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.1	06/30/2026	07/15/2026		In Review
OCE: Plan Review (DR) v.1	01/12/2026	01/27/2026	01/12/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		01/27/2026	01/12/2026	Approved

Comments

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

Comments

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

Comments

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

SUBMITTAL SUMMARY REPORT (32788)

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-builts.
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/Atlernate/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:

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		01/27/2026	01/12/2026	Approved

Comments

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

SUBMITTAL SUMMARY REPORT (32788)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
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 / methodolgy 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.

SUBMITTAL SUMMARY REPORT (32788)

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

SUBMITTAL SUMMARY REPORT (32788)

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

Comments

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

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 07-10-2026 Parcel Number(s): 9007-0102-16, 9007-0101-32 Permit Number: 32788

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: MIDWAY OAKS, fka "MIDWAY TERRACE" Commercial ☐ Residential ☑
Subdivision Name (if applicable):
Unit_____ Block_____ Lot_____ Tract_____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): OCALA SHORES, LLC.
Signature:
Mailing Address: PO BOX 950238 City: LAKE MARY
State: FLORIDA Zip Code: 32795 Phone # 1-786-399-3700
Email address: shahbazy@yahoo.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): MASTROSERIO ENGINEERING,INC Contact Name: PAOLO MASTROSERIO
Mailing Address: 170 SE 32ND PLACE City: OCALA
State: FL Zip Code: 34471 Phone # 352-433-2185
Email address: PAOLO@MASTROSERIOENG.COM

D. WAIVER INFORMATION:
Section & Title of Code (be specific): 2.12.8 - Topographical Contours
Reason/Justification for Request (be specific): A waiver is requested to utilize existing contours and lidar. A site inspection was conducted to check existing conditions on and around the site. Nothing was found that contradicts the contours and lidar that was already obtained.

DEVELOPMENT REVIEW USE:
Received By:_____ Date Processed:_____ Project #_____ AR #_____

ZONING USE: Parcel of record: Yes ☐ No ☐ **Eligible to apply for Family Division: Yes ☐ No ☐**
Zoned:_____ ESOZ:_____ P.O.M._____ Land Use:_____ **Plat Vacation Required: Yes ☐ No ☐**
Date Reviewed:_____ Verified by (print & initial):_____

Revised 6/2021

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) 6.8.6 - Buffers
Reason/Justification for Request (be specific): A waiver is requested to provide a 6' high opaque fence along the property boundary fronting the cul de sac right of way in lieu of the required buffer consisting of 2 shade trees and shrubs & ground cover for this 52 feet of property frontage. The fencing would provide security and safety measures to prevent the neighborhood citizens from entering the D.R.A. The fence would be offset 10 feet inward from the property line.

Section & Title of Code (be specific)
Reason/Justification for Request (be specific):

Section & Title of Code (be specific)
Reason/Justification for Request (be specific):

Section & Title of Code (be specific)
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Section & Title of Code (be specific)
Reason/Justification for Request (be specific):

Section & Title of Code (be specific)
Reason/Justification for Request (be specific):

Revised 6/2021

MIDWAY OAKS (AR#32788) - MAJOR SITE PLAN MODIFICATION

CONSTRUCTION NOTES:

1. REPRODUCTION OF THESE PLANS ARE NOT VALID UNLESS SIGNED & SEALED BY THE SURVEYOR AND ENGINEER IN RESPONSIBLE CHARGE. VALID PLANS MUST BE SIGNED AND SEALED WITH RAISED EMBOSSED SEALS. COPIES OF THESE PLANS AS DESIGNED BY THE PROFESSIONAL ENGINEER HAVE BEEN RETAINED BY THE PROFESSIONAL ENGINEER, AND THE PROFESSIONAL ENGINEER WILL NOT BE RESPONSIBLE FOR ANY SUBSEQUENT UNAUTHORIZED CHANGES TO ANY REPRODUCIBLE ORIGINAL DOCUMENTS.

2. CHANGES TO THESE PLANS ARE NOT VALID UNLESS PRIOR APPROVAL IS RECEIVED FROM BOTH THE APPROPRIATE GOVERNMENT AGENCIES AND THE PROJECT ENGINEER.

3. EXISTING IMPROVEMENTS ON THE SITE ARE AS SHOWN ON THE SURVEY. ALL EXISTING IMPROVEMENTS MAY NOT BE SHOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM A SITE INVESTIGATION PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES OR FINDINGS TO THE PROJECT ENGINEER AND SURVEYOR. UNDERGROUND IMPROVEMENTS, IF ANY, WERE NOT LOCATED. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND DURING DIGGING. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION AND SHALL REMAIN IN DIRECT CONTACT WITH THE UTILITY COMPANIES THROUGHOUT THE ENTIRE PROJECT. ANY DAMAGE TO UTILITIES RESULTING FROM THE CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
MARION COUNTY SHALL NOT BE HELD RESPONSIBLE FOR ANY DAMAGES OR DELAYS CAUSED BY THE LOCATION OR DISPOSITION OF ANY UTILITIES.

4. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, THE MARION COUNTY WATER & SEWER CONSTRUCTION MANUAL, AND THE SAINT JOHNS WATER MANAGEMENT DISTRICT REGULATIONS.

5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CERTIFIED AS-BUILT DRAWINGS FROM A LICENSED SURVEYOR. THE CONTRACTOR SHALL SUBMIT THE AS-BUILT DRAWINGS TO THE PROJECT ENGINEER ONCE ALL CONSTRUCTION IS COMPLETED.

6. AFTER AND/OR DURING THE CLEARING AND GRUBBING PHASE OF THE SITE, A BURN PERMIT MUST BE OBTAINED IF BURNING IS TO TAKE PLACE ON-SITE.

7. ALL DRAINAGE FACILITIES MUST BE COMPLETED AND INSTALLED PRIOR TO CONSTRUCTION OF IMPERVIOUS AREAS. THE DRAINAGE RETENTION AREAS SHALL BE EXCAVATED TO WITHIN 1 FOOT OF THE PROPOSED BOTTOM. AFTER CONSTRUCTION OF THE ROADS IS COMPLETE AND PRIOR TO FINAL SODDING OF THE DRAINAGE RETENTION AREA, THE DRAINAGE RETENTION AREA SHALL BE EXCAVATED TO THE DESIGN BOTTOM ELEVATION. SOIL AT THE BOTTOM OF THE DRAINAGE RETENTION AREA SHALL BE UNDISTURBED AND OF SUITABLE MATERIAL.

8. ALL EROSION CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED PRIOR TO CONSTRUCTION. TYPE III SILT FENCE SHALL BE INSTALLED ALONG APPROPRIATE DOWNSTREAM SIDE OF THE CONSTRUCTION BOUNDARIES PRIOR TO ANY SITE DEVELOPMENT. THE SILT FENCE SHALL BE INSPECTED AT LEAST TWICE A WEEK OR AFTER EACH STORM EVENT IN ORDER TO ENSURE PROPER FUNCTION. THE PROPOSED SITE SHALL REMAIN FREE OF EXCESS DUST AND DEBRIS AT ALL TIMES. ANY INCIDENT OF EROSION, SEDIMENTATION, DEBRIS OR DUST OCCURRING ON-SITE OR OFF-SITE SHALL BE CORRECTED IMMEDIATELY BY THE CONTRACTOR.

9. IF A SINKHOLE SHOULD FORM ON THIS SITE, ALL APPLICABLE PROCEDURES REQUIRED BY THE WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE FOLLOWED. THE PROJECT ENGINEER, WATER MANAGEMENT DISTRICT AND LOCAL GOVERNMENT AGENCIES SHALL BE NOTIFIED IMMEDIATELY FOR REPAIR PROCEDURES.

10. IF DURING ROAD CONSTRUCTION ANY UNSUITABLE MATERIALS ARE ENCOUNTERED, A MINIMUM OF TWO FEET OF UNDERCUT WILL BE REQUIRED FROM THE BOTTOM OF THE LIMEROCK BASE. THE BACK-FILL MATERIAL SHALL BE OF SUITABLE MATERIAL. THE CONTRACTOR MUST CONTACT THE PROJECT ENGINEER PRIOR TO UNDERCUTTING.

11. THE ROAD CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL APPLICABLE UTILITY COMPANY CONSTRUCTION AND INSTALLATION. THE CONTRACTOR MUST ASSURE THAT ALL UTILITY CONDUIT, CROSSINGS, AND IMPROVEMENTS DO NOT CONFLICT WITH OTHER UNDERGROUND UTILITIES SUCH AS POTABLE WATER, SANITARY SEWER, AND STORMWATER FACILITIES.

12. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ASSURE THAT ALL VEHICULAR & PEDESTRIAN ACCESS IS MAINTAINED IN A SAFE AND OPERABLE MANNER.

13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MONUMENTATION (TEMPORARY OR PERMANENT) & CONSTRUCTION STAKING THAT HAVE BEEN MISPLACED OR DESTROYED DUE TO THE CONTRACTORS CONSTRUCTION. THE CONTRACTOR SHALL REPLACE ALL STAKING & MONUMENTATION (TO BE DONE BY A LICENSED SURVEYOR) AT THE CONTRACTOR'S EXPENSE.

14. THE CONTRACTOR SHALL COORDINATE WITH THE DEVELOPER ANY SLEEVING REQUIREMENTS IN THE ROADWAYS FOR IRRIGATION LINES AND/OR OTHER UTILITIES.

15. ALL QUALITY CONTROL & DENSITY TESTING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL TESTING.

16. ALL SUITABLE MATERIAL SHALL BE STOCKPILED ON-SITE AT A LOCATION DETERMINED BY THE PROJECT ENGINEER AND/OR DEVELOPER. ALL UNSUITABLE MATERIAL SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER AND/OR DEVELOPER.

17. ANY WORK PROPOSED IN THE COUNTY RIGHT OF WAY WILL REQUIRE A RIGHT OF WAY PERMIT. THE RIGHT OF WAY PERMIT MUST BE OBTAINED FROM THE MARION COUNTY ENGINEERING DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION. ANY CONSTRUCTION IN THE RIGHT OF WAY SHALL CONFORM TO CONSTRUCTION STANDARDS CONTAINED IN:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS FOR MATERIAL REQUIREMENTS & QUALITY CONTROL,
B) THE FDOT PLANS PREPARATION MANUAL TRAFFIC DESIGN STANDARDS, &
C) FDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION. (UNLESS OTHERWISE SPECIFIED IN THESE PLANS).

18. ALL AREAS DISTURBED IN THE CONSTRUCTED RIGHT OF WAY SHALL BE RESTORED AND SODDED. ALLOW FOR SOD WITH A 2" UNDERCUT. OTHER AREAS DISTURBED AFTER CONSTRUCTION SHALL BE GRASSED. UNLESS SOD IS SPECIFICALLY PROPOSED.

19. TRAFFIC CONTROL & DEVICES IMPLEMENTED DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH:
A) THE MARION COUNTY LAND DEVELOPMENT REGULATIONS
B) FDOT MANUAL OF TRAFFIC CONTROLS AND SAFE PRACTICES FOR STREET & HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS &
C) FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION

20. ALL PAVEMENT MARKINGS, MATERIALS, AND SIGNS SHALL CONFORM TO THE MARION COUNTY LAND DEVELOPMENT REGULATIONS, AND IN CONFORMANCE WITH ALL APPLICABLE FDOT STANDARDS AND THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND SAFE PRACTICES FOR STREET AND HIGHWAY AND UTILITY OPERATIONS". TRAFFIC PAINT SHALL BE FDOT CODE T-1, T-2 AND HIGH INTENSITY THERMOPLASTIC.

21. THE UTILITIES' CONTRACTORS SHALL BE RESPONSIBLE FOR ACQUIRING ANY CONSTRUCTION PERMITS NECESSARY PRIOR TO CONSTRUCTION. UTILITY COMPANIES SHALL SUBMIT TO THE PROJECT ENGINEER FOR APPROVAL, A WRITTEN REQUEST TO UTILIZE ANY EASEMENTS SHOWN ON THESE PLANS OR IN AREAS NOT PRESENTLY DESIGNATED AS A UTILITY EASEMENT, PRIOR TO CONSTRUCTION.

22. THE MINIMUM STRENGTH FOR ANY CONCRETE CONSTRUCTION SHALL BE 3000 PSI AT 28 DAYS UNLESS OTHERWISE INDICATED ON THESE PLANS.

23. EXISTING TREES TO REMAIN SHALL HAVE ANY LOW LIMBS TRIMMED TO ALLOW AERIAL CLEARANCE FOR VEHICLES AND/OR AERIAL UTILITIES. REFER TO FDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", SECTIONS 110.2.3 AND 110.3. AERIAL UTILITIES SHALL BE 18' MINIMUM ABOVE CENTERLINE GRADE OF ROAD.

