



SUBMITTAL SUMMARY REPORT
32788

PLAN NAME:	MIDWAY TERRACE	LOCATION:	7191 MIDWAY TER ALL UNITS OCALA,
APPLICATION DATE:	04/23/2025	PARCEL:	9007-0101-32
DESCRIPTION:	THE ONLY CHANGES TO THE APPROVED PLAN ARE THE RELOCATION OF THE DRAINAGE RETENTION AREA, A SMALL AMOUNT OF ADDITIONAL IMPERVIOUS PAVEMENT AREA, MINOR GRADING REVISIONS, AND THE UPDATED PIPE CONVEYANCE IMPROVEMENTS TO THE PROPOSED DRAINAGE RETENTION AREA. THE APPROVED LANDSCAPE BUFFER AND ALL OTHER IMPROVEMENTS WILL REMAIN AS PERMITTED.		

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review Revision (DR) v.2	07/29/2026	08/05/2026	08/03/2026	Approved
OCE: Plan Review Revision (DR) v.1	06/30/2026	07/15/2026	07/16/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	01/12/2026	01/27/2026	01/12/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		01/27/2026	01/12/2026	Approved
<i>Comments</i>	JAMIE WALDRON / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798			
	YES 2.12.8 - Legal description matches boundary on plan			
	YES 2.12.28 - Correct road names supplied			
	YES 6.2.1.F - North arrow and graphic drawing and written scale On Sheets L001 and L002 the North Arrow is not pointing true north.			
	N/A Additional 911 comments			
Environmental Health (Plans) (Environmental Health)		01/27/2026	01/12/2026	Approved
<i>Comments</i>	YES Central Sewer Central Sewer N/A Lot Size N/A Total Flow N/A Available Area YES DEP Water Approval Central Water N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments Central Sewer/Central Water			
Fire Marshal (Plans) (Fire)			01/12/2026	Approved
<i>Comments</i>	YES 6.18.2 - Fire Flow/Fire Hydrant N/A 6.18.3 - Gated Communities/Properties N/A 6.18.4 - Wildland Interface Area N/A 6.18.5 - Access Control Box YES 6.18.2.D - Fire Department Connections N/A NFPA 1 Chapter 11.10.1 - In Building Minimum Radio Signal Strength YES 6.18.2.G - Painting and Marking of Fire Hydrants YES NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads N/A Additional Fire comments			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)			01/12/2026	Approved
Comments	Zoning: Approved YES 2.12.4.C - Owner and applicant name Included YES 2.12.4.L(1) - Parcel number Included YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Cover sheet C001 indicates incorrect FLU and zoning designation for properties north of project (on Hemlock Loop Terrace). Please correct. Please indicate FLU and zoning designations of properties across Midway Terrace. 6/16/25 - Acknowledged by applicant. YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios) and parking Please indicate proposed and permitted building height. 6/16/25 - Included YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Included INFO 2.12.24 - Landscape requirements/6.8.6 - Buffering Please indicate width of required buffers on site plan. Ensure no structures are within this buffer, per LDC Sec. 6.8.6. Staff does not support separate driveway for garbage collection area. Please relocate and indicate buffering/screening for garbage collection area, per LDC Sec. 6.8.9 6/16/25 - Additional driveway removed by applicant. No structures are allowed within buffer and shall be indicated after-the-fact on as-built. YES 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan Included YES 2.12.6 - Location of water and sewer. Does this need a special use permit? Will be served by central water and sewer. Defer to MCU YES 2.12.9 - Show adjacent streets serving development Included YES 2.12.32 - Show 100yr flood zone Included YES 2.12.32 - Modified Environmental Assessment for Listed Species (LDC 6.5.4) -OR- EALS Exemption Application (LDC 6.5.3) submitted (including habitat assessment as necessary per LDC 6.6.4) Please submit an environmental assessment for listed species (EALS), or EALS exemption request, meeting requirements in LDC Sec. 6.5 6/18/25 - EALS and transect map were submitted separately and transmitted to FWC on 6/18. YES 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading Areas/ 6.11.6 - Construction access/route Adequate parking is provided. For future reference, please indicate number of rooms per unit to calculate parking spaces for residential projects. 1-bedroom multi-family units, for example, only need to provide 1.5 parking spaces instead of 2. See LDC Sec. 6.11.8 and Table 6.11-4. YES 4.4.4 -Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan. Will there be any signs? If so, please indicate on site plan C003. A separate sign permit will be required. 6/16/25 - Acknowledged by applicant. YES 2.12.19 - Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements with all setbacks Included YES 2.12.27 - Show location of outside storage areas Will there be any outdoor storage areas? 6/16/25 - No outdoor storage areas indicated by applicant YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain No ESOZ Primary Springs Protection Zone FEMA Flood Zone X N/A Additional Zoning comments Land Use: Approved YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? YES 2.12.4.L(3) - All applicable Developer's Agreements listed? YES 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note? INFO 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? Site is allowed to have between 14 and 27 residential units on it. Applicant is proposing 15. This is within the allowed density N/A 3.2.3 - NON-RESIDENTIAL - Complies with FAR? YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? N/A 3.3.2.C - Complies with Approved ECSD PUD? N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan? N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan? N/A 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?] N/A 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?] N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed? N/A 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911? N/A 4.1.4.J - [Greenway Setback Provided?] N/A 2.12.16/6.5 - [EALS or EALS-ER provided?] YES 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?] N/A 6.12.2.A - [Local Road right-of-Way Provided?] N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?] N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)? N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?] N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat? N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?] N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?] N/A 6.11.4.E - [Sight Triangle Provided?] N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?] N/A 6.12.12 - [Sidewalks Internal/External Provided?] YES 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available? YES 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required? YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?] N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?] N/A Additional Planning Items:			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		01/27/2026	01/12/2026	Approved
<i>Comments</i> YES 2.12.18 - All trees 10" DBH and larger Show all existing trees on site, aerial indicates trees in middle of parcel,not shown on plans N/A 2.12.25 - Marion Friendly Landscape Areas YES 6.7.3 - Tree protection N/A 6.7.4 - Shade tree requirements YES 6.7.6 - Tree removal submittal requirements Plans indicates 5 existing trees. 3 trees to be preserved, 3 to be removed - 6 existing trees - please confirm YES 6.7.8 - Protected tree replacement requirements YES 6.7.9 - Replacement trees; general requirements YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) YES 6.8.3 - Landscape design standards N/A 6.8.4 - Landscape area requirements for non-residential development YES 6.8.5 - Landscape area requirements for residential and mixed use developments YES 6.8.6 - Buffers 1. OHE along north side of Midway terrace, please show on plans. 2. Large shade trees shall not be within 30' of OHE, please adjust trees, 3. Type A buffer requires 50% shrubs and groundcovers, please show on plans 4. Label buffer types 5. Label buffer material on south buffer YES 6.8.7 - Parking areas and vehicular use areas YES 6.8.8 - Building landscaping YES 6.8.9 - Service and equipment areas confirm location of dumpster with planning/zoning N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities YES 6.8.10 - General planting requirements (specifications) YES 6.8.11 - Landscape installation YES 6.8.12 - Landscape completion inspection requirements YES 6.9.2 - Irrigation plan requirements (details, legend, notes) YES 6.9.3 - Irrigation design standards YES 6.9.5 - Irrigation system installation YES 6.9.6 - Completion inspection requirements YES 6.19.3 - Outdoor lighting plan requirements will there be outdoor lighting? if so, please submit a signed and sealed photometric plan N/A 6.19.4 - Exterior lighting design standards N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone N/A Additional Landscape comments				

