



SUBMITTAL SUMMARY REPORT 32667

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| PLAN NAME: LIBERTY CROSSINGS LOT 4 - MAJOR SITE PLAN PLAN | LOCATION: |
| APPLICATION DATE: 03/27/2025 | PARCEL: 35699-010-00 |
| DESCRIPTION: | |

| CONTACTS | NAME | COMPANY |
|--------------------|-------------------|------------------------------|
| Applicant | Paolo Mastroserio | Mastroserio Engineering, Inc |
| Applicant | Suzie Archer | |
| Engineer of Record | Paolo Mastroserio | Mastroserio Engineering, Inc |

| SUBMITTAL | STARTED | DUE | COMPLETE | STATUS |
|--------------------------|------------|------------|------------|--------------------|
| OCE: Plan Review (DR) v. | 10/08/2025 | 10/15/2025 | 11/21/2025 | Requires Re-submit |
| OCE: Plan Review (DR) v. | 12/12/2025 | 12/19/2025 | 01/08/2026 | Approved |

SUBMITTAL DETAILS

| OCE: Plan Review (DR) v.1 | | | | |
|---|---|------------|------------|----------|
| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
| 911 Management (DR) (911 Management) | | 10/15/2025 | 11/21/2025 | Approved |
| <i>Comments</i> | 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 N/A Additional 911 comments JANET WARBACH / 9-1-1 MANAGEMENT / 352-671-8460 / FAX 352-671-8798 | | | |
| Environmental Health (Plans) (Environmental Health) | | 10/15/2025 | 11/21/2025 | 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) | | 10/15/2025 | 11/21/2025 | 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 N/A 6.18.2.D - Fire Department Connections YES 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 | | | |

SUBMITTAL SUMMARY REPORT (32667)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|-------------|------------|------------|--------------------|
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | | 10/15/2025 | 11/21/2025 | Requires Re-submit |

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? Please include on Cover Page.
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 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?
YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]
YES 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?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]
YES 2.12.16/6.5 - [EALS or EALS-ER provided?] Please provide environmental assessment or exemption.
INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If listed species present, preservation or mitigation will be required.
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)?]
YES 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?
N/A 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?
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
YES 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
N/A Additional Planning Items:

Zoning - Reject
YES 2.12.4.C - Owner and applicant name Included
YES 2.12.4.L(1) - Parcel number Included
INFO 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Please indicate zoning/FLU designation for residential development south of SW 95th St in future submissions of cover sheet
INFO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Please indicate required/proposed building height
YES 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Included
NO 2.12.24 - Landscape requirements/6.8.6 - Buffering [INFO] Waiver for 10-ft buffer along SW 49th Street was approved for final plat (AR 32200). Final plat was approved on 10/6/25. Staff recognizes buffer waiver applies to this site plan. However, in the case that buffer requirements/conditions for the waiver are violated, the site may be subject to the code enforcement process, at the property owner's risk.
[NO] 10' Type C buffer on site plan sheet, 15' Type C buffer on final plat sheet (AR 32200), and no buffer on landscaping sheet along rear of lot? 15' Type C buffer is required. Please correct.
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? Within Marion County Utilities service area. Defer to MCU.
YES 2.12.9 - Show adjacent streets serving development Included
YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X
INFO 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) Initial - Provide Environmental Assessment for Listed Species or EALS exemption
10/13/25 - EALS submitted and transmitted to FWC
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 Included. Parking figures located on site plan sheet SP-C004. Parking space details are located on sheet SP-C008.
INFO 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. Initial - Include location of signs.
10/13/25 - Sign indicated on site plan. Please note separate sign permit will be required.
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 No outdoor storage
INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain No ESOZ
FEMA Flood Zone X
Secondary Springs Protection Zone
INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG
JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