24. AREAS AROUND ANY PROPOSED PIPE ENDS SHALL BE FINISH GRADED AND SODDED FOR 2' MINIMUM IN ALL DIRECTIONS OR AS SPECIFIED ON THESE PLANS. SWALE ELEVATION TRANSITIONS TO PIPE ENDS SHALL BE AS FLAT AS SITE CONDITIONS PERMIT UNLESS OTHERWISE SHOWN ON PLAN PROFILES.

25. CONTRACTOR MUST CLEAN OUT ALL PROPOSED CROSS DRAINS AFTER PLACEMENT OF SOD OR GRASS AND MULCH.

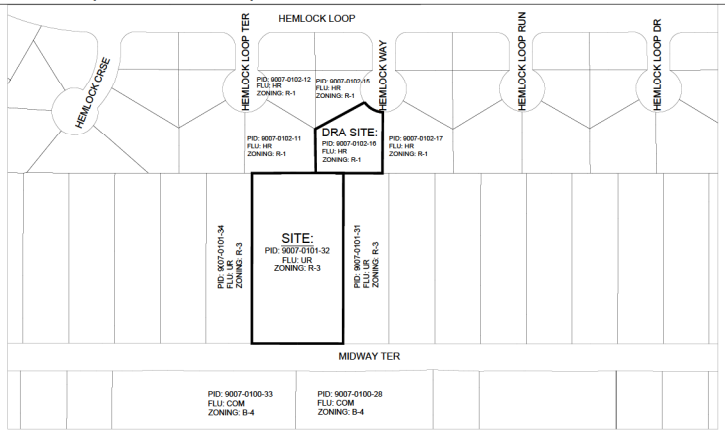
26. DELINEATORS ARE TO BE LOCATED AT EACH END OF CROSS DRAINS HAVING MITERED ENDS. INSTALLATION SHALL BE 2' MINIMUM AND 6' MAXIMUM FROM OUTSIDE EDGE OF SHOULDER. TOP OF DELINEATOR SHALL NOT BE LESS THAN 4' ABOVE FINISH GRADE.

UTILITIES SERVICE PROVIDERS:

1. POWER (DUKE ENERGY) (800) 694-8508
2. TELEPHONE (CENTURYLINK) (352) 401-6566
3. CABLE (COMCAST) Scott_Chadwick@cable.comcast.com
4. GAS (TECO) (407) 420-2619
5. WATER & SEWER (MARION COUNTY) (352) 307-6000

SUNSHINE STATE ONE CALL
CALL BEFORE YOU DIG
1-800-432-4770

811 Know what's below. Call before you dig.



100 50 0 100
GRAPHIC SCALE IN FEET

LOCATION MAP

SEC. 5, TWP. 16, RGE. 23
MARION COUNTY, FLORIDA

GENERAL NOTES:

1. THE BOUNDARY & TOPOGRAPHIC SURVEY WAS PROVIDED BY D.W. HIRST & ASSOCIATES, INC.

2. TREE SURVEY WAS PROVIDED BY D.W. HIRST & ASSOCIATES, INC.

3. COPIES OF PERMITS FROM ALL APPROPRIATE AGENCIES SHALL BE PROVIDED ONCE APPROVAL IS OBTAINED FROM SUCH AGENCIES.

4. ALL ROADS/PAVEMENT IN THIS SITE WILL BE DESIGNED FOR ELEVATIONS ABOVE THE 100YR/24HR MAXIMUM STAGE ELEVATION OF ADJACENT LOW LYING AREAS.

5. A TRAFFIC STATEMENT HAS BEEN PROVIDED.

6. ALL LANDSCAPING SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT REGULATIONS.

7. THE DEVELOPER SHALL CONSTRUCT, LANDSCAPE, IMPROVE, AND MAINTAIN ALL OF THE COMMON AREAS AND GREEN SPACE AS SHOWN ON THESE PLANS.

8. THE REQUIRED BUFFERS AND SETBACKS ARE AS SPECIFIED IN THESE PLANS.

9. MASTROSERIO ENGINEERING, INC. AND ITS EMPLOYEES ARE NOT RESPONSIBLE FOR ON-SITE SAFETY DURING CONSTRUCTION.

10. AN "AS-BUILT" CERTIFICATION WILL BE REQUIRED BY THE PROJECT ENGINEER AND ALL REGULATORY REVIEW AGENCIES INVOLVED IN THIS PROJECT.

11. AT THE END OF THE PROJECT CONSTRUCTION, THE PROJECT ENGINEER SHALL PROVIDE TO THE APPROPRIATE AGENCIES, AN ELECTRONIC FILE CONTAINING THE PROJECT DEVELOPMENT PLANS IN AUTOCAD FORMAT.

WATER AND SEWER NOTES:

1. WATER SUPPLY SHALL BE PROVIDED VIA A CONNECTION TO EXISTING WATER MAIN. THE DISTRIBUTION SYSTEM SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

2. SEWAGE COLLECTION SHALL BE PROVIDED VIA A CONNECTION TO AN EXISTING SEWER FORCEMAIN AND SHALL BE INSTALLED AT THE DEVELOPERS EXPENSE.

3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH FDEP & MARION COUNTY SPECIFICATIONS.

4. WATER USAGE = 3,200 GPD

5. SEWER USAGE = 3,200 GPD

PROPERTY INFORMATION:

1. PROJECT IS LOCATED IN THE SOUTHEASTERN SECTION OF MARION COUNTY, FLORIDA.

2. THE PROPERTY IS PRESENTLY ZONED R-3.

3. THIS PROJECT SHALL BE DEVELOPED BY THE MAGIC SHORES, LLC.

CHARACTER OF DEVELOPMENT NOTE:

THIS SITE IS PROPOSED A MULTI FAMILY RESIDENTIAL DEVELOPMENT CONTAINING ATTACHED RENTAL UNITS WITHIN TRIPLEXES AND QUADPLEXES.

SPRINGS PROTECTION ZONE NOTE:

THIS SITE LIES WITHIN THE PRIMARY SPRINGS PROTECTION ZONE.

FLOOD ZONE NOTE:

BASED ON GRAPHICAL PLOTTING ONLY, THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 12083C0505G, EFFECTIVE DATE 08-28-2008

PLAN DATUM AND BENCHMARK NOTE:

STATE PLANE COORDINATES WERE DERIVED BY GPS, FLORIDA WEST ZONE. ELEVATIONS 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.

SITE LIGHTING NOTE:

ALL FUTURE EXTERIOR LIGHTING SHALL BE SHIELDED AND COMPLIANT WITH LDC SEC. 6.19 OUTDOOR LIGHTING.

CONSTRUCTION INSPECTION NOTE:

UTILITY INSTALLATION PROJECTS SHALL BE INSPECTED BY MCUD. A PRE-CONSTRUCTION MEETING SHALL BE ORGANIZED WITH THE MCUD CONSTRUCTION MANAGER, ALEJANDRO RAO, 72 HOURS PRIOR TO START OF CONSTRUCTION. MR. RAO CAN BE REACHED AT 352-307-4630 OR ALEJANDRO.RAO@MARIONCOUNTYFL.ORG

SIGHT DISTANCE NOTE:

ROADWAY CONNECTION TO MIDWAY TERRACE MEET FOOT SIGHT DISTANCE CRITERIA.

LEGAL DESCRIPTION:

LOT 32 & 33, 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.

LOT 16, BLOCK 102, 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.

IMPORTANT DEVELOPMENT NOTE TO ALL MARION COUNTY REVIEWERS:

BASED ON THE DRC STAFF MEETING RESULTS, AN UPDATED SITE PLAN WAS REQUIRED FOR THIS PROJECT. THE ONLY CHANGES TO THE PLAN REQUIRE 2 DEPARTMENTS TO REVIEW THIS PLAN, THOSE DEPARTMENTS ARE LANDSCAPING AND DRAINAGE.THIS PLAN IS AN UPDATE TO THE ALREADY APPROVED MIDWAY OAKS SITE PLAN AR# 32788. THIS PROJECT IS CURRENTLY UNDER CONSTRUCTION. THE OWNER HAS ACQUIRED AN ADDITIONAL PROPERTY ADJACENT TO THIS SITE. THIS NEWLY ACQUIRED PROPERTY WILL BE UTILIZED FOR STORMWATER RETENTION ONLY TO ACCOMMODATE THE IMPROVEMENTS ON THE R3 ZONED PROPERTY. THERE ARE NO CHANGES TO THE APPROVED BUILDING LAYOUT. 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.

SITE DATA:

PROJECT NAME:	MIDWAY OAKS
PROJECT LOCATION:	SILVER SPRINGS SHORES, FL SEC 5, TWP. 16, RGE. 23
P.I.D.:	9007-0101-32 & 9007-0102-16
OWNER:	MAGIC SHORES, LLC.
ADDRESS:	PO BOX 950238 LAKE MARY, FL 32795
TOTAL SITE AREA:	94,288 S.F. +/- 2.16 ACRES +/-
CURRENT ZONING:	R3(9007-0101-32) & R1(9007-0102-16)
CURRENT LAND USE:	UR(9007-0101-32) & HR(9007-0102-16)
BUILDING SETBACKS:	25' FRONT, 8' SIDE, 25' REAR
BUILDING USE:	MULTIFAMILY RESIDENTIAL
BUILDING F.A.R.:	0.2188 (16,194 SF) (ON R3 PARCEL ONLY)
ALLOWABLE MULJIFAU HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	14.33', SINGLE STORY

PROPOSED DEVELOPMENT:

THE EXISTING LOTS 32 & 33 TO BE GRUB,GRED ARE LOCATED IN SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A MULTIFAMILY DEVELOPMENT COMPRISED OF A 3 QUADPLEXES AND 1 TRIPLEX. PARCEL 9007-0102-16 WILL BE UTILIZED FOR A DRAINAGE RETENTION AREA TO SERVE THE R3 ZONED PROPERTY. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO MIDWAY TERRACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF MULTIFAMILY BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

EXISTING COVERAGE:		
SITE IS CURRENTLY VACANT.	94,288 S.F.	(100%)
PROPOSED COVERAGE:		
PROPOSED BUILDINGS:	16,195 S.F.	(17.18%)
PROPOSED PATIO/DECK:	600 S.F.	(0.60%)
PROPOSED PAVEMENT:	15,111 S.F.	(16.03%)
PROPOSED CONCRETE:	3,189 S.F.	(3.38%)
TOTAL PROPOSED IMPERVIOUS:	35,375 S.F.	(37.52%)
PROPOSED DRA:	17,028 S.F.	(18.06%)
OPEN SPACE:	41,883 S.F.	(44.42%)

PARKING CALCULATIONS:

PROPOSED MULTIFAMILY UNITS:
REQUIRED: 2 SPACES PER UNIT
2 x 15 = 30 SPACES

TOTAL REQUIRED = 30 SPACES
TOTAL PROVIDED = 45 SPACES (43 REGULAR, 2 HANDICAP)

DRAINAGE CONSTRUCTION SPECIFICATION:

NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE PROJECT ENGINEER AND THE OFFICE OF THE COUNTY ENGINEER.

CONCURRENCY NOTE:

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITY. ALL PUBLIC FACILITIES FOR THIS PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

DEVELOPMENT AGREEMENTS:

1) NONE AT THIS TIME

TRAFFIC STATEMENT:

TRAFFIC GENERATION RATES ARE BASED ON THE ITE 11th EDITION.

MULTIFAMILY UNITS
(USE ITE CODE 220 - MULTIFAMILY HOUSING (LOW RISE)
AVERAGE VEHICLE TRIP ENDS VS. DWELLING UNITS

MULTIFAMILY UNITS = 15 UNITS
AM PEAK HOUR TRIPS = 1
AM PEAK HOUR TRIPS = 7, PM PEAK HOUR TRIPS = 8

INDEX OF SHEETS:

SHT. NO.	SHT. TITLE
C001	TITLE SHEET
C002	EROSION CONTROL PLAN
C003	SITE/GEOMETRY/UTILITY PLAN
C004	DRAINAGE & GRADING PLAN
C005-006	DETAILS
C007	LIFT STATION DETAILS
L001-004	LANDSCAPE PLANS
S001	SURVEY
S002	SURVEY

SURVEYOR
D.W. HIRST & ASSOCIATES, INC.
13560 SE 36TH AVENUE
SUMMERFIELD, FL 34421
352-347-6775

OWNER/DEVELOPER
ELIZABETH FUENTNES & LUIS F. ROSA
SHAHBAZ YOUSAF, AUTHORIZED REPRESENTATIVE
OCALA SHORES, LLC.
PO BOX 950238
LAKE MARY, FL 32795
786-399-9700

ENGINEER'S 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. THE DRIVEWAY ACCESS MEETS FOOT SIGHT DISTANCE REQUIREMENTS.