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OCE Design (Plans) (Office of the County Engineer)		01/27/2026	01/12/2026	Approved
Comments	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 7/18/25-fee due with resubmittal 6/13/25-fee due with resubmittal 5/8/25-fee due with resubmittal N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC N/A 2.1.3 - Order of plan approval YES 2.12.3 - Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions 6/13/25-Corrected 5/8/25-type of application; Major Site Plan YES 2.12.4.A - Type of application on front page 6/13/25-Corrected 5/8/25-type of application; Major Site Plan YES 2.12.4.B - Project name centered at top of front page YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan YES 2.12.4.E - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived. YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 5/8/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer YES 2.21.2.A - Multi-phase Major Site Plans may include a separate sheet showing independent, stand alone phasing and shall not be subject to a separate Master Plan application YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES 6.2.1.C - Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow and graphic drawing and written scale N/A Legal Documents INFO Additional Development Review Comments After approval, plans will be electronically stamped by the County. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued. Until such time as that development order is issued, the project does not have final approval and construction, if applicable, shall not commence. For plans requiring As-Builts, As-Builts and associated documentation shall be submitted on paper in accordance with current county requirements.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)			01/12/2026	Approved
Comments	YES Major Site Plan Received authorization letter. 6-16-2025 HR Check Sunbiz for Ocala Shores LLC & Magic Shores LLC. Shahbaz Yousaf is not an authorized signer for either LLC. Also on site plan, there are two different LLC listed under the Owner/Developer. They both should have the same name. Either Ocala Shores or Magic Shores. Check project list. 5/15/25 HR IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		01/27/2026	01/12/2026	Approved
Comments	YES 2.12.4.L(9)(b) - Data Block (Impervious Area) YES 2.12.8 - Topographical Contours YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements N/A 2.12.9/10 - Proposed Drainage Right-of-Way/Easements YES 2.12.13/14/15 - General Exhibits N/A 2.12.20 - Stormwater Infrastructure Supports Phasing YES 2.12.38 - Stormwater Maintenance Entity YES 6.13.2.C - Geotechnical Investigation Report YES 6.13.7 - Geotechnical Criteria YES 6.13.2.A(1)/(2) - Contributing Basins/Tc YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations YES 6.13.2.A(4) - Stormwater Features & Connective Elements YES 6.13.2.A(3) - Retention/Detention Area Design Parameters YES 6.13.3 - Type of Stormwater Facility Criteria YES 6.13.4 - Stormwater Quantity Criteria YES 6.13.2.B(4) - Hydrologic Analysis YES 6.13.4.C - Discharge Conditions YES 6.13.2.B(6) - Freeboard YES 6.13.4.D - Recovery Analysis N/A 6.13.5 - Flood Plain & Protection YES 6.13.2.A(8) - Finish Floor Elevation Criteria YES 6.13.6 - Stormwater Quality Criteria N/A 6.12.6 - Roadway Flooding Level of Service N/A 6.13.6.B - Alternative Treatment Techniques YES 6.13.6.C - Best Management Practices YES 6.13.8 - Stormwater Conveyance Criteria YES 6.13.2.B(5) - Hydraulic Analysis N/A 6.13.8.B(3) - Lane Spread Calculations YES 6.13.2.A(9) - Access Accommodates Stormwater YES 6.13.8.B(7) - Minimum Pipe Size YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales YES 6.13.9 - Grading Criteria YES 6.13.2.A(11)(a) - Construction Entrance YES 6.13.2.A(11)(b) - Erosion Control YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References YES 6.13.2.B(8) - Calculation & Plan Consistency INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction. INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction. YES 6.10 - Karst Topography and High Recharge Areas Please provide a signed & sealed Karst analysis. YES 7.1.3 - Drainage Construction Specifications YES 6.13.12 - Operation and Maintenance YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. INFO Additional Stormwater comments 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.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail		01/12/2026	Approved
Comments	ES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. YES 6.2.1.E - Provide drawing legend YES 6.2.1.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Show a minimum of two bench marks per site YES 6.4.7.A(2 & 3) - Bench mark information shown N/A 6.4.7.A(2 & 3) - One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values N/A 6.4.7.B(4) - One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review YES 6.4.7.D - The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted YES 6.4.7.D - A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown YES 6.4.7.E - Line and curve table must be shown on the sheet to which they apply YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend YES 2.12.4.F.(2) - Surveyor and Mapper certification YES 2.12.4.G - Show a location or vicinity map YES 2.12.8 - Provide current boundary and topographic survey less than one year old YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project YES 2.12.10 - Show any known existing or proposed easement or land reservation YES 2.12.11 - Provide an aerial map of the site with a layout of the development YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain N/A Additional Survey comments			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		01/27/2026	01/12/2026	Approved
<i>Comments</i> YES 2.12.9 - Location and dimensions of streets and right-of-way 5/16/25 - Include right-of-way dimensions for Midway Terrace (when showing driveway(s) on opposite side of road as indicated elsewhere). N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan N/A 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend YES 6.11.3 - Traffic Impact Analysis 5/16/25 - Use the fitted curve equation based upon ITE Trip Generation Manual, 11th Ed. to report daily and peak HR of adjacent street traffic (AM and / or PM). N/A 6.11.4.B - Cross access N/A 6.11.4.E - Sight triangle YES 6.11.5 - Driveway access 5/16/25 - 1) Show driveway(s) on opposite side of Midway Terrace for coordination purposes. 2) Relocate dumpster access to an on-site location. YES 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals YES 6.11.9.B - Traffic signs 5/16/25 - Stop sign is required with stop bar. YES 6.11.9.C - Pavement marking 5/16/25 - Label stop bar and reference TS030 on details sheet to reinforce Title sheet construction notes. N/A 6.12.1.A. - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes YES 6.12.12 - Sidewalks 6/25/25 - Applicant indicates a DRC waiver is being requested. 5/16/25 - Sidewalks required on one side of Midway Terrace. Include sidewalk design or apply for DRC waiver to this requirement. N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments				
Utilities (OCE Plans) (Utilities)			01/12/2026	Approved

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Comments

YES Marion County Utilities Contact Information Correctly displayed on cover page.
YES Parcel numbers identified in project match proposed site plan layout 9007-0101-32. Displayed on cover page on arial project map.
YES 6.14.2.A(1) - Public water service area/provider Marion County Utilities
YES 6.14.2.A(1) - Public sewer service area/provider Marion County Utilities
N/A 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
YES 6.14.2.A - Water Connection Requirements 7/22/25 Tapping sleeve shown. Profile 6.19.25 C003 Size on size tap not allowed. Must cut in tee or utilize ductile 2pc tapping tee with restrained glands(2) Still need profile of crossing.
YES 6.14.2.A - Sewer Connection Requirements 6/19/25 - Corrected. Previous comment: C003 - Show method of connection. (2) Plug valve required at connection (3) Need profile on plan sheet, or separate sheet for the utility conflict running under the water main. (4) Plug valve needed at property line. (5) Use poly with casing under the road.
N/A 6.14.2.C.2(e) - Grease Trap, FOG Worksheet
N/A 6.14.2.C - Industrial Pretreatment
N/A 6.14.3 - Onsite Waste Treatment and Disposal System (OSTDS) - connection requirement on plan
YES 6.14.3.B - Springs Protection Zone Located within a Primary Springs Protection Zone.
YES 6.14.4 - Water (potable) Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.
YES 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified 6/19/25 - Irrigation well now proposed and shown on L001. Also addressed in Response Comments. Previous comment: C003 - Need total irrigated sq ft listed on plan page to accompany the MCU irrigation meter.
YES 6.14.4 - Sewer Capital Charges and Flow Rates - proposed use identified to calculate Capital charges and flow rates will be calculated during the permitting stage, before approval.