SUBMITTAL SUMMARY REPORT (32667)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|--|------------|------------|--------------------|
| Landscape (Plans) (Parks and Recreation) | | 10/15/2025 | 11/21/2025 | Requires Re-submit |
| <i>Comments</i> | <p>N/A 2.12.18 - All trees 10" DBH and larger</p> <p>N/A 2.12.25 - Marion Friendly Landscape Areas</p> <p>N/A 6.7.3 - Tree protection</p> <p>YES 6.7.4 - Shade tree requirements</p> <p>N/A 6.7.6 - Tree removal submittal requirements</p> <p>N/A 6.7.8 - Protected tree replacement requirements</p> <p>N/A 6.7.9 - Replacement trees; general requirements</p> <p>YES 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)</p> <p>YES 6.8.3 - Landscape design standards</p> <p>N/A 6.8.4 - Landscape area requirements for non-residential development</p> <p>YES 6.8.5 - Landscape area requirements for residential and mixed use developments</p> <p>NO 6.8.6 - Buffers Site plan indicates a 10' Type C buffer on the East boundary. Waiver required to reduce width from 15' to 10'. Please show Type C buffer planting on the East boundary</p> <p>YES 6.8.7 - Parking areas and vehicular use areas</p> <p>YES 6.8.8 - Building landscaping</p> <p>YES 6.8.9 - Service and equipment areas</p> <p>N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities</p> <p>N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities</p> <p>YES 6.8.10 - General planting requirements (specifications)</p> <p>YES 6.8.11 - Landscape installation</p> <p>YES 6.8.12 - Landscape completion inspection requirements</p> <p>YES 6.9.2 - Irrigation plan requirements (details, legend, notes)</p> <p>YES 6.9.3 - Irrigation design standards</p> <p>YES 6.9.5 - Irrigation system installation</p> <p>YES 6.9.6 - Completion inspection requirements</p> <p>NO 6.19.3 - Outdoor lighting plan requirements Will there be outdoor lighting? if so, please submit a signed and sealed photometric plan</p> <p>NO 6.19.4 - Exterior lighting design standards Photometric plan is missing required submittal information. Please see LDC section 6.19.3.B.(4) for missing submittal requirements</p> <p>N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone</p> <p>N/A Additional Landscape comments</p> | | | |

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| OCE Design (Plans) (Office of the County Engineer) | | 10/15/2025 | 11/21/2025 | Approved |
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| <i>Comments</i> | <p>YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 10/14/25-fee due with resubmittal 4/29/25-fee due with resubmittal</p> <p>N/A 2.21.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department</p> <p>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.</p> <p>N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC</p> <p>N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC</p> <p>N/A 2.1.3 - Order of plan approval</p> <p>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</p> <p>YES 2.12.4.A - Type of application on front page</p> <p>YES 2.12.4.B - Project name centered at top of front page</p> <p>YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet</p> <p>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</p> <p>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</p> <p>YES 6.2.1.A - Name, street address, signature, date, license number, and seal of licensed professional on each sheet</p> <p>YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets after plan approval</p> <p>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.</p> <p>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</p> <p>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</p> <p>YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering</p> <p>INFO 2.12.4.K - List of approved waivers, their conditions, and the date of approval 4/29/25-add waivers if requested in future</p> <p>YES 2.12.4.L(1) - Parcel number</p> <p>YES 2.12.7 - A digital version of the plan in a format pre-approved by the Office of the County Engineer</p> <p>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</p> <p>YES 6.2.1.B - Plans shall be legible and meet typical industry standards</p> <p>YES 6.2.1.C - Standardized sheet size shall be 24" x 36"</p> <p>YES 6.2.1.F - North arrow and graphic drawing and written scale</p> <p>N/A Legal Documents</p> <p>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.</p> | | | |
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SUBMITTAL SUMMARY REPORT (32667)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|---|-------------|------------|------------|----------|
| OCE Property Management (Plans) (Office of the County Engineer) | | 10/15/2025 | 11/21/2025 | Approved |

Comments

INFO Major Site Plan SunBiz and Project Map Checked -EMW 10.09.25
IF APPLICABLE:
Sec. 2.18.1.1 - 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]."
4/30/25 HR

SUBMITTAL SUMMARY REPORT (32667)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|--|------------|------------|----------|
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | | 10/15/2025 | 11/21/2025 | Approved |
| <i>Comments</i> | <p>YES 2.12.4.L(9)(b) - Data Block (Impervious Area)</p> <p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>YES 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report</p> <p>N/A 6.13.7 - Geotechnical Criteria DRA constructed with AR 25504</p> <p>YES 6.13.2.A(1)/(2) - Contributing Basins/Tc</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations</p> <p>YES 6.13.2.A(4) - Stormwater Features & Connective Elements</p> <p>N/A 6.13.2.A(3) - Retention/Detention Area Design Parameters</p> <p>N/A 6.13.3 - Type of Stormwater Facility Criteria</p> <p>YES 6.13.4 - Stormwater Quantity Criteria</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis</p> <p>YES 6.13.4.C - Discharge Conditions</p> <p>YES 6.13.2.B(6) - Freeboard</p> <p>YES 6.13.4.D - Recovery Analysis</p> <p>N/A 6.13.5 - Flood Plain & Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>N/A 6.13.6 - Stormwater Quality Criteria</p> <p>YES 6.12.6 - Roadway Flooding Level of Service</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>N/A 6.13.6.C - Best Management Practices</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>YES 6.13.2.B(5) - Hydraulic Analysis</p> <p>N/A 6.13.8.B(3) - Lane Spread Calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>N/A 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>YES 6.13.2.B(8) - Calculation & Plan Consistency</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>YES 6.10 - Karst Topography and High Recharge Areas</p> <p>YES 7.1.3 - Drainage Construction Specifications</p> <p>YES 6.13.12 - Operation and Maintenance</p> <p>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.</p> <p>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.</p> | | | |