PAOLO MASTROSERIO LICENSED No. 58691 STATE OF FLORIDA PROFESSIONAL ENGINEER

PAOLO MASTROSERIO, P.E. 58691
170 SE 32ND PLACE
OCALA, FL 34471
PHONE: (352)433-2185

OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AND MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN AND OPERATE THE IMPROVEMENTS AS SHOWN ON THIS PLAN AND, SHALL INSPECT THE SWALES AND/OR DRAINAGE RETENTION FACILITIES MONTHLY AND FOLLOWING HEAVY RAINFALL FOR THE FORMATION OF SINKHOLES, WASH OUTS/EROSION, AND BUILD UP OF DEBRIS.

ELIZABETH FUENTNES & LUIS F. ROSA
SHAHBAZ YOUSAF, AUTHORIZED REPRESENTATIVE
OCALA SHORES, LLC.
PO BOX 950238
LAKE MARY, FL 32795
786-399-9700

WAIVERS:

RESULTS OF WAIVERS REQUESTED FOR THIS PROJECT

CODE REFERENCE	DESCRIPTION	STATUS	CONDITIONS	DATE
2.12.8	CURRENT BOUNDARY AND TOPOGRAPHIC SURVEY	APPROVED	CONDUCTED SITE INSPECTION TO CHECK EXISTING CONDITIONS ON AND AROUND THE SITE AS WELL AS UTILIZING EXISTING CONTOURS AND LIDAR	09-09-2025
6.12.12.D	SIDEWALKS	APPROVED	PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION PRIOR TO FINAL INSPECTION	09-09-2025

DATE:	REVISION DESCRIPTION:

SCALE: 1"=100'

MASTROSERIO ENGINEERING, INC
CA# 26123
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)433-2185
PAOLO@MASTROSERIOENG.COM

DRAWING FILE: MASTER PLAN.DWG
DATE: 06-21-2026
DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM

MIDWAY OAKS (AR#32788) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL. SEC. 5, TWP. 16, RGE. 23

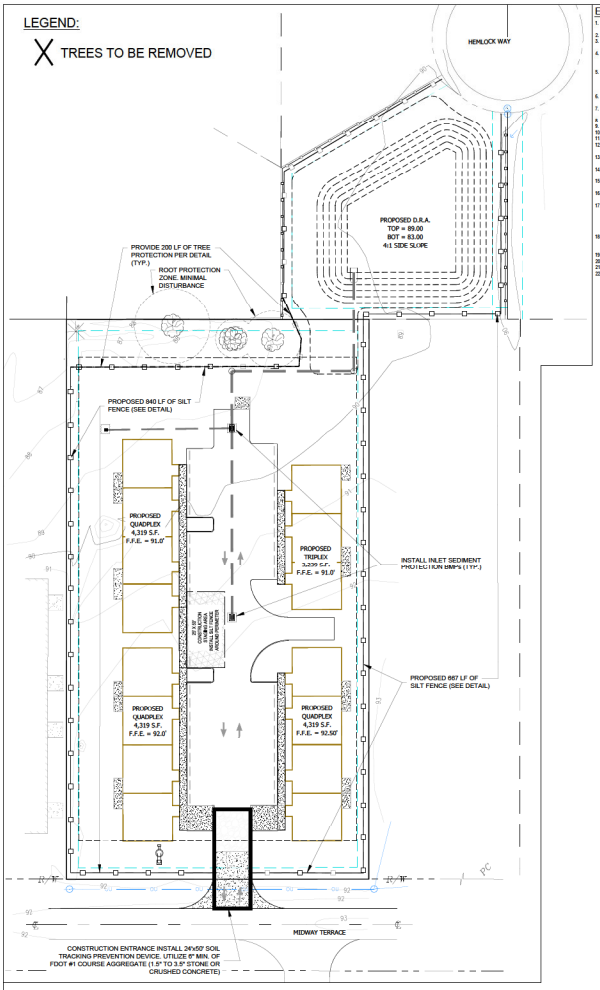
TITLE: TITLE SHEET

JOB#: 24-40

SHEET C1 OF 7

LEGEND:

X TREES TO BE REMOVED



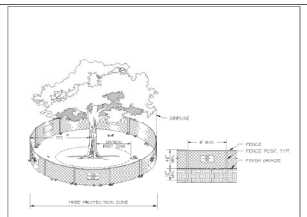
EROSION / DEMO PLAN:

30 15 0 30

GRAPHIC SCALE IN FEET

EROSION CONTROL NOTES:

1. CONTRACTOR SHALL MAINTAIN EROSION CONTROL FACILITIES DURING THE ENTIRE CONSTRUCTION PERIOD. FACILITIES ARE NOT TO BE REMOVED UNTIL COMPLETION OF THE PROJECT AND THE SITE IS STABILIZED.
2. ADDITIONAL DEVICES MAY BE REQUIRED AS DEEMED NECESSARY BY GOVERNING AUTHORITIES.
3. SILT FENCES SHALL BE CLEANED OR REPLACED WHEN TRAPPED SEDIMENT REACHES 50 PERCENT OF THE ABOVE GROUND FENCE HEIGHT OR A LOWER HEIGHT BASED ON MANUFACTURER'S SPECIFICATIONS.
4. SEDIMENT AND EROSION CONTROL MEASURES WILL BE INSPECTED ON A DAILY BASIS AND REPAIRED, ADJUSTED AND MAINTAINED AS NEEDED OR REQUIRED BY GOVERNING AGENCIES AT NO ADDITIONAL EXPENSE TO THE OWNER TO PROVIDE EROSION AND SEDIMENT CONTROL FOR THE DURATION OF CONSTRUCTION AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
5. ALL DISTURBED AREAS SHALL BE STABILIZED WITH A PERMANENT FAST GROWING COVER AND/OR MULCH UPON COMPLETION OF GRADING OPERATIONS. COMPLETION OF GRADING OPERATIONS DOES NOT MEAN AT THE END OF THE PROJECT. AS SOON AS FINAL GRADES ARE ESTABLISHED IN AN UNPAVED AREA, THE CONTRACTOR SHALL STABILIZE WITH A TEMPORARY GRASS OR PERMANENT SOD. IF A TEMPORARY GRASS IS APPLIED, IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO APPLY A PERMANENT SEED OR SOD AT THE PROPER TIME OF YEAR.
6. FILL SLOPES SHOULD BE PLANTED AS SOON AS AN AREA OF THE SITE IS BROUGHT TO FINAL GRADE. SURFACE RUNOFF SHALL BE INTERCEPTED AT THE TOP OF TEMPORARY AND PERMANENT SLOPES DURING CONSTRUCTION SO THAT WATER IS NOT ALLOWED TO FLOW OVER THE SLOPE FACE.
7. THE GENERAL CONTRACTOR AND THE GRADING CONTRACTOR SHALL REVIEW THEIR PROPOSED GRADING SEQUENCE TO INSURE THAT THE LEAST AMOUNT OF LAND POSSIBLE AT ANY ONE TIME IS DISTURBED WITHOUT PERMANENT STABILIZATION.
8. ALL DISTURBED AREAS SHALL BE RESTORED TO A SMOOTH GRADE PRIOR TO ANY FURTHERMORE REPRESTONE
9. CONTRACTOR SHALL MAINTAIN SILT FENCES FOR THE DURATION OF THE PROJECT UNTIL ACCEPTED BY THE OWNER AT NO EXPENSE TO OWNER.
10. LAND DISTURBING ACTIVITIES BE KEPT TO A MINIMUM AND WILL NOT EXTEND BEYOND THE LIMITS SHOWN.
11. THE CONTRACTOR SHALL CONSTRUCT THE SILT FENCING AS SHOWN AT THE PERIMETER OF THE SITE PLAN PRIOR TO LAND CLEARING ACTIVITIES.
12. CONTRACTOR SHALL BE RESPONSIBLE TO ENSURE COMPLIANCE WITH THE NPDES STORMWATER REQUIREMENTS. THIS INCLUDES, BUT IS NOT LIMITED TO, INSPECTION REQUIREMENTS.
13. ALL EROSION CONTROL MEASURES EXCEPT THE REQUIRED RIP-RAP ARE TEMPORARY DEVICES. THESE TEMPORARY DEVICES SHALL BE REMOVED PRIOR TO COMPLETION OF CONSTRUCTION AND THE SITE STABILIZED WITH PERMANENT SOD.
14. PRIOR TO CONSTRUCTION, THE EROSION AND SEDIMENT CONTROL MEASURES SHOWN HEREON SHALL BE IN PLACE. CLEARING AND GRUBBING OPERATIONS WILL BE ENGAGED IN ONLY AS NECESSARY TO ALLOW THE PLACEMENT OF EROSION AND SEDIMENT CONTROL MEASURES AS DRAWN HEREON UNTIL ALL SUCH MEASURES ARE IN PLACE.
15. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.
16. FOR SILT FENCE DETAIL, SEE TYPE III SILT FENCE IN FDOT INDEX 103. SILT FENCE LOCATION SHOWN FOR AESTHETICS ONLY, ACTUAL FENCE TO BE INSTALLED ON THE PROPERTY LINE.
17. ALL EXISTING STORM WATER DRAINAGE PATTERNS AND CHANNELS OUTSIDE THE CONSTRUCTION AREAS SHOWN ON THESE PLANS ARE TO BE MAINTAINED. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE WORK APPEARS TO INTERRUPT AN EXISTING STORM WATER DRAINAGE PATTERN. THE CONTRACTOR SHALL MAINTAIN A CLEAR PATH FOR ALL SURFACE WATER DRAINAGE STRUCTURES AND DITCHES DURING ALL PHASES OF CONSTRUCTION SUCH THAT IMPACT TO CONSTRUCTION AND/OR SURROUNDING FACILITIES IS MINIMIZED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY EROSION, SEDIMENT TRANSPORT, DISTURBED FOUNDATIONS, IMPACT TO STRUCTURES, AND ANY OTHER DAMAGE CAUSED DURING CONSTRUCTION.
18. THE CONTRACTOR SHALL PREVENT THE DISCHARGE OF SEDIMENT DUE TO CONSTRUCTION OPERATIONS. APPROVED EROSION CONTROL DEVICES SHALL BE INSTALLED TO PREVENT DISCHARGE OF SEDIMENT INTO A DRY OR WET WATERCOURSE. EROSION CONTROL SHALL CONSIST OF ANCHORED HAY BALES, SILT FENCE, OR OTHER EROSION CONTROL METHODS APPROVED BY THE PROJECT ENGINEER. ALL NEW AND EXISTING DRAIN PIPES AND STRUCTURES SHALL BE FLUSHED CLEAN AFTER CONSTRUCTION.
19. PROVIDE EROSION CONTROL BLANKET FOR ALL SLOPES 3:1 (HORIZONTAL TO VERTICAL) OR STEEPER.
20. ALL DISTURBED AREAS SHALL BE RESTORED TO A SMOOTH GRADE AND MULCHED AS SOON AS PRACTICAL.
21. SEE PLAN SHEETS FOR MORE DETAILED LOCATION OF SILT FENCE.
22. THE PLAN PROVIDES REASONABLE ASSURANCE THAT THE PROPOSED CONSTRUCTION ACTIVITIES WILL NOT RESULT IN EROSION AND SEDIMENT DEPOSITION IN STORMWATER FACILITIES, WETLANDS OR OFF-SITE AREAS.

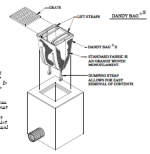


TREE PROTECTION DETAIL

NOTES:

1. TREE PROTECTION BARRICADES SHALL BE INSTALLED AROUND ALL PROTECTED TREES AND GROUPS OF TREES PRIOR TO ANY CLEARING OF GROUND OPERATIONS, INCLUDING THE REMOVAL OF OTHER TREES.
2. FOR LARGE GROUPS OF TREES, BARRICADES MAY BE PLACED BETWEEN THE PROTECTED TREES AND THE CONSTRUCTION ACTIVITY. (SEE C.)
3. BARRICADES SHALL BE MADE OF RIGID MATERIAL CAPABLE OF SURVIVING FOR THE DURATION OF THE CONSTRUCTION.
4. BARRICADES SHALL BE INSPECTED WEEKLY DURING THE DURATION OF CONSTRUCTION AND REPAIRED/REINSTALLED AS REQUIRED.
5. NO MATERIALS, EQUIPMENT, VEHICLES OR THE PLACEMENT OF WASTE MATERIALS, INCLUDING BUT NOT LIMITED TO, WASTE OIL, HYDRAULIC FLUID, ASPHALT, CONCRETE, AND MORTAR WITHIN THE TREE PROTECTION ZONE (TPZ) OF ANY TREE IS NOT ALLOWED.
6. NO TRENCHING OR ROOT PRUNING, STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TPZ OF ANY TREE IS NOT ALLOWED.
7. IF ANY TREE WHICH IS NOT PERMITTED FOR REMOVAL IS DESTROYED, OR RECEIVES MAJOR DAMAGE DURING CONSTRUCTION, THE OWNER OR CONTRACTOR SHALL REPLACE THE TREE WITH LONG TERM SURVIVAL IN MIND. THE MATERIAL MUST BE REPLACED AT AN INCH-TO-INCH BASIS OF THE TOTAL DIAMETER OF THE TREE(S) BEYOND REPAIR OR DAMAGED. THE REPLACEMENT TREE(S) SHALL BE OF COMPARABLE SPECIES OF THE DESTROYED OR DAMAGED TREE(S) WITH A MINIMUM SIZE OF 3 1/2" CALIPER.
8. REQUIRED SIGNS SHALL STATE "TREE PROTECTION ZONE."