N/A 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections
YES 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
YES 6.14.5.A(3) - Submittal Requirements - Lift Stations layout, elevations, schedules 7/22/25 Comment Noted 6/19/25 - Provided. EOR is required to ensure lift station is adequate, even if head conditions change within MCU's sewer network. Previous comment: C007- Lift station design and details not provided. Sheet is blank. MCU reserves the right to provide comment.
N/A 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system
YES 6.14.5.A(8) - Submittal Requirements - Connection to existing sanitary system
N/A 6.14.5.B - Construction Notes - Cover, horiz/vert datums, construction requirements
YES 6.14.5.B - Construction Notes - UT DETAILS - current LDC version 7/22/25 Comment Noted 6/19/25 - Corrected. Can remove UT305 all manholes will be private. Previous Comment: C006 - Missing detail for meter bank, 2" and smaller backflow, fire hydrant. (2) manholes on property will be private, do not use MCU covers. (3) UT 205 not needed, please remove.
YES 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) 6/19/25 - Acknowledged. Previous comment: The Engineer of Record is responsible for obtaining all necessary permits and providing Marion County Utilities (MCU) with copies of the permits prior to the start of construction.
YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for water mains to be constructed/owned by developer
YES 6.14.5.C - DEP permit for sewer mains to be constructed/owned by MCU
N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer
YES 6.14.5.D - Hydraulic Analysis 6/19/25 - Acknowledged. Previous comment: Comments pending lift station design and details submitted. Ultimately, it is the Engineer of Record's (EOR's) responsibility to ensure that the proposed lift station is capable of handling the project's flows. Marion County Utilities (MCU) is not responsible for any impacts caused by changes in pressure or flow within the MCU system.
N/A 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
YES 6.14.7 - Construction Inspection - PLAN NOTE: 6/19/25 - Acknowledged. Previous comment: C003- Utility Inspection note to be changed to: MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Construction Manager, Alejandro Rad at Alejandro.Rad@MarionFL.org or 352-307-6012.
YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 7/22/25 - Comment Noted. 6/19/25 For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8

N/A 6.14.9.A - Developer's Agreement
YES 6.14.9.B - Transfer of Facilities to Marion County Utilities - PLAN NOTE: 7/22/25 - Comment Noted. 6/19/25 Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information.

YES 6.14.9.B - Bill of Sale 6/19/25 - Acknowledged. Previous comment: The Bill of Sale consists of three documents and will be provided at the pre-construction meeting. The completed Bill of Sale will be required prior to final inspections and tie-ins. Please note: Marion County Utilities (MCU) will not sign any FDEP clearance applications until the completed Bill of Sale has been received.

N/A 6.15.1 - Potable Water Distribution System
N/A 6.15.2 - Decentralized Water System (WTP)
YES 6.15.3 - Fire Protection/Fire Flow Capacity 6.19.25 Corrected. Previous comment. C003 - 1. Cannot connect 2" fire line to meter bank header. Must connect to 4" separately. (2) 2" meter required for fire line. (3) Will 2" fire line be adequate for all 16 units? (4) Fire hydrant to be located in ROW, not on property. Please defer to Marion County Fire rescue for questions and flow requirements, MCU will provide water.
YES 6.15.4 - Water Main Piping Installation
YES 6.15.5 - Water Service and Connection 7/22/25 8" HDPE shown on plans. TS0900 added to detail sheet, but unable to read. 6.19.25C003: 3" DR-18 has an O.D. of 3.5" and 4" HDPE has an I.D. of 3.97". Per TS009, the I.D. of the casing shall be a minimum of 4" greater than the O.D. of the carrier pipe bell or coupling
YES 6.15.6.A - Potable Water Metering - individual/banked, size
YES 6.15.6.B - Irrigation Water Metering - size 6/19/25 - Irrigation well now proposed. PRZ shown on L001. Previous comment: C003 - RPZ required for irrigation meter. (2) What size is the irrigation meter. (3) See previous comment - irrigated square foot required on plan page.
N/A 6.15.6.C - Sewer service only (water meter required/shown)

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YES 6.15.6.D - Meter Location Within 7.5' utility easement.

YES 6.15.6.E - Meter Easements

YES 6.15.6.F - Meter Boxes 6/19/25: RPZ shown. Irrigation well to feed the lift station. C003 - What water will be used for the lift station? (2) RPZ will be required for any water that will serve the station.

YES 6.15.6.G & H - Meter Sizing 3/4" meter bank with 1" PVC service to buildings.

YES 6.15.7 - Cross Connection Control and Backflow Prevention See previous comment.

N/A 6.15.8 - Public Water Well Standards

N/A 6.15.9 - Wellfield and Water Supply

N/A 6.15.10 - Water Treatment Plants (WTP)

N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)

N/A 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design

YES 6.16.5.A & B - Private Wastewater Pump Stations

N/A 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)

N/A 6.17 - Water Reclamation/Reuse Facilities

YES Article 7 - Construction Standards - PLAN NOTE: 7/22/25 - Comment Noted. 6/19/25 All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

INFO Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities 7/24/25 No fee for this review. 6/19/25 - \$95.00. Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32788

YES Additional Utilities comments For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.

YES Additional Utilities comments 7/22/25 Gate valve and tee shown on plans. 6.19.25 Install gate valve for fire line at connection to 4"

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

N/A Additional Utilities comments

OCE: Plan Review Revision (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	08/05/2026	07/30/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	08/05/2026	07/29/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	08/05/2026	07/30/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	08/05/2026	07/30/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	08/05/2026	07/29/2026	Approved
Comments	Per waiver and previously approved plans			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	08/05/2026	07/30/2026	Approved

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		08/05/2026	07/30/2026	Informational
<i>Comments</i> IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." - DR 7/30/26				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	08/05/2026	08/03/2026	Approved
<i>Recommendations</i>	6.13.10.B ☐ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction.			
<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>	Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction.			
<i>Corrections</i>	2.12.8 - Topographical Contours (Resolved) - Corrective Action: LDC requires that one-foot contours extend 100 feet beyond the project boundary. Waiver obtained on 6/30/26 does not apply to the additional survey obtained for the new parcel being added to this project. - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
<i>Corrections</i>	2.12.9/10-Existing Drainage Right-of-Way/Easements (Resolved) - Corrective Action: Please provide documentation that there will be perpetual legal rights for the developing parcel to drain to the offsite parcel. They may be currently owned by the same person. But if they remain as separate parcels, they could be sold independently in the future. Perpetual Drainage rights must be established before plan approval. - 2.12.9/10-Existing Drainage Right-of-Way/Easements: Provide dimensions and label any existing drainage ROW and/or easements on the survey and site plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	08/05/2026	08/03/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	08/05/2026	07/30/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	08/05/2026	08/03/2026	Approved
OCE: Plan Review Revision (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	07/15/2026	07/02/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/15/2026	07/15/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	07/15/2026	06/30/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	07/15/2026	07/07/2026	Approved