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| OCE Survey (Plans) (Office of the County Engineer) | | 10/15/2025 | 11/21/2025 | Approved |
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| <i>Comments</i> | <p>YES 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.</p> <p>YES 6.2.1.E - Provide drawing legend</p> <p>YES 6.2.1.F - Provide north arrow and graphic drawing and written scale</p> <p>YES 6.4.7.A(1) - Show a minimum of two bench marks per site</p> <p>YES 6.4.7.A(2 & 3) - Bench mark information shown</p> <p>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</p> <p>YES 6.4.7.B(1) - Show a minimum of two intervisible horizontal control points per site</p> <p>YES 6.4.7.B(2) - Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate System</p> <p>YES 6.4.7.B(4) - Provide a statement or table detailing horizontal datum, adjustment, and coordinate values</p> <p>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</p> <p>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</p> <p>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</p> <p>N/A 6.4.7.E - Line and curve table must be shown on the sheet to which they apply</p> <p>YES 6.4.7.F - All abbreviations used shall be clearly defined in the legend</p> <p>YES 2.12.4.F.(2) - Surveyor and Mapper certification</p> <p>YES 2.12.4.G - Show a location or vicinity map</p> <p>YES 2.12.8 - Provide current boundary and topographic survey less than one year old</p> <p>YES 2.12.9 - Provide location and dimensions of all rights-of-way serving the project</p> <p>YES 2.12.10 - Show any known existing or proposed easement or land reservation</p> <p>YES 2.12.11 - Provide an aerial map of the site with a layout of the development</p> <p>YES 2.12.32 - Provide site analysis map depicting the existing (100-year) flood plain</p> <p>N/A Additional Survey comments</p> | | | |
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SUBMITTAL SUMMARY REPORT (32667)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
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| OCE Traffic (Permits & Plans) (Office of the County Engineer) | | 10/15/2025 | 11/21/2025 | Approved |
| <i>Comments</i> | | | | |
| YES 2.12.9 - Location and dimensions of streets and right-of-way | | | | |
| YES 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 | | | | |
| YES 6.11.4.B - Cross access | | | | |
| N/A 6.11.4.E - Sight triangle | | | | |
| N/A 6.11.5 - Driveway access | | | | |
| N/A 6.11.6 - Construction route | | | | |
| N/A 6.11.9.A - Traffic signals | | | | |
| YES 6.11.9.B - Traffic signs | | | | |
| YES 6.11.9.C - Pavement marking | | | | |
| 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 | | | | |
| N/A 6.12.13 - Utility position in right-of-way | | | | |
| N/A Additional Traffic comments | | | | |
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| OCE Utilities (Plans) (Utilities) | | 10/15/2025 | 11/21/2025 | Requires Re-submit |

SUBMITTAL SUMMARY REPORT (32667)

Comments

YES Marion County Utilities Contact Information Correctly displayed on cover sheet.

YES Parcel numbers identified in project match proposed site plan layout SP-C001: 35699-010-00. Does not display both sides of parcel on GIS.

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 Connecting to existing 12" water main.

YES 6.14.2.A - Sewer Connection Requirements Connecting to existing 8" sewer main.

YES 6.14.2.C.2(e) - Grease Trap, FOG Worksheet 10/15/25 Oldcastle Precast 1250 Gallon or Schier 277 gallon Previous comment: SP-C006 - Need signed and sealed calculations and sizing for the grease trap.

INFO 6.14.2.C - Industrial Pretreatment Comment not addressed: Shown as mixed use on the building plans. If the use of a building changes and a grease trap will be required, a grease trap will need to be retrofitted to the building.

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 in a secondary 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. (if major/minor site plan)

YES 6.14.4 - Water (irrigation) Capital Charges and Flow Rates - total irrigated area identified Located on Title page - 14,236 SF. Previous comment - SP-C006 - Need total irrigated square foot listed on plan page.

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. (if major/minor site plan)

YES 6.14.5.A(1) - Submittal Requirements - Existing on-site & off-site mains and service connections

N/A 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 Gravity sewer proposed. No lift station details provided.

NO 6.14.5.A(6) - Submittal Requirements - Manhole locations, rim and invert elevations outside paved areas 10/15/25 Second request. Access point required at P.O.C. If unable to provide, please contact Heather.Proctor@MarionFL.org - (352) 438-2846 prior to resubmitting. Previous comment: SP-C006 - Install Doghouse manhole to delineate ownership since this is a high traffic area. Cloud on plans, End of County Maintenance.