Marion County Public Schools	MCPS CO EFFECTIVE 10/10/2013	TREE PROTECTION	7.3.4 LS 009
	REVISION: # N/A		



DANDY BAG DETAIL "B"

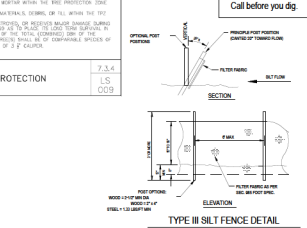
NTS

DANDY BAG "B"

Installation and Maintenance Guidelines

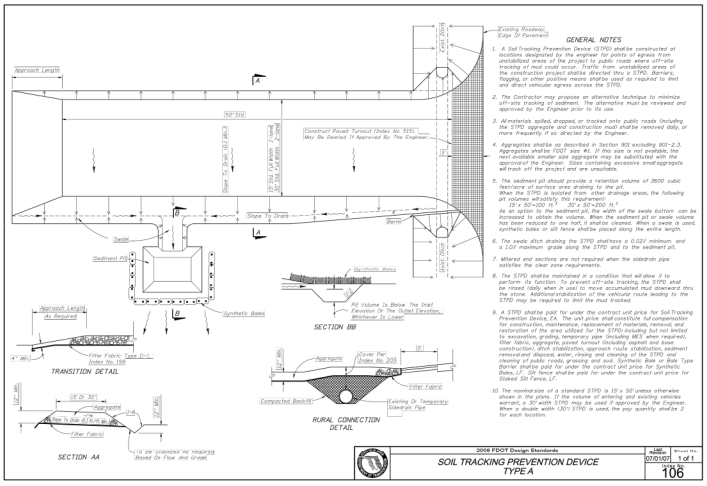
Installation Diagram for grate drain catch basin. It is only necessary to place the bag in the grate drain. Place the bag over the grate so that the lifting straps are out of the way and place the grate into the drain box. If the grate is heavy or difficult to lift, place the grate into the drain box without the lifting straps, secure the grate into the drain box.

Maintenance Diagram as a suggested manner and order drain box maintenance. Before the bag is removed, empty the bag. If the contents of original bag is half full or more, empty the bag. If the contents of original bag is less than 1/4 full of sediment, the bag need not be emptied. Empty bag by lifting the bag out of the drain box and dumping the contents into a dump truck or other approved receptacle. Empty bag by lifting straps and unzipping.



TYPE III SILT FENCE DETAIL

FDOT INDEX #102



GENERAL NOTES

1. A Soil Tracking Prevention Device (STPD) shall be constructed at locations designated by the engineer for points of egress from unstabilized areas of the project to improved roads where traffic from construction activity will be leaving the construction site. Use of the construction project shall be directed thru a STPD. Barriers, flagging, or other positive means shall be used as required to limit and direct vehicular egress across the STPD.
2. The Contractor may propose an alternative technique to minimize off-site tracking of sediment. The alternative must be reviewed and approved by the Engineer prior to its use.
3. All materials spilled, dropped, or tracked onto public roads (including the STPD aggregate and construction mud) shall be removed daily, or more frequently if so directed by the Engineer.
4. Aggregates shall be as described in Section 901 excluding 901-2.3. Aggregates shall be FDOT size #1. If this size is not available, the next available smaller size aggregate may be substituted with the approval of the Engineer. Sizes containing excessive small-aggregate will track off the project and are unsuitable.
5. The sediment pit should provide a retention volume of 3600 cubic feet/acre of surface area draining to the pit. When the STPD is located from other drainage areas, the following pit volumes will satisfy this requirement: 15' x 50'=750 ft.³ 30' x 50'=200 ft.³ As an option to the sediment pit, the width of the swale bottom can be increased to obtain the volume. When the sediment pit or swale volume has been reduced to one half, it shall be cleaned. When a swale is used, synthetic bales or silt fence shall be placed along the entire length.
6. The swale ditch draining the STPD shall have a 0.02% minimum and a 1.0% maximum grade along the STPD and to the sediment pit.
7. Mitered end sections are not required when the sidedrain pipe satisfies the clear zone requirements.
8. The STPD shall be maintained in a condition that will allow it to perform its function. To prevent off-site tracking, the STPD shall be raked daily when in use to move accumulated mud downward thru the stone. Additional stabilization of the vehicular route leading to the STPD may be required to limit the mud tracked.
9. A STPD shall be paid for under the contract unit price for Soil Tracking Prevention Device, EA. The unit price shall constitute full compensation for construction, maintenance, replacement of materials, removal, and restoration of the area utilized for the STPD including but not limited to excavation, grading, temporary pipe (including MES when required), filter fabric, aggregate, paved turnout (including asphalt and base material), cleanout of the sediment pit, disposal of the sediment removed, cleanout of swales, removal and cleaning of the STPD, and cleaning of public roads, grassing and sod. Synthetic Bale or Bale Type Barrier shall be paid for under the contract unit price for Synthetic Bales, LF. Silt fence shall be paid for under the contract unit price for Staked Silt Fence, LF.
10. The nominal size of a standard STPD is 15' x 50' unless otherwise shown in the plans. If the volume of entering and existing vehicles warrant, a 30' width STPD may be used if approved by the Engineer. When a double width (30') STPD is used, the pay quantity shall be 2 for each location.

2008 FDOT Design Standards			
SOIL TRACKING PREVENTION DEVICE TYPE A		STANDARD INDEX 106	
		07/01/07	Sheet No. 1 of 1

REVISION DESCRIPTION:	DATE:

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2025

Know what's below. Call before you dig.

ENGINEER'S CERTIFICATION:

DATE:
PAUL D. MASTROGIERO, P.E. (SBE) - C.A#01169
MASTROGIERO ENGINEERING, INC.
570 S.E. 32ND PLACE
OCALA, FL 34471
PH: (352) 347-3165
FAX: (352) 347-3166
PAUL@MASTROGIEROENG.COM

MIDWAY OAKS (AR#23798) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL. SEC. 5, TWP. 16, RGE. 23

TITLE: EROSION CONTROL PLAN

SCALE: 1" = 30'

JOB#: 24-40

SHEET C2 OF 7

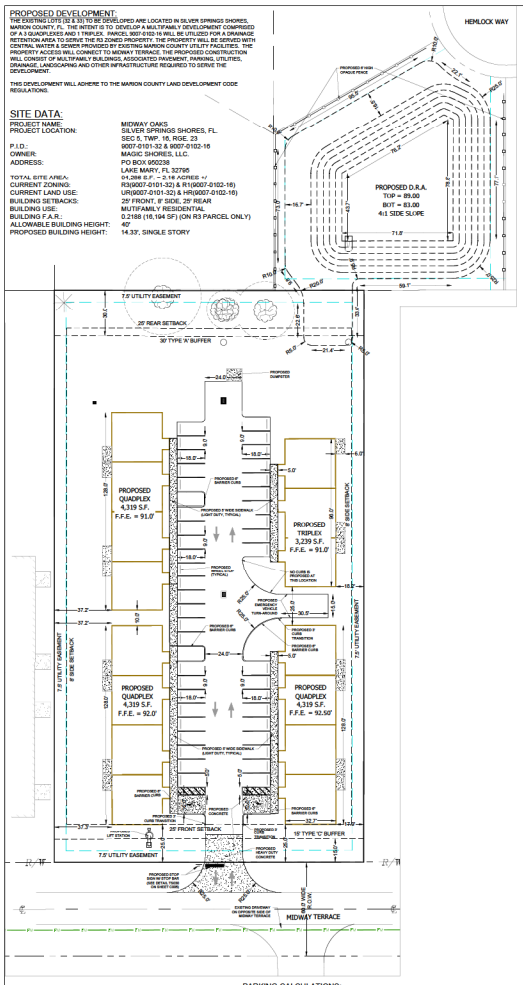
PROPOSED DEVELOPMENT:

THE EXISTING LOTS (32 & 33) TO BE DESIGNED ARE LOCATED IN SILVER SPRINGS SHORES, MARION COUNTY, FL. THE INTENT IS TO DEVELOP A MULTIFAMILY DEVELOPMENT COMPRISED OF A 3-QUADPLEXES AND 1 TRIPLEX. PARCEL 9007-0102-16 WILL BE UTILIZED FOR A DRAINAGE RETENTION AREA TO SERVE THE R3 ZONED PROPERTY. THE PROPERTY WILL BE SERVED WITH CENTRAL WATER & SEWER PROVIDED BY EXISTING MARION COUNTY UTILITY FACILITIES. THE PROPERTY ACCESS WILL CONNECT TO MIDWAY TERRACE. THE PROPOSED CONSTRUCTION WILL CONSIST OF MULTIFAMILY BUILDINGS, ASSOCIATED PAVEMENT, PARKING, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER INFRASTRUCTURE REQUIRED TO SERVE THE DEVELOPMENT.

THIS DEVELOPMENT WILL ADHERE TO THE MARION COUNTY LAND DEVELOPMENT CODE REGULATIONS.

SITE DATA:

PROJECT NAME:	MIDWAY OAKS
PROJECT LOCATION:	SILVER SPRINGS SHORES, FL SEC 5, TWP. 16, RGE. 23
P.I.D.:	9007-0101-32 & 9007-0102-16
OWNER:	MAGIC SHORES, LLC.
ADDRESS:	PO BOX 950238 LAKE MARY, FL 32795
TOTAL SITE AREA:	91,288 S.F. +/- 2.16 ACRES +/-
CURRENT ZONING:	R3(9007-0101-32) & R1(9007-0102-16)
CURRENT LAND USE:	UR(9007-0101-32) & HR(9007-0102-16)
BUILDING SETBACKS:	25' FRONT, 8' SIDE, 25' REAR
BUILDING USE:	MUTIFAMILY RESIDENTIAL
BUILDING F.A.R.:	0.2168 (16,194 SF) (ON R3 PARCEL ONLY)
ALLOWABLE BUILDING HEIGHT:	40'
PROPOSED BUILDING HEIGHT:	14.33', SINGLE STORY



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GRAPHIC SCALE IN FEET

SITE/GEOMETRY PLAN

PARKING CALCULATIONS:

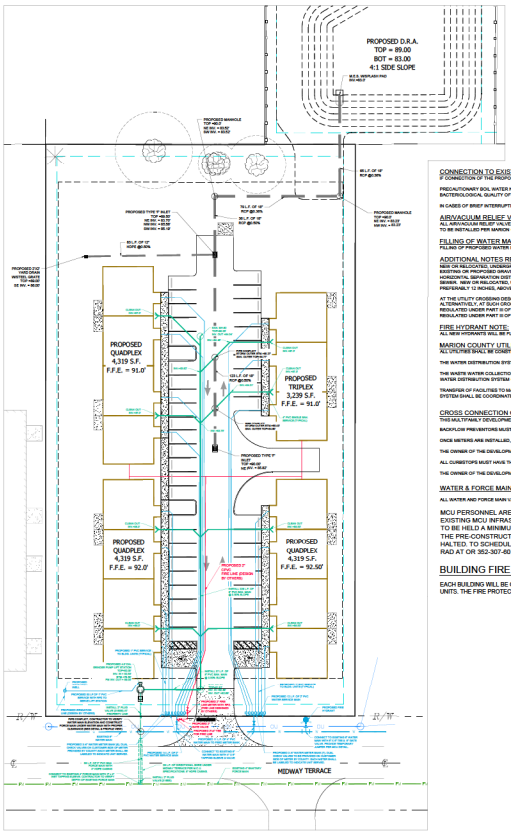
PROPOSED MULTI-FAMILY UNITS:
REQUIRED: 1.5 SPACES PER UNIT
3 x 16 = 48 SPACES

TOTAL REQUIRED = 48 SPACES
TOTAL PROVIDED = 45 SPACES (43 REGULAR, 2 HANDICAP)

DATA BLOCK OF SITE COVERAGE:

(ONSITE COVERAGE ONLY - TOTAL PROPOSED PARCEL)

EXISTING COVERAGE:	
SITE IS CURRENTLY VACANT.	94,286 S.F. (100%)
PROPOSED COVERAGE:	
PROPOSED BUILDINGS:	16,195 S.F. (17.18%)
PROPOSED PATIO/DECK:	900 S.F. (0.95%)
PROPOSED PAVEMENT:	15,111 S.F. (16.03%)
PROPOSED CONCRETE:	3,169 S.F. (3.36%)
TOTAL PROPOSED IMPERVIOUS:	35,375 S.F. (37.52%)
PROPOSED DRA:	17,028 S.F. (18.06%)
OPEN SPACE:	41,883 S.F. (44.42%)



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GRAPHIC SCALE IN FEET

UTILITY PLAN

POTABLE WATER & DOMESTIC SANITARY SEWER NOTES AS APPLICABLE:

DEP NOTES

NOTE TO THE UTILITY: PURSUANT TO RULE 62-555(9), FLORIDA STATUTES, DO NOT PROVIDE WATER SERVICE TO THIS PROJECT (OTHER THAN FLUSHING/DISINFECTING) UNTIL THE DEPARTMENT OF ENVIRONMENTAL PROTECTION HAS ISSUED A LETTER OF CLEARANCE OR THE UTILITY, SHALL BE SUBJECT TO ENFORCEMENT ACTION.