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/15/2026	07/06/2026	Requires Re-submit
Comments Per LDC 6.19.3.D.4, 4 shade tress and 200 sf of shrubs and /or groundcovers are to be provides per 100 lf or public ROW frontage, please submit required landscape for cul de sac frontage				
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/15/2026	07/10/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	07/15/2026	07/10/2026	Informational
Comments IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." 				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Kevin Vickers	07/15/2026	07/07/2026	Requires Re-submit
Recommendations 6.13.10.B ☐ Copy of NPDES Permit or NOI - Please provide a copy of the NPDES permit or NOI prior to construction. Recommendations 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. Recommendations Copy of District Permit (County Interest) - Please provide a copy of the District permit prior to construction. Corrections 2.12.9/10-Existing Drainage Right-of-Way/Easements (Not Resolved) - Corrective Action: Please provide documentation that there will be perpetual legal rights for the developing parcel to drain to the offsite parcel. They may be currently owned by the same person. But if they remain as separate parcels, they could be sold independently in the future. Perpetual Drainage rights must be established before plan approval. - 2.12.9/10-Existing Drainage Right-of-Way/Easements: Provide dimensions and label any existing drainage ROW and/or easements on the survey and site plan. Corrections 2.12.8 - Topographical Contours (Not Resolved) - Corrective Action: LDC requires that one-foot contours extend 100 feet beyond the project boundary. Waiver obtained on 6/30/26 does not apply to the additional survey obtained for the new parcel being added to this project. - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/15/2026	07/09/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/15/2026	07/02/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/15/2026	07/06/2026	Not Required

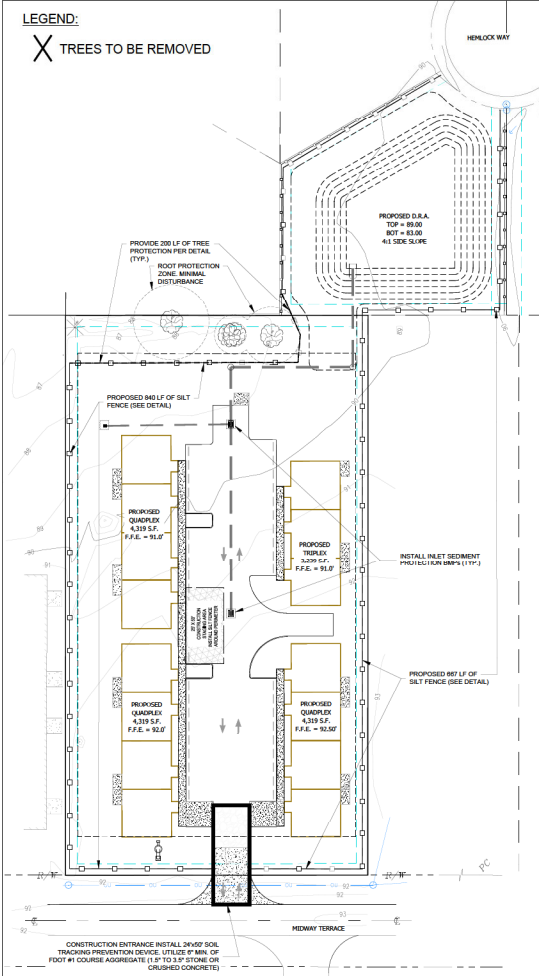
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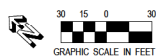
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FEMA MAP.pdf
GEOTECHNICAL REPORT.pdf
MIDWAY OAKS FULL SET.pdf
QUAD MAP.pdf
SIGNED O & M.pdf
SOILS MAP.pdf
SURVEY.pdf
WETLANDS MAP.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
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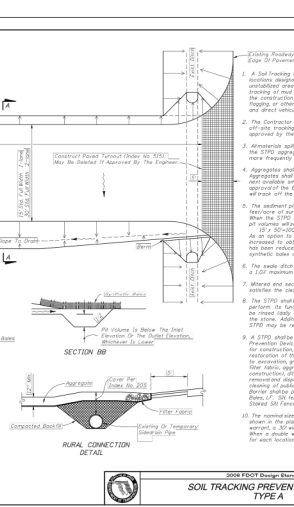
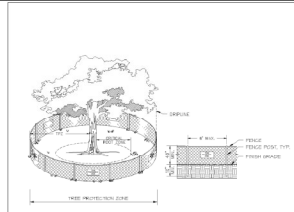


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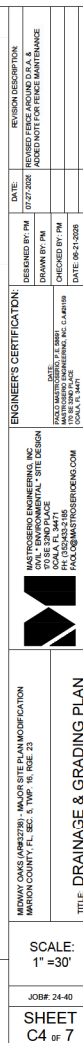


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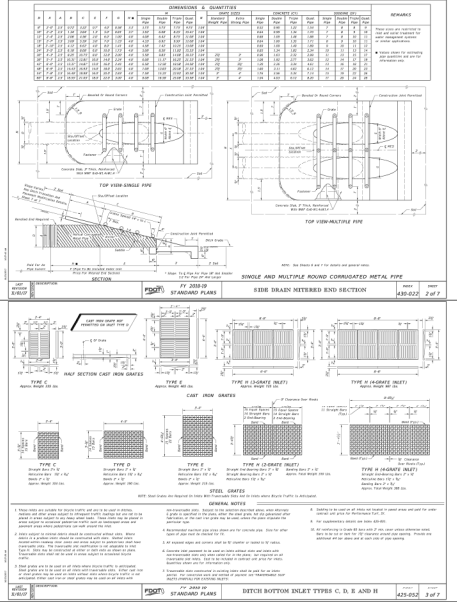
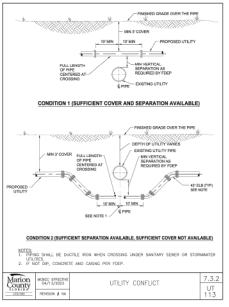
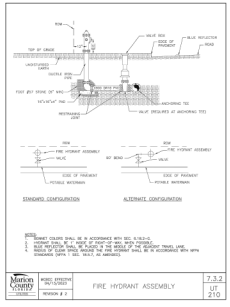
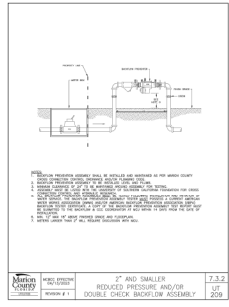
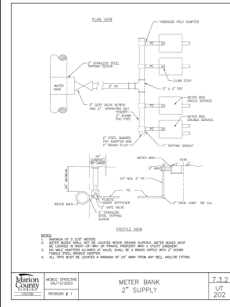
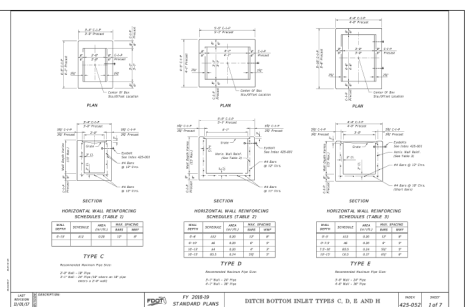
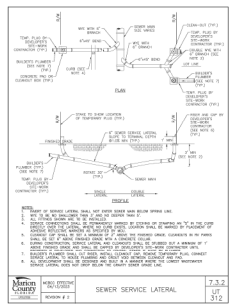
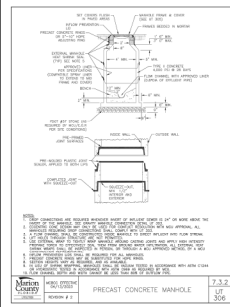
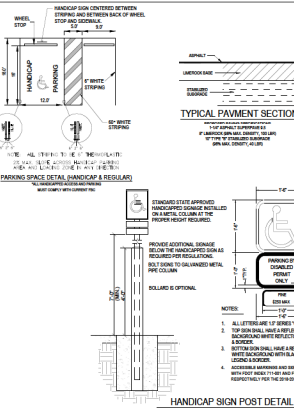
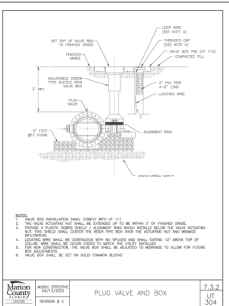
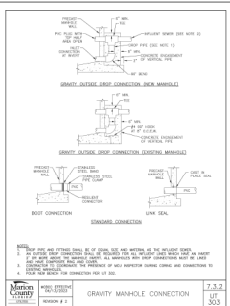
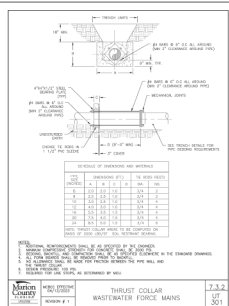
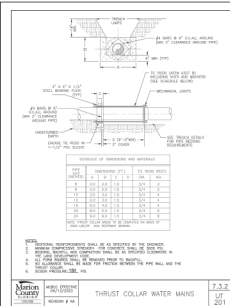
1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL NOTES MAY BE REQUIRED TO COMPLY WITH LOCAL ORDINANCES.
3. SILT FENCES SHALL BE CONSTRUCTED TO PREVENT EROSION DURING CONSTRUCTION BY PREVENTING THE ABOVE-GROUND FLOOD HEIGHT OF A MINIMUM HEIGHT BASED ON THE PROJECT'S DESIGN FLOOD.
4. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN A TIMELY MANNER AND MAINTAINED AS REQUIRED BY THE PROJECT'S DESIGN FLOOD.
5. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN A TIMELY MANNER AND MAINTAINED AS REQUIRED BY THE PROJECT'S DESIGN FLOOD.
6. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN A TIMELY MANNER AND MAINTAINED AS REQUIRED BY THE PROJECT'S DESIGN FLOOD.
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17. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN A TIMELY MANNER AND MAINTAINED AS REQUIRED BY THE PROJECT'S DESIGN FLOOD.



