET
C3 OF 7

SECTION 21, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



- LEGEND UNLESS OTHERWISE NOTED**
- CENTERLINE OF RIGHT OF WAY
 - CHORD BEARING
 - OFFICIAL RECORDS OF MARION COUNTY
 - FOUND 5/8" IRON ROD & CAP - LB 5091
 - FOUND 4" x 4" CONCRETE MONUMENT
 - FOUND NAIL & DISC
 - FIELD MEASUREMENT
 - FLAT DIMENSION
 - GROUND DIMENSION
 - CALCULATED DIMENSION
 - DRAINAGE MANHOLE
 - STORM DRAINAGE GRATE
 - CURB INLET GRATE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - SEWER VALVE
 - WOOD POWER POLE
 - METAL LIGHT POLE
 - CONCRETE POWER POLE
 - ELECTRIC TRANSFORMER
 - ELECTRIC BOX
 - ELECTRIC METER
 - COP ANCHOR
 - TELEPHONE VAULT
 - TELEPHONE BOX
 - TELEPHONE CABLE MARKER
 - TELEPHONE MANHOLE
 - CABLE BOX
 - FIBER OPTIC CABLE MARKER
 - FIBRE WIREMAN
 - WATER VALVE
 - WATER METER
 - BACKFLOW PREVENTER
 - IRRIGATION CONTROL VALVE
 - BELL
 - FIRE DEPARTMENT CONNECTION
 - GAS METER
 - GAS VALVE
 - GAS LINE MARKER
 - AIR CONDITIONER PAD
 - METAL REFLECTOR POST
 - BOLLARD
 - MAILBOX
 - SIGN
 - TRAFFIC SIGNAL CONTROL BOX
 - CONCRETE TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNALIZATION MAST ARM
 - FLAG POLE
 - POLYVINYL CHLORIDE
 - REINFORCED CONCRETE PIPE
 - CORRUGATED METAL PIPE
 - HIGH DENSITY POLYETHYLENE
 - AERIAL ELECTRIC
 - OVERHEAD TRAFFIC SIGNALIZATION
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND GAS LINE
 - BROKEN LINE, NOT DRAWN TO SCALE
 - DENOTES CONCRETE
 - DENOTES ASPHALT

NOTES:

- DATE OF FIELD SURVEY: MAY 9, 2024
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
- UNLESS OTHERWISE SHOWN, UNDERGROUND MARKING(S) NOT LOCATED.
- PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
- BEARINGS AND STATE PLANE COORDINATES DERIVED HEREON ARE ONLY WEST FLORIDA ZONE, NAD-83 (CORRIG) EPOCH 2022 (0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK AND REFERENCED TO CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0013 WITH AN ELEVATION OF 84.25' NAVD-83.
- VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0013 WITH AN ELEVATION OF 84.25' NAVD-83.
- ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 14-17.000-002, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

SIGNATURE DATE: TRAVIS P. BARRINEAU, P.S.M. - LS 6887
 TRAVIS.P.BARRINEAU@RMBARRINEAU.COM
 OF R.M. BARRINEAU & ASSOCIATES, INC.
 107 WEST BROADWAY, SUITE 200, OCALA, FLORIDA 34476-1000

DATE	
BY	
REVISIONS	
NO.	
DATE	
BY	
REVISIONS	
NO.	
DATE	
BY	
REVISIONS	
NO.	

R.M. BARRINEAU & ASSOCIATES
 107 WEST BROADWAY, SUITE 200, OCALA, FLORIDA 34476-1000
 TEL: 352.309.1111 FAX: 352.309.1112
 WWW.RMBARRINEAU.COM