YES 6.14.5.A(8) - Submittal Requirements - Connection to existing water system 10/15/25: The Engineer of Record confirmed in response comments that the proposed meter sizes are appropriate. Marion County Utilities (MCU) will not be held liable for any low flow issues within the proposed units. Previous Comment: SO-C006 - Calls out (2) 1.5" meters installed on a 2" service line. Engineer to provide documentation that this will provide enough flow to both customers at full flow. (2) Cloud on plans, End of County Maintenance, at the meter boxes.

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 SP-C007 Add detail for manhole connection, manhole, and fire line.

INFO 6.14.5.C - All issued permits related to this project shall be submitted to MCU (DOT, ROW, misc) Copies of all related permit applications and issued permits must be submitted to the Marion County Utilities Department prior to, or at the time of, the Pre-Construction Meeting. The Engineer of Record is required to determine if FDEP permits are required for the proposed project.

YES 6.14.5.C - DEP permit for water mains to be constructed/owned by MCU EOR to determine if FDEP permit is required.

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 EOR to determine if FDEP Permit is required.

N/A 6.14.5.C - DEP permit for sewer mains to be constructed/owned by developer

N/A 6.14.5.D - Hydraulic Analysis Gravity sewer,

YES 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU

YES 6.14.7 - Construction Inspection - PLAN NOTE: Located on SP-C001

YES 6.14.8.A - Completion and Closeout - PLAN NOTE: As-builts 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:

YES 6.14.9.B - Bill of Sale 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).

YES 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 10/15 Comment satisfied. Previous Comment Defer to Marion County Fire Rescue (2) A fire hydrant placed outside of the R/W that will benefit only the proposed property owner would constitute a private fire line. The fire line will require a DDC installed at the R/W line and an annual fire line charge per the rate resolution. to avoid this, the hydrant must be placed at the R/W.

N/A 6.15.4 - Water Main Piping Installation Service tap only.

NO 6.15.5 - Water Service and Connection 10/15/25 Casing required under for water service utility-use path/sidewalk

YES 6.15.6.A - Potable Water Metering - individual/banked, size

YES 6.15.6.B - Irrigation Water Metering - size 1" Irrigation meter SP-C006

N/A 6.15.6.C - Sewer service only (water meter required/shown)

NO 6.15.6.D - Meter Location 10/15/25 Taps must be a minimum 24" apart and minimum 24" from any bell or fitting, OR Make (1) sized appropriate tap and build meter bank to minimize taps in main. Previous comment SP-C006 - MCU requests all meters to be relocated to the south boundary of the parcel to keep meters uniform. (2) Plan Note: No vegetation to be planted within three (3) feet of County Owned Infrastructure.

N/A 6.15.6.E - Meter Easements Meters located in ROW

N/A 6.15.6.F - Meter Boxes

N/A 6.15.6.G & H - Meter Sizing

YES 6.15.7 - Cross Connection Control and Backflow Prevention Shown on SP-C006

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)

SUBMITTAL SUMMARY REPORT (32667)

N/A 6.16.2 - Decentralized Wastewater Treatment Plant (WWTP)
 YES 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
 N/A 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: 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 10/15/25 Fee for this review, \$130.00 - 5/2025 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# 32667

N/A Additional Utilities comments
 INFO 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.

| OCE: Plan Review (DR) v.2 | | | | | |
|---|---|------------|-----------------|---------------|--|
| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS | |
| 911 Management (DR) (911 Management) | Caroline Dennison | 12/19/2025 | 12/18/2025 | Approved | |
| Environmental Health (Plans) (Environmental Health) | Evan Searcy | 12/19/2025 | 12/23/2025 | Approved | |
| Fire Marshal (Plans) (Fire) | Jonathan Kenning | 12/19/2025 | 12/12/2025 | Approved | |
| <i>Comments</i> | Previously approved | | | | |
| Growth Services Planning & Zoning (DR) (GS Planning and Zoning) | Jared Rivera | 12/19/2025 | 12/16/2025 | Informational | |
| <i>Comments</i> | JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG | | | | |
| <i>Corrections</i> | 2.12.27 - Location & screening of outside storage (Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections. | | | | |
| <i>Corrections</i> | 2.12 - Lot area & lot width (Resolved) - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan. | | | | |
| <i>Corrections</i> | 2.12.24 - Landscape requirements/6.8.6 - Buffering (Resolved) - 2.12.24 - Landscape requirements/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections) | | | | |
| <i>Corrections</i> | 4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required. | | | | |
| <i>Corrections</i> | 2.12.4/6.11.6 - Construction access (Resolved) - 2.12.4/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route,. | | | | |
| <i>Corrections</i> | 6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - 6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection. | | | | |
| <i>Corrections</i> | 2.12 - Rezoning (Resolved) - 2.12 - Rezoning: List of approved Rezoning, case numbers, conditions, and the date of approval. | | | | |
| <i>Corrections</i> | 2.12.4.L & Article 5 - Overlay zones (Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOV), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS. | | | | |
| <i>Corrections</i> | 2.12 - Waivers (Requested & Approved) (Resolved) - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval. | | | | |
| <i>Corrections</i> | 2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - 2.12.5/1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study. | | | | |
| <i>Corrections</i> | 2.12 - Land Use Designation-adjacent properties (Resolved) - 2.12 - Land Use Designation-adjacent properties: Show existing land use designation on the adjacent properties. | | | | |
| <i>Corrections</i> | 2.12.16/6.5 - EALS or Exemption provided (Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures. | | | | |
| Landscape (Plans) (Parks and Recreation) | Susan Heyen | 12/19/2025 | 01/08/2026 | Approved | |
| <i>Comments</i> | Unable to view revised plan set, pole hts on lighting plan not submitted (E202) | | | | |
| OCE Design (Plans) (Office of the County Engineer) | Gerald Koch | 12/19/2025 | 01/08/2026 | Approved | |