PERMIT TRANSFER
THE DEPARTMENT WILL PROMPTLY NOTIFY THE DEPARTMENT UPON SALE OR LEGAL TRANSFER OF THE PERMITTED FACILITY OF THIS PERMIT. THIS PERMIT IS TRANSFERABLE ONLY UPON DEPARTMENT APPROVAL. THE NEW OWNER MUST APPLY, BY LETTER, FOR A TRANSFER OF PERMIT WITHIN 30 DAYS.

UTILITY SEPARATION - VERTICAL CLEARANCE
WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF STEEL:
A. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
B. CONCRETE ENCASED VITRIFIED CLAY, OR
C. P.V.C. PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN 12 INCHES VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.

ANY DEVIATIONS TO THE REQUIRED SEPARATIONS SHALL BE APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

UTILITY SEPARATION - HORIZONTAL SEPARATION
WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (WEASURED EDGE TO EDGE) OF AT LEAST TEN FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR:

A. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 18 INCHES ABOVE THE TOP OF THE SEWER; OR,

B. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (A) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED;

C. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.

WHERE WATER MAINS PARALLEL STORM SEWER PIPES WITH LESS THAN 3 FEET HORIZONTAL CLEARANCE, THE WATER MAIN SHALL BE AWWA C150/C151 DUCTILE IRON IN THOSE LOCATIONS.

SEPARATION REQUIREMENTS OF 18 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

WHERE WATER MAINS AND WASTEWATER FORCE MAINS CROSS WITH LESS THAN 18 INCHES VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE WASTEWATER FORCE MAIN SHALL BE UPGRADED AND HYDROSTATICALLY TESTED IN THE SAME MANNER AS GRAVITY SANITARY SEWER MAINS (SEE A. ABOVE).

SEPARATION REQUIREMENTS BETWEEN POTABLE WATER MAINS AND ANY TYPE OF REUSE MAINS OTHER THAN UNRESTRICTED ACCESS REUSE IS 10 FEET HORIZONTAL AND 18 INCHES VERTICAL CLEARANCE.

ANY DEVIATIONS TO THE REQUIRED SEPARATIONS SHALL BE APPROVED ON A CASE BY CASE BASIS BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

CONSTRUCTION NOTES
THE PERMITTEE SHALL BE SEPARATELY RESPONSIBLE FOR APPROPRIATE CONSTRUCTION, DISINFECTION AND TESTING BEYOND THE METER TO ASSURE POTABILITY AT THE POINT OF USE.

POTABLE WATER PIPES WILL BE DISINFECTED IN ACCORDANCE WITH AWWA SPECIFICATIONS C651.

POTABLE WATER PIPES WILL BE HYDROSTATICALLY TESTED IN ACCORDANCE WITH SPECIFICATION NUMBERS C600 AND C605/M23 FOR DUCTILE IRON AND PVC PIPES, RESPECTIVELY.

POTABLE WATER PIPES MUST BE MANUFACTURED IN ACCORDANCE WITH THE FOLLOWING AWWA SPECIFICATIONS:
A. DUCTILE IRON PIPE (3 INCHES TO 54 INCHES) - AWWA C150/C151;
B. P.V.C. (WITH NATIONAL SANITATION FOUNDATION SEAL)
(1) AWWA C900/ASTM 1784 (4 INCHES TO 12 INCHES WITH DR18 MINIMUM);
(2) AWWA C905 (14 INCHES TO 48 INCHES);
(3) ASTM 1785 OR AWWA C905 (LESS THAN 4 INCHES) SCHEDULES 40, 80, AND 125 OR ASTM 2241 (SDR 21 MINIMUM);
C. POLYETHYLENE PIPE - AWWA C901 WITH VALVES AND FITTINGS (AWWA C800); AND
D. POLYBUTYLENE PIPE - AWWA C902.
E. COLOR CODING OR MARKING OF NEW OR RELOCATED WATER MAIN PIPES SHALL BE IN ACCORDANCE WITH F.A.C. 62-555.320 (3)(B)3.

CONNECTION TO EXISTING WATER MAINS

IF CONNECTION OF THE PROPOSED ACTIVITY TO THE WATER MAIN WILL RESULT IN A DEPRESSURIZATION OF THE EXISTING SYSTEM BELOW 20 POUNDS PER SQUARE INCH, ONE OF THE FOLLOWING MUST OCCUR:

PRECAUTIONARY BOIL WATER NOTICES MUST BE ISSUED IN CASES OF PLANNED DISTRIBUTION INTERRUPTIONS, WHICH ARE DEEMED AN IMMINENT PUBLIC HEALTH THREAT BY THE DEP CENTRAL DISTRICT OR WILL AFFECT THE BACTERIOLOGICAL QUALITY OF THE DRINKING WATER UNLESS THE PUBLIC WATER SYSTEM CAN DEMONSTRATE, BY SOUND ENGINEERING JUDGMENT, THAT THE INTEGRITY OF THE WATER SYSTEM HAS BEEN MAINTAINED; OR

IN CASES OF BRIEF INTERRUPTION IN SERVICE, ADVISORIES (NOT BOIL WATER NOTICES) SHOULD BE ISSUED IF TEMPORARY CHANGES IN WATER QUALITY ARE EXPECTED TO OCCUR AND NOT DEEMED AN IMMINENT PUBLIC HEALTH RISK.

AIR/VACUUM RELIEF VALVES

ALL AIR/VACUUM RELIEF VALVES MUST END IN A DOWN-TURNED ELBOW WITH AT LEAST 12 INCHES ABOVE THE SURROUNDING GRADE UNLESS THE WET SEASON WATER TABLE CAN BE SHOWN TO BE BELOW THE VAULT BOTTOM. ALL ARVS TO BE INSTALLED PER MARION COUNTY LAND DEVELOPMENT CODE DETAIL UT-208.

FILLING OF WATER MAINS

FILLING OF PROPOSED WATER MAINS FROM EXISTING WATER MAINS WILL BE DONE IN ACCORDANCE WITH AWWA SPECIFICATION C651.

ADDITIONAL NOTES REGARDING UTILITY CROSSINGS

NEW OR RELOCATED, UNDERGROUND WATER MAINS SHALL BE LAID TO PROVIDE A HORIZONTAL DISTANCE OF AT LEAST SIX FEET, AND PREFERABLY TEN FEET, BETWEEN THE OUTSIDE OF THE WATER MAIN AND THE OUTSIDE OF ANY EXISTING OR PROPOSED GRAVITY-TYPE OR PRESSURE-TYPE SANITARY SEWER, WASTEWATER FORCE MAIN, OR PIPELINE CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN WATER MAINS AND GRAVITY-TYPE SANITARY SEWERS SHALL BE REDUCED TO THREE FEET WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST SIX INCHES ABOVE THE TOP OF THE SEWER. NEW OR RELOCATED, UNDERGROUND WATER MAINS CROSSING ANY EXISTING OR PROPOSED GRAVITY-TYPE OR UNCLOSH-TYPE SANITARY SEWER SHALL BE LAID SO THE OUTSIDE OF THE WATER MAIN IS AT LEAST SIX INCHES, AND PREFERABLY 12 INCHES, ABOVE OR AT LEAST 12 INCHES BELOW THE OUTSIDE OF THE OTHER PIPELINE. HOWEVER, IT IS PREFERABLE TO LAY THE WATER MAIN ABOVE THE OTHER PIPELINE.

AT THE UTILITY CROSSING DESCRIBED ABOVE, ONE FULL LENGTH OF WATER MAIN PIPE SHALL BE CENTERED ABOVE OR BELOW THE OTHER PIPELINE SO THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM THE OTHER PIPELINE. ALTERNATIVELY, AT SUCH CROSSINGS, THE PIPES SHALL BE ARRANGED SO THAT ALL WATER MAIN JOINTS ARE AT LEAST THREE FEET FROM ALL JOINTS IN VACUUM-TYPE SANITARY SEWERS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C., AND AT LEAST SIX FEET FROM ALL JOINTS IN GRAVITY-TYPE OR PRESSURE TYPE SANITARY SEWERS, WASTEWATER FORCE MAINS, OR PIPELINES CONVEYING RECLAIMED WATER NOT REGULATED UNDER PART II OF CHAPTER 62-610, F.A.C.

FIRE HYDRANT NOTE:

ALL NEW HYDRANTS WILL BE FLOWED, TESTED, AND PAINTED PER NFPA 291.

MARION COUNTY UTILITY NOTES:

ALL UTILITIES SHALL BE CONSTRUCTED PER THE MARION COUNTY LAND DEVELOPMENT CODE, LATEST REVISION.

THE WATER DISTRIBUTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.13.

THE WATER WATER COLLECTION SYSTEM SHALL MEET THE MATERIAL AND CONSTRUCTION SPECIFICATIONS PER SEC. 7.2.15.
WATER DISTRIBUTION SYSTEM COMPLETION AND CLOSEOUT - ALL REQUIREMENTS OF SEC. 9.14.9 SHALL BE COMPLIED WITH. "AS-BUILTS" SHALL CONFORM SEC. 9.14.8.

TRANSFER OF FACILITIES TO MARION COUNTY UTILITIES - ALL REQUIREMENTS OF SEC. 9.14.9 SHALL BE COMPLIED WITH. ADDITIONALLY, 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 MOUD'S AUTHORIZATION OF THE DEP CONNECTION/CLEARANCE PACKAGE.

CROSS CONNECTION CONTROL / WATER METERS / & BACKFLOW PREVENTOR NOTES:

THIS MULTIFAMILY DEVELOPMENT CONTAINS MULTIPLE WATER METERS AND BACKFLOW PREVENTORS.

BACKFLOW PREVENTORS MUST BE INSTALLED PRIOR TO THE METER INSTALLATION.

ONCE METERS ARE INSTALLED, THE CONTRACTOR MUST TEST THE BACKFLOW PREVENTORS WITHIN SEVEN (7) DAYS AND SUBMIT THE TEST RESULTS TO CROSSCONNECTIONCONTROL@MARIONFL.ORG.

THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR PROVIDING METER LABELS/IDENTIFIERS THAT INDICATE WHICH UNIT EACH METER SERVES.

ALL CURSTOPS MUST HAVE THE ABILITY TO BE LOCKED AND MUST HAVE METER NUT CONNECTION COMPATABLE TO THE SIZE OF THE DESIRED METER.

THE OWNER OF THE DEVELOPMENT IS RESPONSIBLE FOR THE MAINTENANCE OF THE BACKFLOW PREVENTORS.

WATER & FORCE MAIN VALVE NOTE:

ALL WATER AND FORCE MAIN VALVES TO BE LOCATED OUTSIDE OF PAVEMENT AND CONCRETE AREAS.