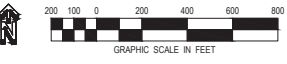
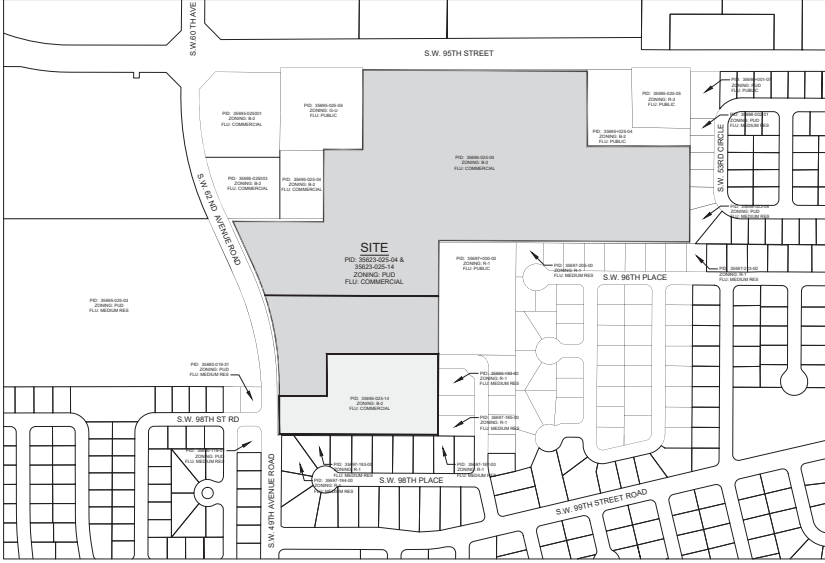
TOPOGRAPHIC SURVEY FOR:
JOHN S. RUDNIAK, TRUSTEE

DATE: 05-09-24
 SHEET: 01 OF 11

FREEDOM CROSSINGS - MASS GRADING PLAN

CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS AND NOT HAVE UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESP. DESIGN. CHANGES TO THESE PLANS MUST BE APPROVED AND SEALED BY THE SURVEYOR AND ENGINEER. SHALL BE KEPT BY THE CONTRACTOR AND BE AVAILABLE FOR REVIEW AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROFESSIONAL ENGINEER AND THE PROFESSIONAL SURVEYOR WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS UNLESS THEY ARE IDENTIFIED IN THE PROFESSIONAL ENGINEER'S AND SURVEYOR'S DOCUMENTS.
2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS FROM APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.
3. ALL EXISTING UTILITIES AND SERVICES ARE SHOWN ON THE SURVEY. ALL EXISTING UTILITIES AND SERVICES MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A UTILITY INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED TO THE SATISFACTION OF THE CONTRACTOR. ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE CONTRACTOR'S BEST EFFORTS TO LOCATE UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT.
4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND CONSTRUCTION METHODS SPECIFIED IN THE MARION COUNTY AND DEVELOPMENT REGULATIONS. THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL AND THE SAINT JOHN RIVER WATER MANAGEMENT DISTRICT REGULATIONS.
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 OBTAINING THE AS-BUILT DRAWINGS AND DURING THE PHASE OF THE SITE, A SURVEY MUST BE OBTAINED IF CHANGES TO THE AS-BUILT DRAWINGS ARE MADE.
7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF BUILDING AREAS. THE DRAINAGE RETENTION AREA SHALL BE LOCATED TO WITHIN 1 FOOT OF THE FINISHED GRADE. THE DRAINAGE RETENTION AREA SHALL BE LOCATED TO WITHIN 1 FOOT OF THE FINISHED GRADE. THE DRAINAGE RETENTION AREA SHALL BE LOCATED TO WITHIN 1 FOOT OF THE FINISHED GRADE. THE DRAINAGE RETENTION AREA SHALL BE LOCATED TO WITHIN 1 FOOT OF THE FINISHED GRADE.
8. ALL DESIGN CONTROL, MAINTENANCE AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. THIS IS ALL TRENCH SHALL BE INSTALLED AND APPROVED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT.
9. IF A REMEDIATION IS REQUIRED FOR THIS SITE, ALL APPLICABLE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT.
10. IF DURING ROAD CONSTRUCTION ANY UNDESIRABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF 2 FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE UNDERCUT. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTROL THE PROJECT IMMEDIATELY FOR SOILS PROTECTION.
11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ANY UTILITIES WITH THE UTILITY COMPANY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT.
12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR AEROSOL AND ACCESSIBLE TO ALL VEHICLES.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DOCUMENTATION (TEMPORARY OR PERMANENT) A CONSTRUCTION STAGING THAT HAS BEEN IMPROVED OR DESTROYED. TO THE CONTRACTOR'S CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT.
14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SUBSEQUENT REQUIREMENTS IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
15. ALL QUALITY CONTROL IDENTIFY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.
16. ALL EXISTING MATERIAL SHALL BE EXPOSED UNLESS A LOCATION IS DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNDESIRABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE SPECIFIED BY THE PROJECT ENGINEER AND/OR DEVELOPER.
17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY SHALL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT. A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL COMPLY WITH THE MARION COUNTY ENGINEERING DEPARTMENT REGULATIONS.
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LOCATION MAP