811 Know what's below Call before you dig	
ENGINEER'S CERTIFICATION DESIGNED BY: PM DATE: 08/21/2020 CHECKED BY: PM DATE: 08/21/2020 APPROVED BY: PM DATE: 08/21/2020	MASTROBRO ENGINEERING INC. 10000 N. W. 10TH AVE., SUITE 100 FORT LAUDERDALE, FL 33304 TEL: 954.771.1111 FAX: 954.771.1112
EROSION CONTROL PLAN SCALE: 1" = 30' SHEET C2 OF 7	MASTROBRO ENGINEERING INC. 10000 N. W. 10TH AVE., SUITE 100 FORT LAUDERDALE, FL 33304 TEL: 954.771.1111 FAX: 954.771.1112



[illegible]



JOB#: 24-40 SHEET C6 OF 7	SCALE: N.T.S.		MATROSDERO ENGINEERING, INC. CIVIL & ENVIRONMENTAL SITE DESIGN 1900 S. 19TH AVE. COALA, FL 34411 PHONE: 813-999-1100 FAX: 813-999-1101 WWW.MATROSDERO.COM	ENGINEERS CERTIFICATION DESIGNED BY: JIM DRAWN BY: JIM CHECKED BY: JIM DATE: 06-21-2025	DATE	REVISION DESCRIPTION
	HAWKEY CREEK (ARROWHEAD) WASTE SITE PLU MODIFICATION MANASSA COUNTY, FL, REG. NO. TYP. 19-02-02					

w/ BATTERY BACK-UP FOR AUDIO AND VISUAL ALARMS, GUARD PRO IV MONITORING SYSTEM & RCDPS PHASE CONVERSION UNITS
(No Substitutions - No Alternates)

RILEY & COMPANY, INC. / GUARD PRO IV MONITORING SYSTEM:
GUARD PRO IV offers a remote control and maintenance solution which allows you to create a decentralized system to monitor and control devices. Up to eight (8) different lift station inputs can be monitored and up to eight (8) outputs can be controlled remotely. The GUARD PRO IV can also notify up to eight (8) different recipients via sms text and/or email

PUMPS:	SPECIFICATION
	Submersible grinder pumps shall be installed in the H-20 FRP wet well utilizing a dual slide rail system.
	The pumps shall be capable of pumping materials normally found in domestic and commercial wastewater.

A heat sensor thermostat shall be attached to the top end of the motor winding and shall be connected in series with a magnetic contactor coil in the control panel. If the winding temperature exceeds 140°C, the motor shall shut off but shall automatically reset when the temperature drops below the threshold. Two heat sensors shall be used on 3 phase motors. Upper & lower mechanical seals shall have Silicon Carbide vs Silicon Carbide.

CONTROL PANEL:	SPECIFICATION
The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with a 3 point latching system.	
The enclosure shall have external mounting feet to allow for wall mounting.	
The following components shall be mounted through the enclosure:	
1- ea. Red Alarm Beacon (Light) LED 360 Degree viewable range, NEMA 4X	
1- ea. Alarm Horn (minimum 95 dCB), ROHS 3 compliant, NEMA 4X	
1- ea. Generator Receptacle w/ weatherproof cover 60A Minimum. Shall	

The back panel shall be fabricated from .125, 5052-H32 marine alloy aluminum. All components shall be mounted by machined stainless steel screws.

The following components shall be mounted to back panel:

- 1-a. Riley & Co. Guard Pro IV Remote Monitoring Unit
- 1-b. Riley & Co. RCADPS Phase Conversion Unit
- 2-a. IEC Style Motor Controller
- 1-a. Volt Monitor (1) PH Phase Monitor (2) pH w/ N/O & 1 N/C Contacts
- 1-a. Alternator w/ Pump Load Switch
- 1-a. Control Transformer (480 Volt Input, Min. 500VA)
- 1-a. Model RCBS4444-120VAC w/ Smart Charger (UPS) - 24 Hr Min. 20-sec. Terminals For Field Connections
- 6-a. Terminals For Motor Connections (Single Phase Only)
- 7-a. Grounding Lugs

For details and full Protection sheet please visit the [HLS 1449 2nd Edition](#)

The inner door shall have a continuous aluminum piano hinge.

The following components shall be mounted through the inner door:

- 1-ea. Main Circuit Breaker - UL 489
- 1-ea. Emergency Circuit Breaker - UL 489
- 2-ea. Mechanical Interlock For Emergency And Main Breakers (UL Listed)
- 2-ea. Short Circuit Protectors w/ Auxiliary Contacts
- 1-ea. Control Circuit Breaker & GFCI Circuit Breaker - UL 489
- 1-ea. GFI Duplex Convenience Outlet - NEMA 5-15R

MISCELLANEOUS: All wiring on the back panel shall be contained within the wiring duct. All wiring between the inner door and the back panel shall be contained with in a plastic spiral wrap. Each wire shall have a wire number at each end to correspond to the as built drawing for field troubleshooting. The control panel must be manufactured in-house by the lift station supplier and be a TUV (UL508A Certified) facility.