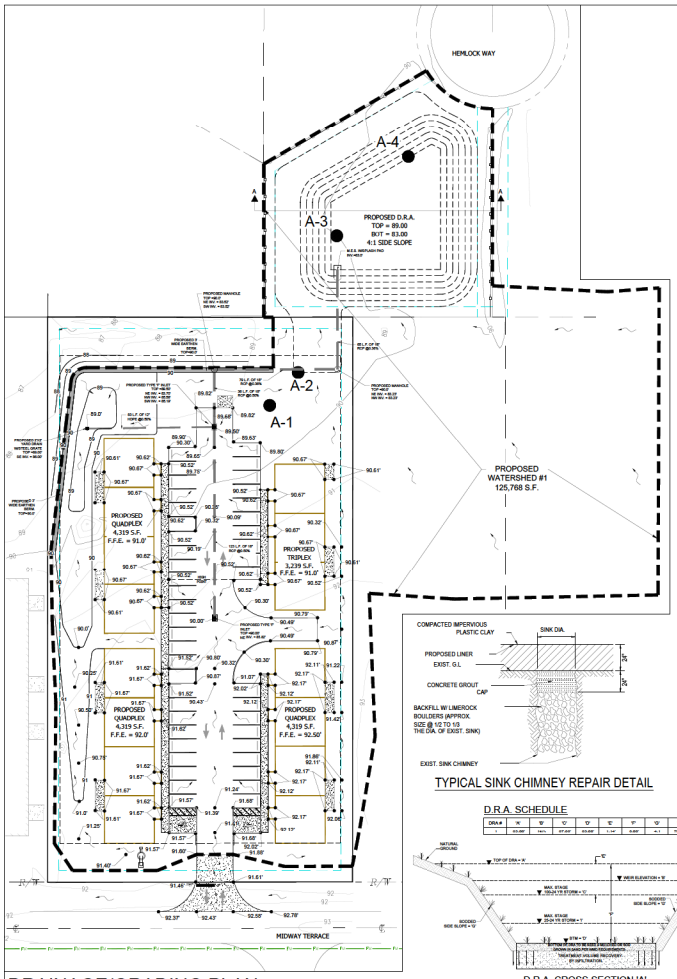
MCU PERSONNEL ARE TO INSPECT ANY WORK PERFORMED ON OR AROUND EXISTING MCU INFRASTRUCTURE. A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD A MINIMUM OF 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. IF THE PRE-CONSTRUCTION MEETING IS NOT COMPLETED, ANY WORK MAY BE HALTED. TO SCHEDULE, CONTACT MCU'S CONSTRUCTION MANAGER, ALEJANDRO RAD AT OR 352-307-6012.

BUILDING FIRE PROTECTION NOTE:

EACH BUILDING WILL BE CONSTRUCTED WITH 2 HOUR FIRE WALLS TO SEPARATE THE UNITS. THE FIRE PROTECTION SYSTEM WILL MEET NFPA 13 D STANDARDS.

WATER MAIN CLEARANCES/SEPARATIONS MUST ADHERE TO F.D.E.P. REGULATIONS

Other Pipe	Horizontal Separation	Crossings (1)	Joint Spacing @ Crossings (Full Joint Centered)
Storm Sewer, Stormwater Force Main, Reclaimed Water (2)	Water Main 3 ft. minimum	Water Main 18 inches minimum (vertical clearance) (4) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43)



DRAINAGE/GRADING PLAN

30 15 0 30 60

GRAPHIC SCALE IN FEET

DRAINAGE DATA:

GIVEN:

DESIGN STORM:	100YR/24HR STORM
RAINFALL INCHES:	11.5"
SOIL TYPES:	'A'
IMPERVIOUS CURVE NUMBER:	98
PERVIOUS CURVE NUMBER:	39

DRAINAGE SUMMARY:

1. THE RETENTION AREA SHALL BE PRIVATE.
2. THE RETENTION AREA SHALL TO BE MAINTAINED BY THE OWNER.
3. THE INTENT IS TO ROUTE STORMWATER RUNOFF TO THE ONSITE FACILITY VIA SHEET FLOW & INLET AND PIPE SYSTEM.
4. THE DESIGN STORM FOR THIS DEVELOPMENT SHALL BE THE 100YR/24HR STORM.
5. 100YR/24HR RUNOFF DISCHARGE VOLUME IS RETAINED ON-SITE WITH NO OFF-SITE DISCHARGE FOR AREAS CONTRIBUTING TO THE PROPOSED D.R.A.
6. RUNOFF RATES & VOLUMES REFLECT "PONDII" OUTPUT. SEE DRAINAGE CALCULATIONS FOR ANALYSIS OF PRE & POST WATERSHEDS.

DRAINAGE NOTES

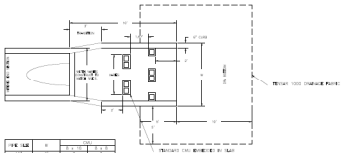
1. THE WATERSHED AREA IS DEFINED AS THE PORTION OF THIS PROPERTY AND OFF SITE AREAS THAT CONTRIBUTE TO THE STORM WATER MANAGEMENT SYSTEM FOR THIS SITE.
2. METHOD OF CALCULATION FOR THE WEIGHTED CN IS BY TR-55 "URBAN HYDROLOGY FOR SMALL WATERSHEDS", AND IS DETERMINED BY INTERPOLATION OF TABLE 2-2A (PAGE 2-5).
3. THE DESIGN CRITERIA USED FOR ON-SITE STORAGE IS BASED ON THE MORE CRITICAL OF: THE 100YR/24HR STORM EVENT LESS RUNOFF FROM EACH BASIN REQUIRED, (SEPARATELY) AND THE 100YR/24HR STORM EVENT LESS INFILTRATION. STORAGE FOR CLOSED BASINS IS BASED ON MAINTAINING THE VOLUME EQUAL TO THE RUNOFF FOR A 100YR/24HR STORM EVENT LESS INFILTRATION.
4. ALL REQUIRED DRAINAGE CRITERIA HAS BEEN SATISFIED AND THIS SITE WILL NOT DISCHARGE [illegible]
5. THE ENGINEER SHALL SUBMIT A COMPLETE COPY OF THE APPROVED WMD PERMIT TO MARION COUNTY TRANSPORTATION DEPARTMENT WHEN IT IS AVAILABLE.
6. AREAS AROUND THE PROPOSED INLETS OR MITERED ENDS SHALL BE PAVED WHERE INDICATED, OTHERWISE IT SHALL BE FINISH GRADED AND SODDED, AS PER F.D.O.T. CURRENT DESIGN STANDARDS.
7. THE CONTRACTOR SHALL ABIDE BY STANDARD PRACTICES AND PROCEDURES FOR EROSION AND SEDIMENT CONTROL. TYPE III SILT FENCE AND OPTIONAL DANDY BAGS SHALL BE USED AS PER DETAIL.

DRAINAGE LEGEND:

DENOTES DIRECTION OF STORMWATER FLOW

A-1 — SOIL BORING LOCATION AND ID NUMBER

WATERSHED BOUNDARY



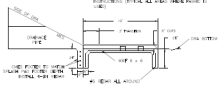
TYPICAL 1000 DRAINAGE INLET

TYPE	"A"	"B"	"C"	"D"
1	4'	4'	4'	4'
2	5'	5'	5'	5'
3	6'	6'	6'	6'
4	7'	7'	7'	7'
5	8'	8'	8'	8'
6	9'	9'	9'	9'
7	10'	10'	10'	10'

NOTE:

1. ALL BOLTS, CONTRACTION JOINTS, EXPANSION JOINTS, FILLER MATERIAL, AND REINFORCING STEEL SHALL BE IN ACCORDANCE WITH F.D.O.T. CURRENT DESIGN STANDARDS.
2. POUR CONCRETE CAP AND CRAB AS A SINGLE POUR IN ACCORDANCE.
3. TYPICAL 1000 DRAINAGE INLET W/ 1000 GRATE, FRAME, & CONCRETE ACCORDING TO THE CURRENT F.D.O.T. DESIGN STANDARDS, AS NOTED. (MODIFY INLET TO SUITE)

TYPICAL SINK CHIMNEY REPAIR DETAIL

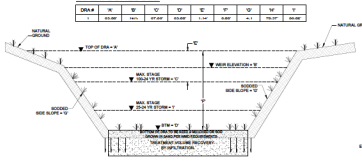


ENERGY DISSIPATER DETAIL

NOT TO SCALE

D.R.A. SCHEDULE

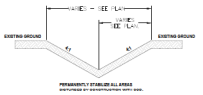
DRA #	"A"	"B"	"C"	"D"	"E"	"F"	"G"	"H"	"I"
1	83.00'	14'+/-	87.00'	83.00'	1:4	9.00'	4:1	76.00	89.00'



D.R.A. CROSS SECTION 'A'

N.T.S.

NOTE FOR ALL DRA CONSTRUCTION:
IF LIMEROCK IS ENCOUNTERED DURING EXCAVATION, THE RETENTION BASIN WILL BE OVEREXCAVATED AND BACKFILLED SO THAT THERE IS A MINIMUM OF THREE FEET OF UNCONSOLIDATED SOIL MATERIAL BETWEEN THE SURFACE OF THE LIMESTONE STRATUM AND THE BOTTOM OF THE BASIN. IF LIMEROCK IS ENCOUNTERED, THE PROJECT ENGINEER AND THE APPLICABLE WATER MANAGEMENT DISTRICT MUST BE NOTIFIED IMMEDIATELY AND WILL BE A PART OF THE RECOMMENDED CONSTRUCTION REMEDIATION IF ANY LIMEROCK IS ENCOUNTERED.



V-TYPE SWALE DETAIL

NOT TO SCALE

WATERSHED RUNOFF CALCULATIONS - MIDWAY OAKS

RAINFALL DATA	
25YR/24HR RAINFALL (INCHES) =	8.30
100YR/24HR RAINFALL (INCHES) =	11.50

PRE WATERSHED # 1 = 125768 FT^2 = 2.89 ACRES

SOIL TYPE	% AS DECIMAL	OPEN AREA CURVE #	LOT CURVE #
A	1	39	77
B	0	61	85
C	0	74	90
D	0	80	92

OVERALL OPEN AREA CONDITION CURVE # = 39.00

	AREA FT^2	AREA ACRES	% AS DECIMAL	LOT CURVE #
DRA BTM	0	0.00	0.000	98.00
BLDG	0	0.00	0.000	98.00
PAVEMENT	0	0.00	0.000	98.00
MISC.	0	0.00	0.000	98.00
	0	0.00	0.000	98.00
OPEN AREA	125768	2.89	1.000	39.00

OVERALL CN = 39.00

PRE CONDITION

25YR/24 HR RUNOFF INCHES	25YR/24 HR RUNOFF FT^3	25YR/24 HR RUNOFF AC-FT	100YR/24 HR RUNOFF INCHES	100YR/24 HR RUNOFF FT^3	100YR/24 HR RUNOFF AC-FT
1.29	13469	0.31	2.92	30590	0.70

HYDROGRAPH SHAPE FACTOR = 484

SCS RUNOFF CALCULATION

Q = (P - 0.2*S) / (P + 0.8 * S) Ia = 0.2(S) S = 1000/CN - 10

Q = (P-0.2 (S))^2 / (P + 0.8 (S))

Q =RUNOFF (IN)
P = RAINFALL (IN)
S = POTENTIAL MAX. RETENTION AFTER RUNOFF BEGINS
Ia = INITIAL ABSTRACTIONS

PRE-DEVELOPMENT
TIME OF CONCENTRATION (min) = N/A
IMPERVIOUS AREA = 0 S.F.
% IMPERVIOUS = 0.00%

POST WATERSHED # 1 = 125768 FT^2 = 2.89 ACRES

SOIL TYPE	% AS DECIMAL	OPEN AREA CURVE #	LOT CURVE #
A	1	39	77
B	0	61	85
C	0	74	90
D	0	80	92

OVERALL OPEN AREA & PRE CONDITION CURVE # = 39.00

	AREA FT^2	AREA ACRES	% AS DECIMAL	LOT CURVE #
DRA BTM	4611	0.11	0.037	98.00
BLDG	16165	0.37	0.129	98.00
PAVEMENT	15111	0.35	0.120	98.00
MISC. CONCRETE	3639	0.08	0.029	98.00
FUTURE	6359	0.15	0.051	98.00
OPEN AREA	79854	1.83	0.635	39.00

OVERALL CN = 60.54

POST CONDITION

25YR/24HR RUNOFF INCHES	25YR/24HR RUNOFF FT^3	25YR/24HR RUNOFF AC-FT	100YR/24HR RUNOFF INCHES	100YR/24HR RUNOFF FT^3	100YR/24HR RUNOFF AC-FT
1.29	13469	0.31	2.92	30590	0.70

HYDROGRAPH SHAPE FACTOR = 484

SCS RUNOFF CALCULATION

Q = (P - 0.2*S) / (P + 0.8 * S) Ia = 0.2(S) S = 1000/CN - 10

Q = (P-0.2 (S))^2 / (P + 0.8 (S))