SEC. 21, TWP. 16, RGE. 21
MARION COUNTY, FLORIDA

DRAINAGE CONSTRUCTION SPECIFICATION:

- NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE OFFICE OF THE COUNTY ENGINEER.
- CONCURRENCY NOTE: THE PROJECT ENGINEER HAS REVIEWED THE CONSTRUCTION SPECIFICATIONS AND HAS DETERMINED THAT THEY ARE IN CONFORMANCE WITH THE MARION COUNTY AND DEVELOPMENT REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES THROUGHOUT THE ENTIRE PROJECT.
- TRAFFIC TRIP GENERATION NOTE: THE INTENT OF THIS PLAN IS FOR CONFORMANCE AND ESTIMATION ONLY. FUTURE IMPROVEMENTS AND/OR CHANGES TO THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONSTRUCTION VEHICLE ROUTE: CONSTRUCTION VEHICLES SHALL USE SW 47TH AVENUE ROAD AND SW 96TH STREET.

DATA BLOCK OF SITE COVERAGE:

(DATE COVERED ONE 1)

TOTAL SITE AREA = 1,671,011 S.F. OR 38.36 AC.

EXISTING COVERAGE:

SITE IS CURRENTLY VACANT.

TOTAL ALLOWABLE IMPERVIOUS: 163,382 SF

STORAGE FACILITY (APPROVED): 799,315 SF

TOTAL IMPERVIOUS: 962,697 SF (57.61%)

OPEN SPACE: 708,314 SF (42.39%)

NOTE: IMPERVIOUS COVERAGE STOPPED ABOVE 80.23%.

THE TOTAL TOTAL FOOT DEVELOPMENT IMPERVIOUS AREA WILL NOT EXCEED THIS AREA. THE FINAL IMPERVIOUS AREA WILL BE SHOWN ON THE APPROVED IMPROVEMENT PLANS FOR THIS DEVELOPMENT.

SITE DATA:

PROJECT NAME: FREEDOM CROSSINGS - MASS GRADING PLAN

PROJECT LOCATION: Ocala, FL, SEC. 21, TWP. 16, RGE. 21

OWNER: JOHN RUDINOWNY, TRUSTEE AND NIS FREEDOM CROSSINGS LLC

ADDRESS: 3000-02-14

PARCEL AREA: 1,671,011 S.F. = 38.36 ACRES +/-

PROJECT AREA: 1,671,011 S.F. = 38.36 ACRES +/-

CURRENT ZONING: PDC & FLZ

CURRENT LAND USE: COMMERCIAL

BUILDING F.A.R.: TO BE DETERMINED

BUILDING USE: PDC COMMERCIAL

TO BE DETERMINED WITH FUTURE PLAN SUBMITAL.

ENGINEER'S CERTIFICATION:

I, PAOLO MASTROBERO, PROFESSIONAL ENGINEER, LICENSE NO. 58991, THIS DAY HAVE BEEN DULY AND SOLELY RESPONSIBLE FOR THE DESIGN, PROFESSIONAL ENGINEERING, AND SEALING OF THESE PLANS. I HAVE REVIEWED THE DOCUMENT AND I CERTIFY THAT THE DESIGN AND SEALING OF THESE PLANS ARE IN ACCORDANCE WITH THE MARION COUNTY AND DEVELOPMENT REGULATIONS. I HAVE REVIEWED THE DOCUMENT AND I CERTIFY THAT THE DESIGN AND SEALING OF THESE PLANS ARE IN ACCORDANCE WITH THE MARION COUNTY AND DEVELOPMENT REGULATIONS. I HAVE REVIEWED THE DOCUMENT AND I CERTIFY THAT THE DESIGN AND SEALING OF THESE PLANS ARE IN ACCORDANCE WITH THE MARION COUNTY AND DEVELOPMENT REGULATIONS.

PAOLO MASTROBERO, P.E.
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352) 433-2189
EMAIL: PAOLO@MASTROBEROENG.COM

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE SUCCESSOR AND ASSIGNEE OF ALL RIGHTS AND INTERESTS IN THE PROJECT AND THAT I HAVE REVIEWED THE DOCUMENT AND I CERTIFY THAT THE DESIGN AND SEALING OF THESE PLANS ARE IN ACCORDANCE WITH THE MARION COUNTY AND DEVELOPMENT REGULATIONS. I HAVE REVIEWED THE DOCUMENT AND I CERTIFY THAT THE DESIGN AND SEALING OF THESE PLANS ARE IN ACCORDANCE WITH THE MARION COUNTY AND DEVELOPMENT REGULATIONS. I HAVE REVIEWED THE DOCUMENT AND I CERTIFY THAT THE DESIGN AND SEALING OF THESE PLANS ARE IN ACCORDANCE WITH THE MARION COUNTY AND DEVELOPMENT REGULATIONS.