WET WELL:	SPECIFICATION
<i>Wet Well FRP Wall Laminate must be designed to withstand wall collapse and buckling based on third party specifications and the assumptions below.</i> <i>*Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.</i> <i>*Saturated Soil Weight: 120 lbs. Per Cubic Ft.</i> <i>*Soil Modulus: 700 lbs Per SQ Ft.</i> <i>*Pipe Stiffness as Specified in ASTM D 3753</i>	

The wet well PFR laminate must be constructed to withstand or exceed two times the assumed loading for the complete depth of the structure.

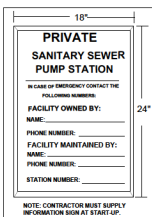
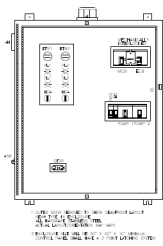
The cover shall be constructed of 1/4 inch thick finished aluminum, diamond plate pattern with 300 series stainless steel hardware. The hatch shall have a positive means of locking the door open in the vertical position via a hold open arm and shall be made of a non-corrosive material. The cover shall be mounted with minimum of six 300 series stainless steel fasteners. The access hatch cover shall have a lift handle and a means of locking.

INSPECTION & TESTING:
A factory representative shall be provided for a one (1) time start-up and shall have complete knowledge of the proper operation and maintenance of the complete system. The pump motors shall be megged out prior to the start-up to ensure that the insulation of the pump motor and cable is intact. The pumps and the controls shall be checked for mechanical reliability and proper operation.

EXECUTION:
Installation shall be in strict accordance with the manufacturer's recommendations in the locations shown on the engineered drawings.

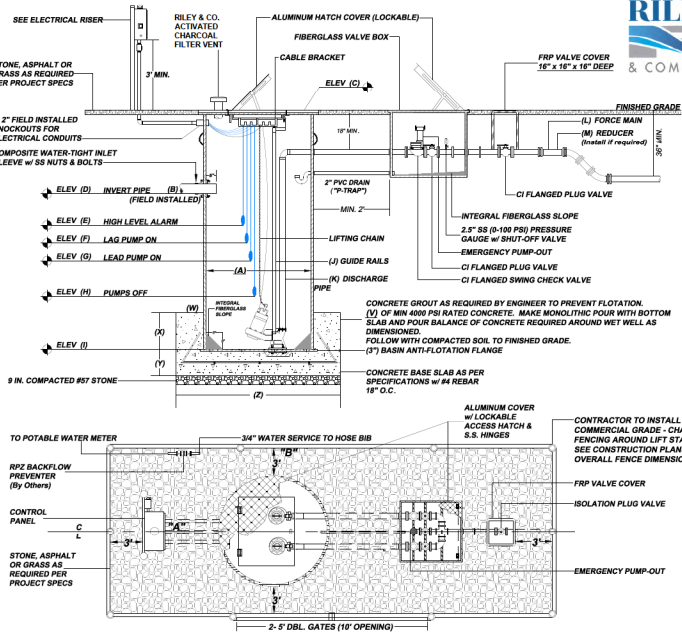
11/18/25 SR

STATION DESIGN CONDITIONS		
PRIMARY PUMP CAPACITY	39	GPM
PRIMARY THD	39.5	'TDH
RUN-OUT PUMP CAPACITY	39.5	'TDH
RUN-OUT THD	16	'TDH
INLET PUMP #	LIBERTY 70.5 GPM	
1/4" M	3450	
HORSEPOWER	2.0	
ELECTRICAL VOLT / PHASE	230/20	
STATION ELEVATIONS AND DIMENSIONS		
100 YEAR FLOOD ELEVATION	N/A	
WET WELL DIAMETER (A)	48"	
INVERT DIAMETER	6"	
TOP OF WET WELL (C)	92.00	
INLET PUMP (INLET) (B)	71.50	
HIGH LEVEL ALARM (H/A)	82.00	
3rd PUMP ON (L/A) (F)	81.50	
1st PUMP ON (LEAD) (G)	81.00	
2nd PUMP ON (L/2) (H)	80.47	
TOP OF WET WELL (D)	71.50	
GROUND OF WET WELL (E)	70.50	
GRADE RAIL DIAMETER (J)	2"	
DISCHARGE PIPE DIAMETER (K)	2"	
F.M. PIPE DIAMETER (L)	2"	
WET WELL COVER	HDPE	
STATION MANUFACTURING MATERIALS		
DISCHARGER PIPE	HDPE	
INLET PIPE	HDPE	
GRADE RAIL	304 SS	
WET WELL COVER	304 SS	
WET WELL HATCH COVER	300 LBS LBS PPF ALUM	
CABLE BRACKET	304 SS	
LIFTING CHAIN	304 SS	
PLATE VALVE	CAST IRON	
SHUT OFF VALVE	CAST IRON	
VALVE BOX	FIBER	
VALVE BOX HATCH COVER	300 LBS PPF ALUM	
STATION VALVE BOX SIZES		
(48" x 36" x 36" DEEP)	FOR 2" DISCHARGE	
(48" x 36" x 36" DEEP)	FOR 2" DISCHARGE	
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE	
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE	
STATION HATCH OPENINGS		
WET WELL DIA.	36"	48"
WET WELL DIA.	36"	48"
CONCRETE BALLAST REQUIREMENTS		
CURB VALVE TO CURB REQUIRED	3.08 yds ³	
CIRCUMFERENCE DIAMETER - WIDTH	12.0"	
CIRCUMFERENCE DIAMETER - HEIGHT	36.0"	
CIRCUMFERENCE DIAMETER - LENGTH	62.0"	
BASE BALLAST DIAMETER - LENGTH	62.0"	



LIFT STATION WILL BE PRIVATELY OWNED AND MAINTAINED

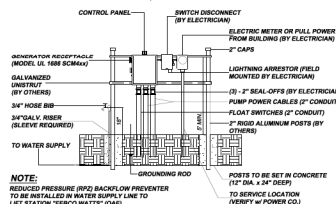
PRIOR TO START-UP, OWNER MUST HAVE A MINIMUM 1 YR. PREVENTIVE MAINTENANCE CONTRACT WITH A REPUTABLE LIFT STATION MAINTENANCE COMPANY.



NOTE: PUMP CONTROL PANEL SHALL BE LOCATED A MIN. OF 3 FEET FROM WET WELL PERIMETER AT POINT "A" OR

ELECTRICIAN NOTES:

1. DRAWING NOT TO SCALE
2. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH LOCAL CODES
3. ELECTRICIAN TO INSTALL SWITCH DISCONNECT & LIGHTNING ARRESTOR
4. CONTRACTOR SHALL VERIFY POWER SUPPLY PRIOR TO ORDERING EQUIPMENT
5. NEUTRAL TO BE SUPPLIED FOR 3Ø/208-230V OR 1Ø/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS



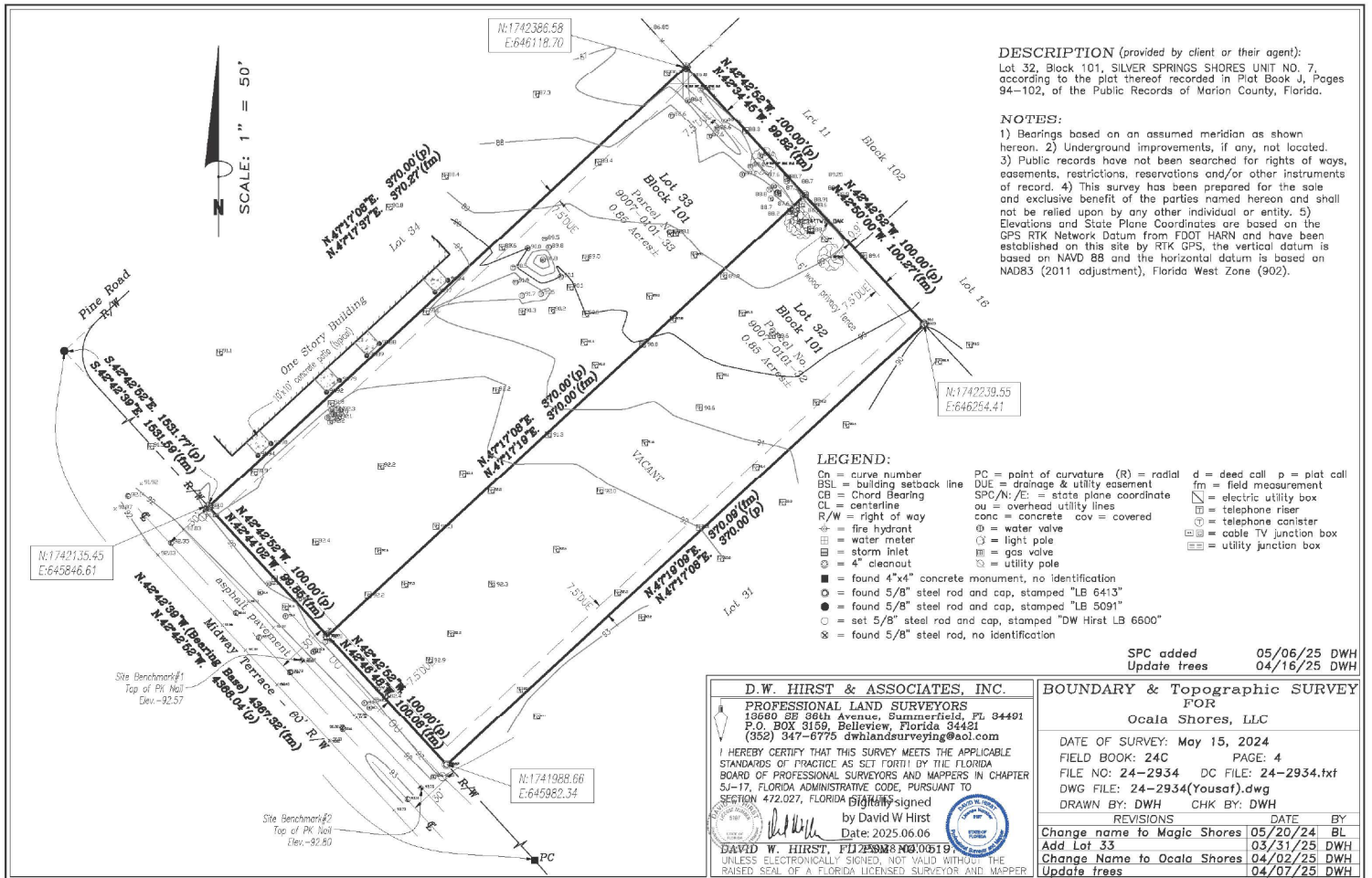
**ELECTRICAL RISER FOR
ILLUSTRATION PURPOSES ONLY**

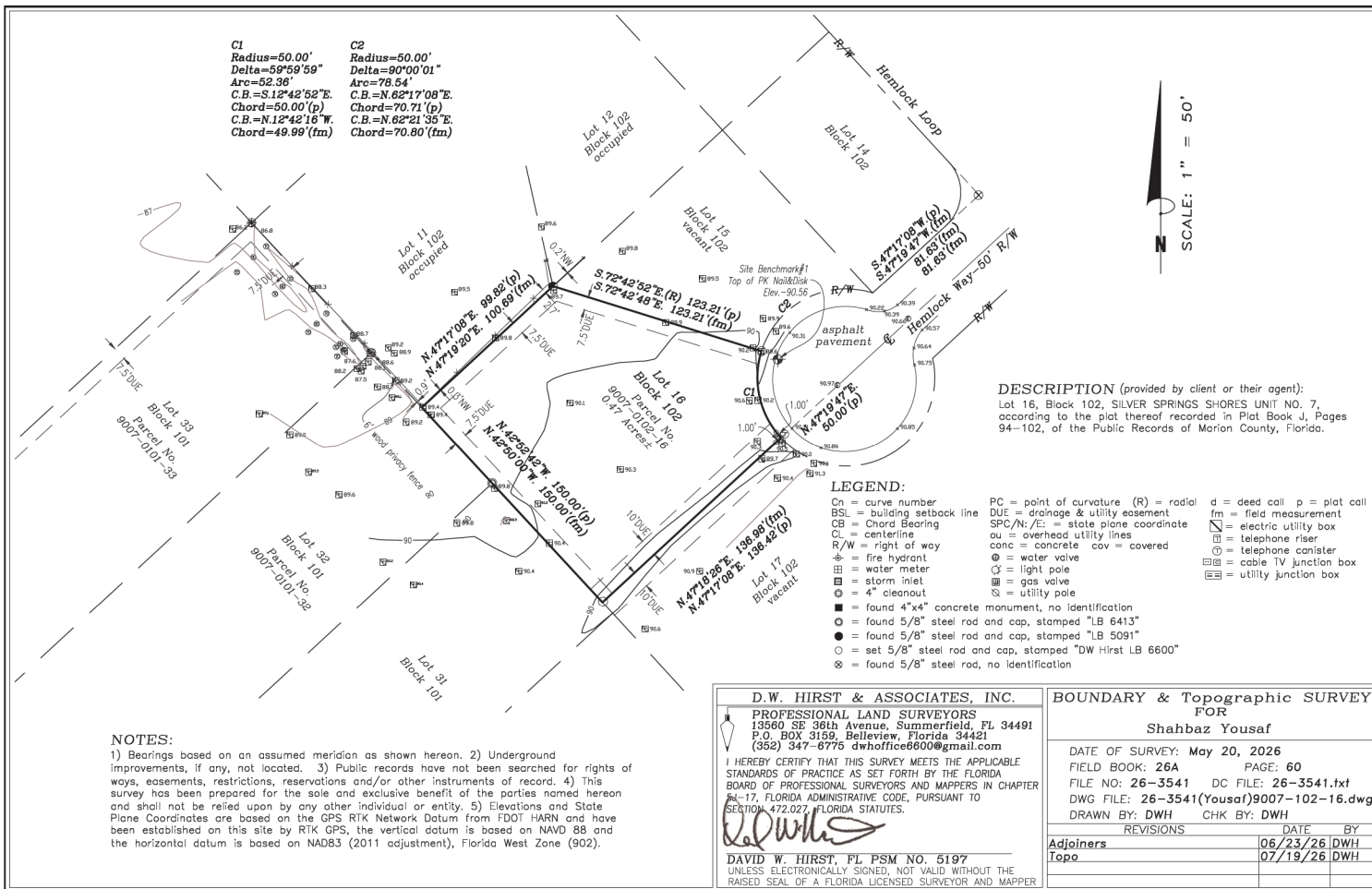
For Lift Station Proposal:
Please Contact Chase Rachal
(407) 265-9963
c.rachal@rilevandeo.com

THIS IS A COPYRIGHTED DRAWING.
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WITHOUT
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COMPANY IS STRICTLY PROHIBITED.