Q =RUNOFF (IN)
P = RAINFALL (IN)
S = POTENTIAL MAX. RETENTION AFTER RUNOFF BEGINS
Ia = INITIAL ABSTRACTIONS

TIME OF CONCENTRATION (min) = 10.00

IMPERVIOUS AREA = 41305 S.F.
% IMPERVIOUS = 32.84%

TREATMENT TYPE = DRY RETENTION

TREATMENT VOLUME		
1/2" OVER AREA	=	5243
1.25"OVER IMPERV.	=	4303
TOTAL T.V. REQUIRED	=	10481

25YR/24HR RUNOFF INCHES	25YR/24HR RUNOFF FT^3	25YR/24HR RUNOFF AC-FT	100YR/24HR RUNOFF INCHES	100YR/24HR RUNOFF FT^3	100YR/24HR RUNOFF AC-FT
2.24	24481	0.56	3.30	34600	0.79

POST-PRE DIFFERENCE

SHGWL =	76.97
CONFINING LAYER =	70.3

MOUND LENGTH=	237.05 ft
MOUND WIDTH=	37.45 ft

PERCOLATION RATE

Kh=	13.27 FT/DAY = 6.68 FT/HR
Kv=	5.96 FT/DAY = 0.25 FT/HR

EXISTING DRA VOLUME

STAGE	AREA (SF)	PERIMETER	AREA (ACRE)	VOLUME (FT^3)	VOLUME (AF)	VOLUME (CY)
89	17028	549	0.39	53264	1.22	1973
88	11409	403	0.26	39045	0.90	1446
87	8849	378	0.23	28476	0.65	1052
86	6388	353	0.19	19298	0.44	715
85	7029	327	0.16	13590	0.31	503
84	5769	302	0.13	9180	0.12	192
83	4611	277	0.11	0	0.00	0

TYPICAL HEAVY DUTY CONCRETE (RIGID) SECTION

TYPICAL LIGHT DUTY CONCRETE (RIGID) SECTION

811 Know what's below. Call before you dig.

REVISION DESCRIPTION:

DATE:

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2025

ENGINEER'S CERTIFICATION:

DATE:
PAOLO MASTROSERIO, P.E. 58991
MASTROSERIO ENGINEERING, INC. C-AAB189
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
(352) 854-0000
PAOLO@MASTROSERIOENG.COM

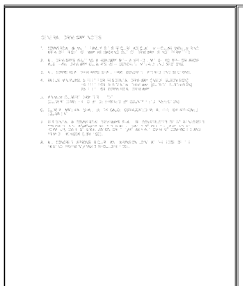
MIDWAY OAKS (ARB32789) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE 23

TITLE: DRAINAGE & GRADING PLAN

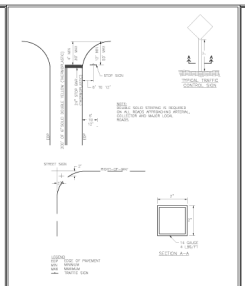
SCALE: 1" =30'

JOB#: 24-40

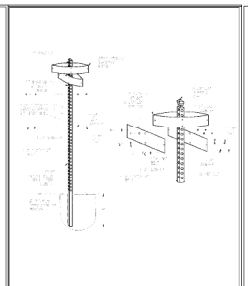
SHEET C4 OF 7



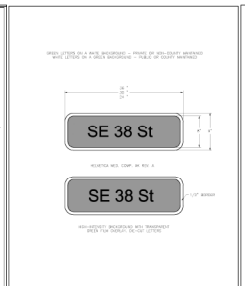
GENERAL DRIVEWAY NOTES — 7.2.1 — TS C24



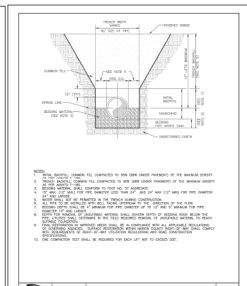
INTERSECTION SIGN AND STRIPING DETAIL — 7.3.1 — TS U30



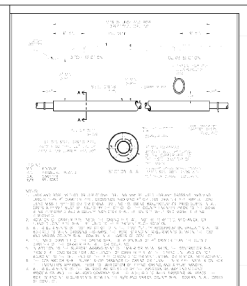
COMBINED STREET NAME & STOP SIGN INSTALLATION — 7.3.1 — TS U21



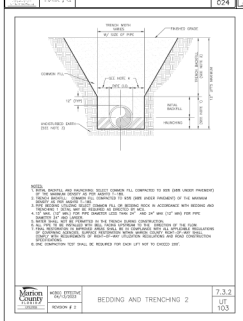
STREET SIGN — 7.3.1 — TS U34



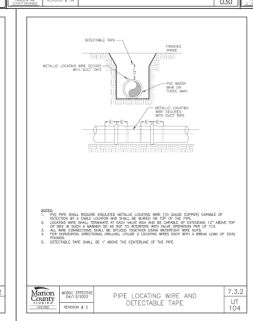
BEDDING AND TRENCHING 1 — 7.3.2 — UT 102



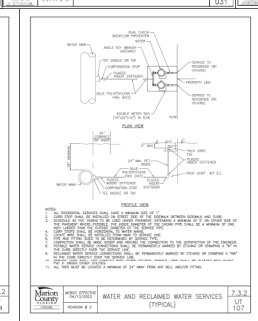
JACK AND BORE — 7.3.1 — TS D39



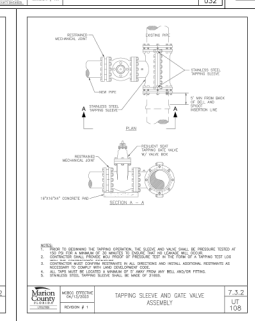
BEDDING AND TRENCHING 2 — 7.3.2 — UT 103



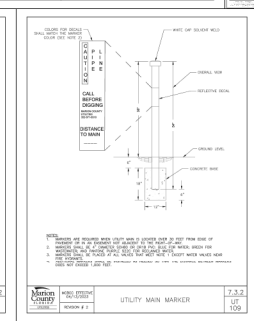
PIPE LOCATING WIRE AND DETECTABLE TAPE — 7.3.2 — UT 104



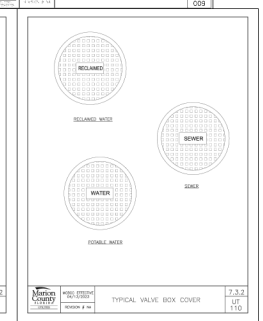
WATER AND RECLAIMED WATER SERVICES (TYPICAL) — 7.3.2 — UT 107



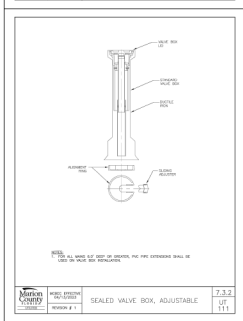
TAPPING SLEEVE AND GATE VALVE ASSEMBLY — 7.3.2 — UT 108



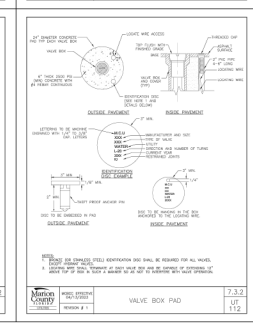
UTILITY MAIN MARKER — 7.3.2 — UT 109



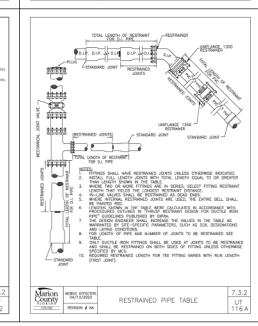
TYPICAL VALVE BOX COVER — 7.3.2 — UT 110



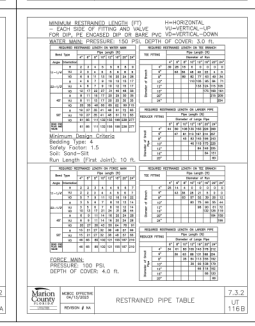
SEALED VALVE BOX, ADJUSTABLE — 7.3.2 — UT 111



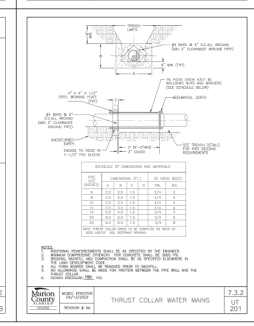
VALVE BOX PAD — 7.3.2 — UT 112



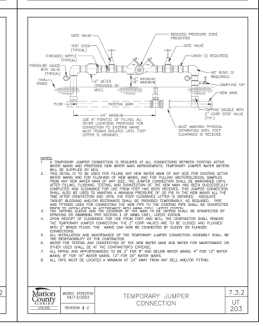
RESTRAINED PIPE TABLE — 7.3.2 — UT 116A



RESTRAINED PIPE TABLE — 7.3.2 — UT 116B



THRUST COLLAR WATER MAINS — 7.3.2 — UT 201



TEMPORARY JUMPER CONNECTION — 7.3.2 — UT 203

Marion County Utilities	MCBCC EFFECTIVE 04/11/2022	REVISION # DATE	DESCRIPTION

DATE:

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2026

ENGINEER'S CERTIFICATION:

DATE
PAOLO MASTROSERIO P.E. 58881
MASTROSERIO ENGINEERING, INC. CA#28159
1510 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
CIVIL • ENVIRONMENTAL • SITE DESIGN
1510 SE 32ND PLACE
OCALA, FL 34471
PH: (352) 433-3110
PAOLO@MASTROSERIOENG.COM

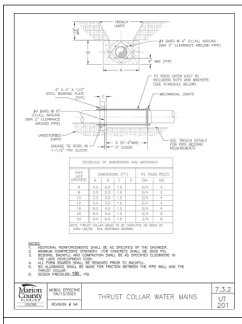
MIDWAY OAKS (ARB0278) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 4, TWP. 16, RGE. 23

TITLE: CONSTRUCTION DETAILS

SCALE: N.T.S.

JOB#: 24-40

SHEET C5 OF 7

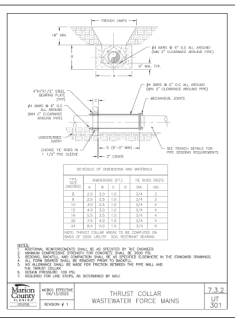


PIPE DIAMETER	DIMENSIONS (FT.) A	B	C	D	E	TIE RODS REQ'D DIA.	NO.
4	0.5	2.0	1.0	0.5	1/4	1/2	2
6	0.5	2.0	1.0	0.5	1/4	1/2	2
8	0.5	2.0	1.0	0.5	1/4	1/2	2
12	0.5	2.0	1.0	0.5	1/4	1/2	2
16	0.5	2.0	1.0	0.5	1/4	1/2	4
18	0.5	2.0	1.0	0.5	1/4	1/2	4
24	0.5	2.0	1.0	0.5	1/4	1/2	6
30	0.5	2.0	1.0	0.5	1/4	1/2	6

SEE TRENCH DETAILS FOR PIPE BEDDING REQUIREMENTS

NOTES:
1. TEMPORARY REINFORCEMENTS SHALL BE AS SPECIFIED BY THE ENGINEER.
2. TEMPORARY REINFORCEMENTS SHALL BE REMOVED AFTER PIPE IS BACKFILLED.
3. REMOVAL BRACKETS, AND COMPACTION SHALL BE AS SPECIFIED ELSEWHERE IN THE STANDARD DRAWINGS.
4. ALL FORM SURFACE SHALL BE REMOVED PRIOR TO BACKFILL.
5. ALL FORM SURFACE SHALL BE MADE FREE FROM FRICTION BETWEEN THE PIPE WALL AND THE COLLAR.
6. ALL THREAD ENDS SHALL BE SEALED.
7. REQUIRED FOR LINE STORES, AS DETERMINED BY MCU.
8. DESIGN PRESSURE 150 PSI.