JOHN R. RUDINOWNY, TRUSTEE AND NIS FREEDOM CROSSINGS LLC
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352) 433-2189
EMAIL: JOHN@NISFREEDOMCROSSINGS.COM

GENERAL NOTES:

1. THE SURVEY AND TOPOGRAPHIC SURVEY WAS PROVIDED BY R.M. BARNHART & ASSOCIATES, INC.
2. TREE SURVEY WAS PROVIDED BY R.M. BARNHART & ASSOCIATES, INC.
3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE OBTAINED PRIOR TO CONSTRUCTION.
4. ALL CONSTRUCTION AT THIS SITE SHALL BE DESIGNED FOR ELEVATIONS ABOVE THE HYDROGRAPHIC MAXIMUM 5' IN THE ELEVATION OF ADJACENT LOW FLOOD AREAS.
5. A TRAFFIC STUDY IS NOT REQUIRED (SEE TRAFFIC STATEMENT).
6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.
7. THE DEVELOPER SHALL CONSTRUCT LANDSCAPE IMPROVEMENT AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACES AS SHOWN ON THESE PLANS.
8. THE REQUIRED SETBACKS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.
9. MASTROBERO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.
10. AN AS-BUILT CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES PROVIDED IN THESE PLANS.
11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

WATER AND SEWER NOTES:

1. FUTURE WATER SUPPLY SHALL BE PROVIDED VIA A CONNECTION TO EXISTING WATER MAIN. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE AS EACH LOT IS DEVELOPED.
2. FUTURE SEWAGE COLLECTION SHALL BE PROVIDED VIA A CONNECTION TO A PROPOSED GRAVITY SEWER SYSTEM AND SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE AS EACH LOT IS DEVELOPED.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ZDP & DEPARTMENT OF HEALTH.
4. WATER USAGE = 10A
5. WATER USAGE = 10A

PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE SOUTHWESTERN SECTION OF MARION COUNTY, FLORIDA.
2. THE PROPERTY IS OWNED BY JOHN RUDINOWNY, TRUSTEE.
3. THIS PROJECT SHALL BE DEVELOPED BY JOHN R. RUDINOWNY, TRUSTEE.

PROJECT AREA & GENERAL PURPOSE NOTE:

THE TOTAL SITE AREA IS 38.36 ACRES WITH A PROPOSED PROJECT AREA OF APPROXIMATELY 30.4 ACRES. THE PURPOSE OF THIS PLAN IS TO PROVIDE A MASS GRADING PLAN WITH THE REQUIRED DRAINAGE RETENTION AREA TO SERVE THE FUTURE DEVELOPMENT.

SPRINGS PROTECTION ZONE NOTE:

ALL FUTURE EXISTING LOTTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6. FUTURE LOTTING.

SITE LIGHTING NOTE:

ALL FUTURE EXISTING LOTTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6. FUTURE LOTTING.

INDEX OF SHEETS:

001	TITLE SHEET
002	EROSION CONTROL
003	DRAINAGE PLAN
004	DRAINAGE CALCULATIONS
005	SPR. SHEETS - DETAILS
006	GRADING PLAN
501-02	SURVEY



WAIVERS APPROVED:

CODE	REVISION	DESCRIPTION	DATE	CONDITIONS	INITIALS
2-03	CURRENT REVISION 1	APPROVED subject to providing survey and updated measurements for the site and accordance with the 811 database			TJSP

FREEDOM CROSSINGS - MASS GRADING PLAN
MARION COUNTY, FLORIDA, SEC. 21, TWP. 16, RGE. 21

TITLE: TITLE SHEET

JOB# 22-05

SHEET C1 OF 7

DATE	REVISION / DESCRIPTION
06-18-25	REVISED RAI 1 & RAI 2

SCALE: 1"=200'

MASTROBERO ENGINEERING, INC.
CASE 03109
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352) 433-2189
EMAIL: PAOLO@MASTROBEROENG.COM

DRAWING FILE: DESIGNED BY: PM
TITLE: DRAWN BY: WPD
DATE: 07-10-23
CHECKED BY: PM

PAOLO MASTROBERO, P.E. 58991 DATE: 07-10-23
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352)433-2189