SUBMITTAL SUMMARY REPORT (32667)

| ITEM REVIEW NAME (DEPARTMENT) | ASSIGNED TO | DUE | COMPLETE | STATUS |
|--|--|------------|------------|---------------|
| OCE Property Management (Plans) (Office of the County Engineer) | Elizabeth Woods | 12/19/2025 | 12/22/2025 | Informational |
| <i>Comments</i> | REMARKS: SunBiz and Project Map Checked -EMW 10.09.25 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]." 4/30/25 HR | | | |
| OCE Stormwater (Permits & Plans) (Office of the County Engineer) | Kevin Vickers | 12/19/2025 | 12/15/2025 | Approved |
| OCE Survey (Plans) (Office of the County Engineer) | Theresa Smail | 12/19/2025 | 12/17/2025 | Approved |
| OCE Traffic (Permits & Plans) (Office of the County Engineer) | Chris Zeigler | 12/19/2025 | 12/12/2025 | Approved |
| OCE Utilities (Plans) (Utilities) | Heather Proctor | 12/19/2025 | 12/24/2025 | Approved |
| <i>Comments</i> | Project will be served by Marion County Utilities for water, wastewater, and irrigation. | | | |
| <i>Recommendations</i> | C7 – The grease interceptor note may be revised. Marion County Utilities does not require a minimum 1,250-gallon grease trap. | | | |



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

AR 32667

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 03/20/2025
mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: LIBERTY CROSSINGS LOT 4 - MAJOR SITE PLAN PLAN
Parcel Number(s): 35699-010-00
Section 22 Township 16 Range 21 Land Use COM Zoning Classification B-2
Commercial Residential Industrial Institutional Mixed Use Other
Type of Plan: MAJOR SITE PLAN
Property Acreage 1.14 Number of Lots N/A Miles of Roads N/A
Location of Property with Crossroads NORTH OF SW 95TH ST. ON THE EAST SIDE OF SW 49TH AVENUE RD.
Additional comments regarding this submittal _____

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

Firm Name: MASTROSERIO ENGINEERING INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA State: FL Zip Code: 34471
Phone # 352-433-2185 Alternate Phone # 352-572-3051
Email(s) for contact via ePlans: PAOLO@MASTROSERIOENG.COM

Surveyor:

Firm Name: A M GAUDET & ASSOCIATES, INC. Contact Name: ANDRUS GAUDET
Mailing Address: 4709 SE 102ND PL #3 City: BELLEVIEW State: FL Zip Code: 34420
Phone # 352-245-2708 Alternate Phone # _____
Email(s) for contact via ePlans: ANDRUS@AMGAUDET.COM