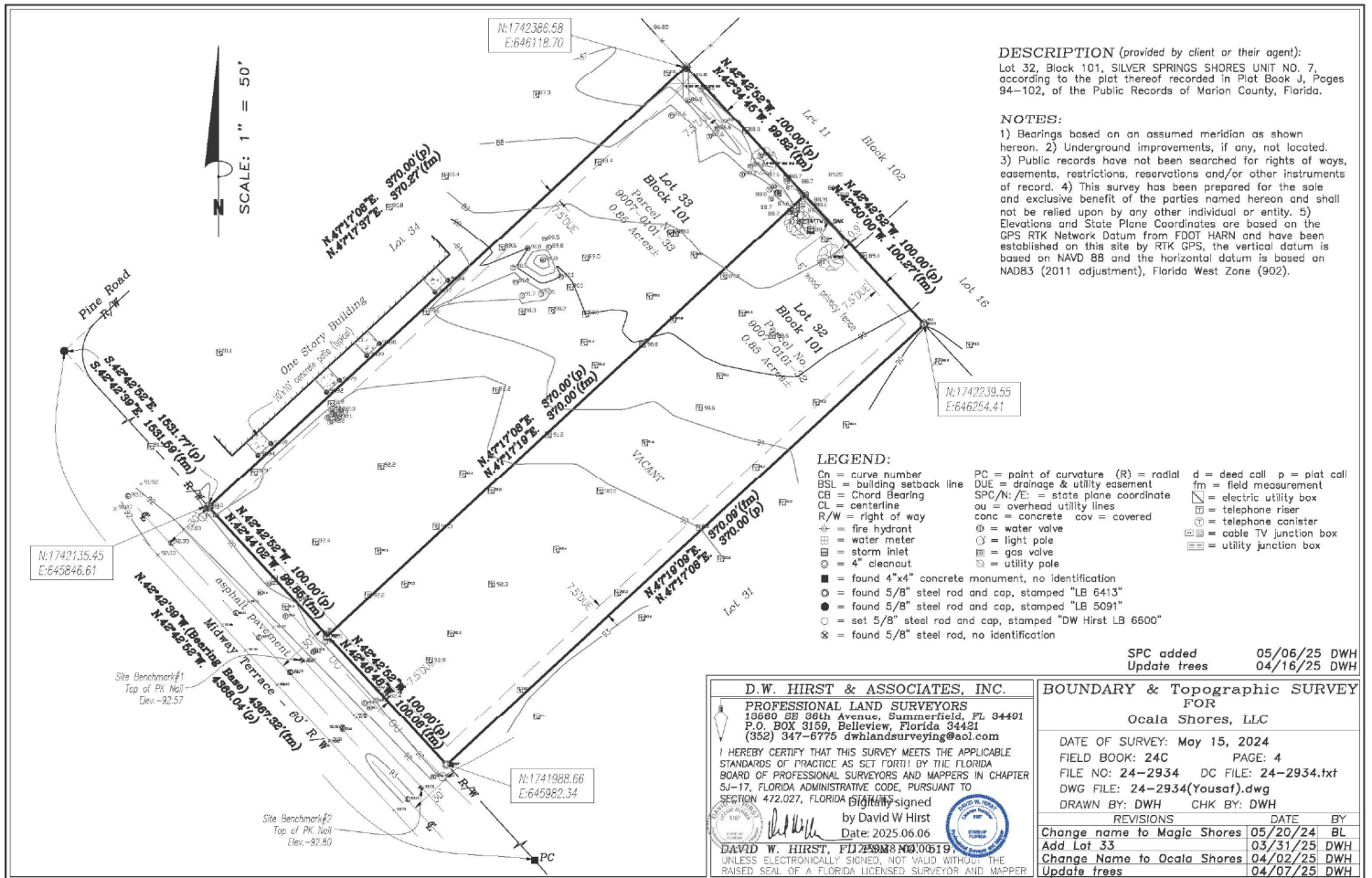
c	SCALE: N.T.S.	JOB#: 24-40 C7 or 7	MIDWAY CANS (AM2878) - MAJOR ETE PLAN MODIFICATION MARION COUNTY, FL, SEC. 5, TWP. 16, RGE. 23		ENGINEERS CERTIFICATION: INTERMEDIO ENGINEERING, INC. CIVIL/ENVIRONMENTAL/ SITE DESIGN 10000 N. W. 10TH AVE SUITE 100 COVINGTON, LA 70044 PHONE: (504) 833-1155 FAX: (504) 833-1155 MAILING ADDRESS: P.O. BOX 888 COVINGTON, LA 70044 DATE: 06-27-2025 PROJECT NO: 24-40-C7				DESIGNED BY: PM DRAWN BY: PM CHECKED BY: PM INTERMEDIO ENGINEERING INC. C-10839 COVA, FL 34417
					TITLE: LIFT STATION DETAILS				

File:





IRRIGATION PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA



DESCRIPTION (provided by client or their agent):
 Lot 32, Block 101, SILVER SPRINGS SHORES UNIT NO. 7,
 according to the plat thereof recorded in Plat Book J, Pages
 94-102, of the Public Records of Marion County, Florida.

NOTES:
 1) Bearings based on an assumed meridian as shown
 hereon. 2) Underground improvements, if any, not located.
 3) Public records have not been searched for rights of ways,
 easements, restrictions, reservations and/or other instruments
 of record. 4) 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. 5)
 Elevations and State Plane Coordinates are based on the
 GPS RTK Network Datum from FDOT HARN and have been
 established on this site by RTK GPS, the vertical datum is
 based on NAVD 88 and the horizontal datum is based on
 NAD83 (2011 adjustment), Florida West Zone (902).

LEGEND:
 Cn = curve number
 BSL = building setback line
 CB = Chord Bearing
 CL = centerline
 R/W = right of way
 = fire hydrant
 = water meter
 = storm inlet
 = 4" cleanout
 PC = point of curvature (R) = radial
 DUE = drainage & utility easement
 SPC/N/E = state plane coordinate
 ou = overhead utility lines
 conc = concrete cov = covered
 = water valve
 = light pole
 = gas valve
 = utility pole
 d = deed call p = plat call
 fm = field measurement
 = electric utility box
 = telephone riser
 = telephone canister
 = cable TV junction box
 = utility junction box
 = found 4"x4" concrete monument, no identification
 = found 5/8" steel rod and cap, stamped "LB 6413"
 = found 5/8" steel rod and cap, stamped "LB 5091"
 = set 5/8" steel rod and cap, stamped "DW Hirst LB 6500"
 = found 5/8" steel rod, no identification

SPC added 05/06/25 DWH
 Update trees 04/16/25 DWH

D.W. HIRST & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
 13660 88 36th Avenue, Summerfield, FL 34401
 P.O. BOX 3159, Belleview, Florida 34421
 (352) 347-6775 dwhlandsurveying@aol.com
 I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE
 STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA
 BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER
 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
 SECTION 472.027, FLORIDA STATUTES.
 by David W Hirst
 Date: 2025.06.06
DAVID W. HIRST, F.D. 25888, NO. 00019
 UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY & Topographic SURVEY
FOR
Ocala Shores, LLC
 DATE OF SURVEY: May 15, 2024
 FIELD BOOK: 24C PAGE: 4
 FILE NO: 24-2934 DC FILE: 24-2934.txt
 DWG FILE: 24-2934(Yousaf).dwg
 DRAWN BY: DWH CHK BY: DWH

REVISIONS	DATE	BY
Change name to Magic Shores	05/20/24	BL
Add Lot 33	03/31/25	DWH
Change Name to Ocala Shores	04/02/25	DWH
Update trees	04/07/25	DWH