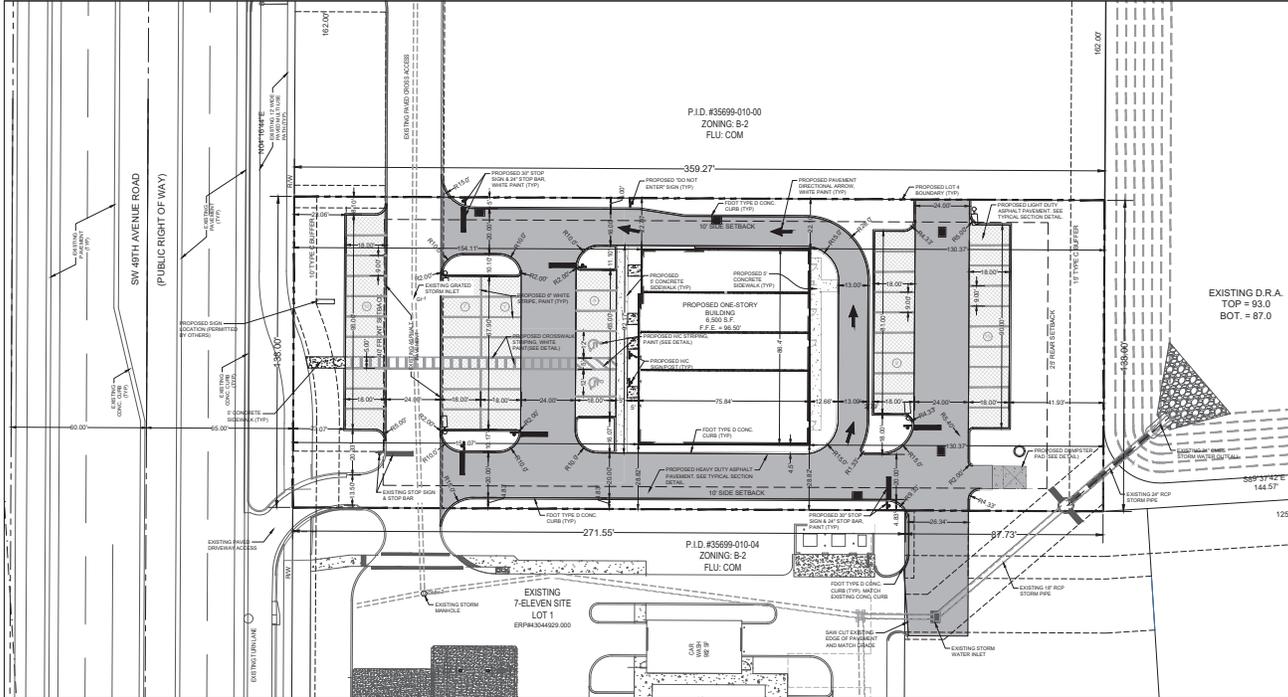
Owner:

Owner: NATION NOEL TR RUDNIANYN TODD B TR ET AL Contact Name: TODD RUDYNIANYN
Mailing Address: 2441 NE 3RD ST STE. 201 City: OCALA State: FL Zip Code: 34470
Phone # 352-239-1555 Alternate Phone # _____
Email address: TODDR@NEIGHBORHOODSTORAGE.COM

Developer:

Developer: _____ Contact Name: _____
Mailing Address: _____ City: _____ State: _____ Zip Code: _____
Phone # _____ Alternate Phone # _____
Email address: _____

Revised 7/2017



MAJOR SITE PLAN
SCALE: 1" = 20'

SITE DATA:
PROJECT NAME: LIBERTY CROSSINGS - LOT 4 MAJOR SITE PLAN
PROJECT LOCATION: OCALA, FL, SEC 22, TWP. 16, RGE. 21
PARENT P.I.D.: 35699-010-00
LOT 4 P.I.D.: 35699-010-04
OWNER: 308 ACRI LAND TRUST
ADDRESS: SW 48TH AVENUE RD.
SITE AREA: 532,411 S.F. = 12.22 ACRES +/-
PROJECT AREA: 49,280 S.F. = 1.14 ACRES +/-
CURRENT ZONING: B-2
CURRENT LAND USE: COMMERCIAL
BUILDING SETBACKS: 47' FRONT, 10' SIDE, 25' REAR
BUILDING USE: RETAIL STORE
BUILDING F.A.R.: 0.12

PROPOSED DEVELOPMENT:
THE PROPOSED DEVELOPMENT IS FOR A RETAIL STORE WITHIN THE LIBERTY CROSSINGS DEVELOPMENT ALONG WITH ASSOCIATED PAVEMENT AND INFRASTRUCTURE.

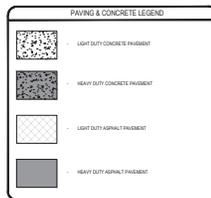
PARKING CALCULATIONS:

PROPOSED RETAIL STORE
(3 SPACES PER 300 S.F.A. REQUIRED)
RETAIL STORE = 6,900 S.F. / 300 = 21.67

H/C SPACES 1 PER 25 REQUIRED
TOTAL REQUIRED = 21 SPACES PLUS 1 H/C SPACES
TOTAL PROVIDED = 47 SPACES (47 REGULAR, 2 HANDICAP)

IMPERVIOUS AREA/DATA BLOCK OF SITE COVERAGE:

| |
|--|
| TOTAL PROJECT AREA = 49,280 S.F. OR 1.14 AC. |
| EXISTING CONCRETE 427 S.F. (0.86%) |
| EXISTING PAVEMENT 4,151 S.F. (8.37%) |
| EXISTING IMPERVIOUS COVERAGE 4,578 S.F. (9.22%) |
| EXISTING OPEN SPACE 44,702 S.F. (90.77%) |
| PROPOSED IMPERVIOUS COVERAGE (PROJECT AREA) |
| EXISTING CONCRETE 427 S.F. (0.86%) |
| EXISTING PAVEMENT 3,932 S.F. (7.93%) |
| PROPOSED BUILDINGS 6,000 S.F. (12.14%) |
| PROPOSED PAVEMENT 23,285 S.F. (47.40%) |
| PROPOSED CONCRETE 2,598 S.F. (5.24%) |
| TOTAL IMPERVIOUS AREA 36,012 S.F. (72.63%) |
| OPEN SPACE 13,268 S.F. (27.37%) |



P.I.D. #35699-01-00
ZONING: G-U
FLU: PUBLIC

| | |
|-----------------|---|
| DATE: 02-1-2025 | REVISION DESCRIPTION: RESPONSE TO COUNTY MAIL 1 |
| DESIGNED BY: PM | RESPONSE TO COUNTY MAIL 2 |
| DRAWN BY: WPD | RESPONSE TO COUNTY MAIL 3 |
| CHECKED BY: PM | DATE: 06-18-2025 |

ENGINEER'S CERTIFICATION:
DATE: 02-01-2025
I, THE UNDERSIGNED, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE DESCRIBED PROJECT AND THAT I AM A MEMBER IN GOOD STANDING OF THE FLORIDA ENGINEERING BOARD.
PAOLO@METROENGINEERING.COM

PROJECT: LIBERTY CROSSINGS - LOT 4 MAJOR SITE PLAN
LOCATION: COUNTY F.A. SEC. 22, TWP. 16, RGE. 21

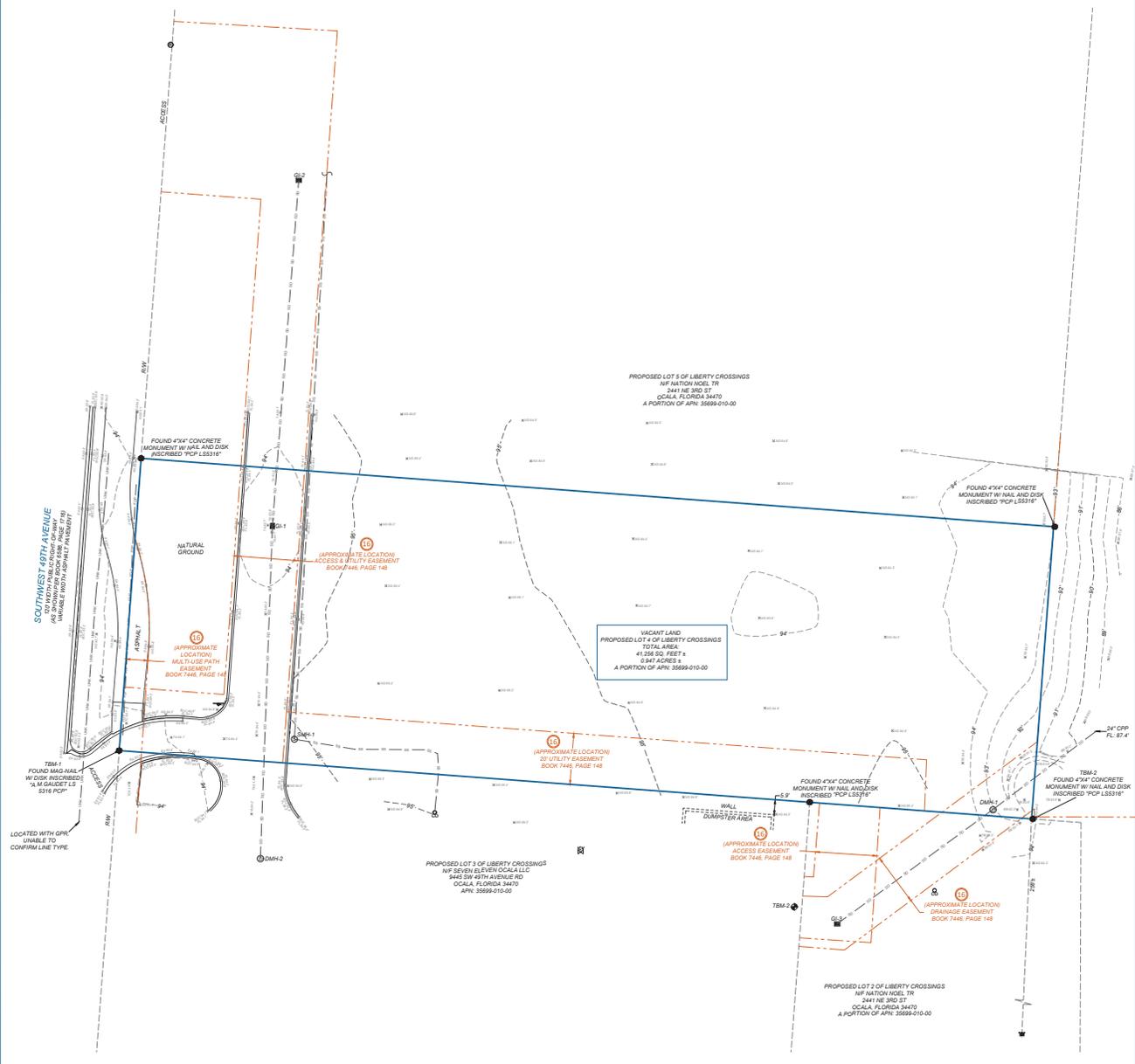
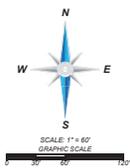
TITLE: MAJOR SITE PLAN

SCALE: 1" = 20'
JOB#: 24-70
SHEET C4 OF 8



ALTA/NSPS LAND TITLE SURVEY OF PROPOSED LOT

NORTH OF 9445 SOUTHWEST 49TH AVENUE ROAD
 LOCATED IN: SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST
 OCALA, MARION COUNTY, FLORIDA 34476



LEGEND & SYMBOLS

| | |
|--------|---------------------------------|
| ● | FOUND MONUMENT AS NOTED |
| ○ | COMPUTED POINT |
| ○ | TEMPORARY BENCHMARK (TBM) |
| ○ | SANITARY MANHOLE (DMH) |
| ○ | WATER METER |
| ○ | GRADED INLET (GI) |
| ○ | STORM MANHOLE (DMH) |
| ○ | IRIGATION CONTROL VALVE |
| ○ | CLEANOUT |
| ○ | SDH |
| ○ | BACK OF CURB |
| FL | FLOW LINE |
| TE | TOP OF BANK |
| BB | BOTTOM OF BANK |
| EA | EDGE OF ASPHALT |
| TA | TOP OF ASPHALT |
| TC | TOP OF CONCRETE |
| NG | NATURAL GROUND |
| RCF | REINFORCED CONCRETE PIPE |
| PVC | POLYVINYL CHLORIDE PIPE |
| CPP | CORRUGATED PLASTIC PIPE |
| MI | MEASURED/CALCULATED DIMENSION |
| RI | RECORD DIMENSION |
| NO | NOW OR FORMERLY |
| P.O.C. | POINT OF COMMENCEMENT |
| P.O.B. | POINT OF BEGINNING |
| --- | BOUNDARY LINE |
| --- | MAJOR CONTOUR LINE |
| --- | MINOR CONTOUR LINE |
| --- | EASEMENT LINE |
| --- | RIGHT-OF-WAY LINE |
| --- | UNDERGROUND FIBER OPTIC LINE |
| --- | UNDERGROUND SANITARY SEWER LINE |
| --- | UNDERGROUND STORM DRAIN LINE |
| --- | UNKNOWN UNDERGROUND LINE |

TEMPORARY BENCHMARK INFORMATION

TBM-1
 FOUND MAGNANAL W/ DISK INSCRIBED
 "A.M. GAUGE" L.S. 3312 PCP"
 NORTHING: 122453.97
 EASTING: 597744.10
 ELEVATION: 93.64'

TBM-2
 SET MAGNANAL W/ DISK INSCRIBED
 "SURVEY MARKER"
 NORTHING: 122792.81
 EASTING: 592055.82
 ELEVATION: 93.58'

INVERT INFORMATION

DMH-1
 SANITARY SEWER MANHOLE
 RIM ELEVATION: 93.09'
 BOTTOM OF STRUCTURE: 93.9'
 8" PVC I.D.E.

DMH-2
 STORM DRAIN MANHOLE
 RIM ELEVATION: 94.03'
 BOTTOM OF STRUCTURE: 95.9'
 18" CPP SW
 24" CPP NE

DMH-3
 STORM DRAIN MANHOLE
 RIM ELEVATION: 94.07'
 BOTTOM OF STRUCTURE: 97.7'
 18" CPP SW

G-I-1
 GRADED INLET
 RIM ELEVATION: 93.67'
 BOTTOM OF STRUCTURE: 93.1'
 18" P.O.P.

G-I-2
 GRADED INLET
 RIM ELEVATION: 94.65'
 BOTTOM OF STRUCTURE: 90.0'
 18" P.O.P.

G-I-3
 GRADED INLET
 RIM ELEVATION: 93.38'
 BOTTOM OF STRUCTURE: 91.1'

BLEW
 Surveying | Engineering | Environmental
 3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703
 EMAIL: SURVEY@BLEWINC.COM
 OFFICE: 479.443.6509 FAX: 479.350.1883
 WWW.BLEWINC.COM

| | |
|---------------------------------|--------------------------------------|
| SURVEYOR JOB NUMBER: 24-8029 | SURVEY DRAWN BY: KAM - 12/19/2024 |
| SURVEY REVIEWED BY: JMC | SHEET: 2 OF 2 |