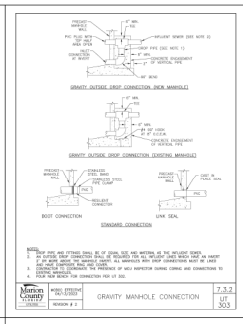
Marion County	MCBCC EFFECTIVE 06/12/2002	THRUST COLLAR WATER MAINS	7.3.2 UT 201
DESIGN	REVISION # 14		



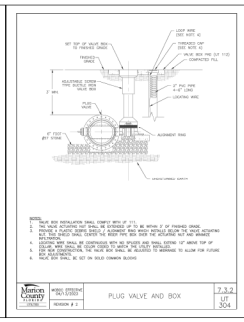
PIPE DIAMETER	DIMENSIONS (FT.) A	B	C	D	E	TIE RODS REQ'D DIA.	NO.
4	0.5	2.0	1.0	0.5	1/4	1/2	2
6	0.5	2.0	1.0	0.5	1/4	1/2	2
8	0.5	2.0	1.0	0.5	1/4	1/2	2
12	0.5	2.0	1.0	0.5	1/4	1/2	2
16	0.5	2.0	1.0	0.5	1/4	1/2	4
18	0.5	2.0	1.0	0.5	1/4	1/2	4
24	0.5	2.0	1.0	0.5	1/4	1/2	6
30	0.5	2.0	1.0	0.5	1/4	1/2	6

NOTE: THRUST COLLAR AREAS TO BE COMPUTED ON BASIS OF 200# GROUP SOIL BEARING STRENGTH

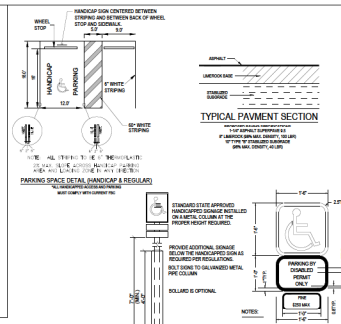
Marion County	MCBCC EFFECTIVE 06/12/2002	THRUST COLLAR WASTEWATER FORCE MAINS	7.3.2 UT 301
DESIGN	REVISION # 1		

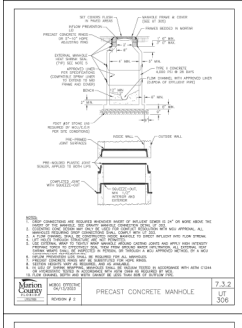


Marion County	MCBCC EFFECTIVE 06/12/2002	GRAVITY MANHOLE CONNECTION	7.3.2 UT 303
DESIGN	REVISION # 2		

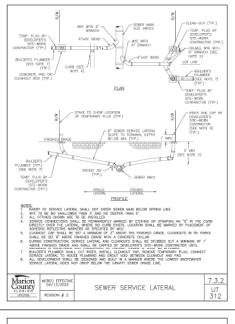


Marion County	MCBCC EFFECTIVE 06/12/2002	PLUG VALVE AND BOX	7.3.2 UT 304
DESIGN	REVISION # 3		

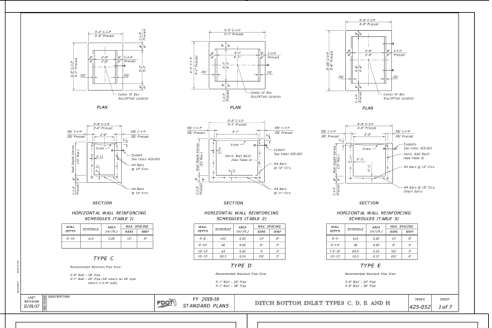


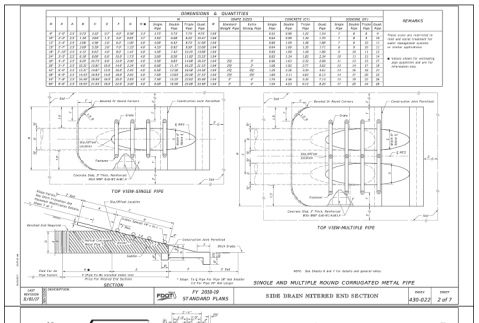


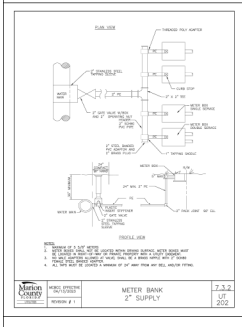
Marion County	MCBCC EFFECTIVE 06/12/2002	PRECAST CONCRETE MANHOLE	7.3.2 UT 306
DESIGN	REVISION # 2		



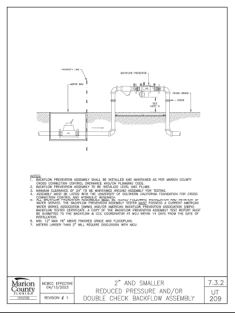
Marion County	MCBCC EFFECTIVE 06/12/2002	SEWER SERVICE LATERAL	7.3.2 UT 312
DESIGN	REVISION # 2		



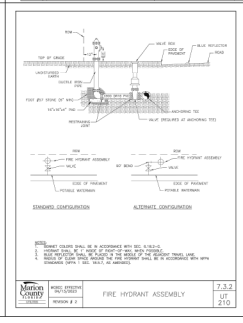




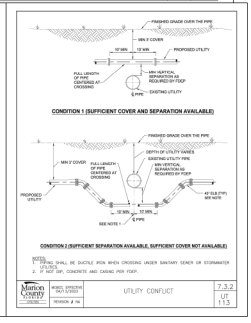
Marion County	MCBCC EFFECTIVE 06/12/2002	METER BANK 2" SUPPLY	7.3.2 UT 202
DESIGN	REVISION # 1		



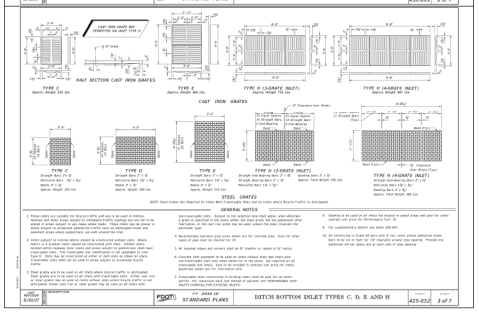
Marion County	MCBCC EFFECTIVE 06/12/2002	2" AND SMALLER REDUCED PRESSURE AND/OR DOUBLE CHECK BACKFLOW ASSEMBLY	7.3.2 UT 209
DESIGN	REVISION # 1		



Marion County	MCBCC EFFECTIVE 06/12/2002	FIRE HYDRANT ASSEMBLY	7.3.2 UT 210
DESIGN	REVISION # 1		



Marion County	MCBCC EFFECTIVE 06/12/2002	UTILITY CONFLICT	7.3.2 UT 113
DESIGN	REVISION # 16		



REVISION DESCRIPTION:	DATE:

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2020

ENGINEER'S CERTIFICATION:

DATE:
PAOLO MASTROSERIO P.E. 58991
MASTROSERIO ENGINEERING, INC. C-AC5159
170 SE 32ND PLACE
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC
CIVIL ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
(352) 629-2185
PAOLO@MASTROSERIOENG.COM

MIDWAY OAKS (ARB22738) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL, SEC. 5, TWP. 16, RGE 23

TITLE: CONSTRUCTION DETAILS

SCALE: N.T.S.

JOB#: 24-40

SHEET C6 OF 7

RILEY & Company, Inc. (H-20 GP)©

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.

Stator winding shall be open type with Class H insulation and shall be heat -shrink fitted into the stator housing. The use of pins, bolts and other fastening devices is not acceptable.

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

CONTROL PANEL: SPECIFICATION

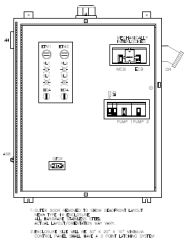
The Enclosure shall be NEMA 4X, minimum 30" high x 20" wide x 10" deep with a 3 point latching system.

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 meet UL 1682, UL 1686 and UL486E Compliance.

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- ea. Riley & Co. Guard Pro IV Remote Monitoring Unit
2- ea. Riley & Co. RCDPS Phase Conversion Unit
2- ea. IEC Style Motor Contactors
1- ea. Volt Monitor (1 Ph) Phase Monitor (3 Ph) w/2 N/O & 1 N/C Contacts
1- ea. Alternator w/ Pump Lead Switch
1- ea. Control Transformer (480 Volt Only) (Min. 500VA)
1- ea. Model RCBB5AH Battery Back-Up w/ Smart Charger (UPS) - 24 Hr Min.
20- ea. Terminals For Field Connections
6- ea. Terminals For Motor Connections (Single Phase Only)
7- ea. Grounding Lugs
1-ea. Lightning and Surge Protection shall meet the UL 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
1- 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
2- ea. Elapsed Time Meter, Non-Resettable

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

Wet Well FRP Wall Laminate must be designed to withstand wall collapse or buckling based on third party specifications and the assumptions below.

*Hydrostatic Pressure: 62.4 lbs. Per SQ Ft.
*Saturated Soil Weight: 120 lbs. Per Cubic Ft.
*Soil Modulus: 700 lbs Per SQ Ft.
*Pipe Stiffness as Specified in ASTM D 3753

The wet well FRP 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 ¼ 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.

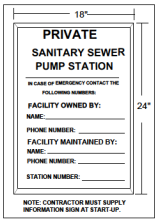
The prefabricated FRP lift station manufacturer shall guarantee the prefabricated lift station per approved drawings for a period of one year from the date of delivery.

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.

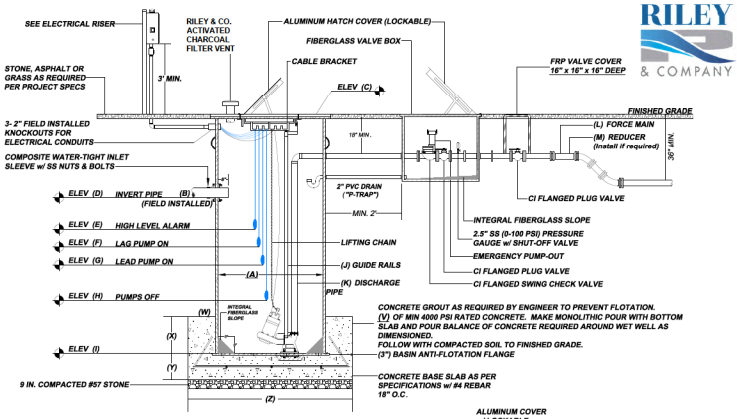
11/18/25 SR

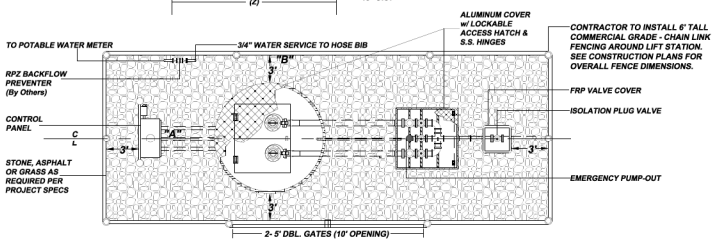
STATION DESIGN CONDITIONS		
PRIMARY PUMP CAPACITY	39	GPM
PRIMARY TDH	39.5	'TDH
RUN-OUT PUMP CAPACITY	39	GPM
RUN-OUT TDH	16	'TDH
PUMP MODEL #	LIBERTY RCLSGX200	
R.P.M.	3450	
HORSEPOWER	2.0	
ELECTRICAL VOLTS / PHASE	230V/3Φ	
PUMP DISCHARGE SIZE	2"	
STATION ELEVATIONS AND DIMENSIONS		
100 YEAR FLOOD ELEVATION	N/A	
WET WELL DIAMETER (A)	48"	
INVERT DIAMETER (B)	6"	
TOP OF WET WELL (C)	92.00'	
INLET / INVERT (D)	82.50'	
HIGH LEVEL ALARM (HLA) (E)	82.00'	
2nd PUMP ON (LAG) (F)	81.50'	
1st PUMP ON (LEAD) (G)	81.00'	
PUMPS OFF (OFF) (H)	80.47'	
BOTTOM OF WET WELL (I)	78.50'	
GUIDE RAIL DIAMETER (J)	3/4"	
DISCHARGE PIPE DIAMETER (K)	2"	
F.M. PIPE DIAMETER (L)	2"	
REDUCER (If Required) (M)	n/a	
STATION MANUFACTURING MATERIALS		
DISCHARGE/RISER PIPE	HDPE	
INLET PIPE	PVC	
GUIDE RAIL	304 SS	
WET WELL	FRP ASTM D-3753	
WET WELL HATCH COVER	300 LBS PSF ALUM	
CABLE BRACKET	304 SS	
LIFTING CHAIN	304 SS	
PLUG VALVE	CAST IRON	
SWING CHECK VALVE	CAST IRON	
VALVE BOX	FRP	
VALVE BOX HATCH COVER	300 LBS PSF ALUM	
STATION VALVE BOX SIZES		
(36" x 36" x 36" DEEP)	FOR 2" DISCHARGE	
(48" x 48" x 36" DEEP)	FOR 3" DISCHARGE	
(48" x 48" x 36" DEEP)	FOR 4" DISCHARGE	
STATION HATCH OPENINGS		
WET WELL DIA. 36"	48"	60"
27" x 20"	36" x 24"	36" x 30"
CONCRETE BALLAST REQUIREMENTS		
CUBIC YARDS OF CONCRETE REQUIRED (V)	3.08 yds³	
CIRCUMFERENCE DIMENSION - WIDTH (W)	12.0"	
CIRCUMFERENCE DIMENSION - HEIGHT (X)	36.0"	
BASE SLAB DIMENSION - HEIGHT (Y)	12.0"	
BASE SLAB DIMENSION - LENGTH & WIDTH (Z)	60.0"	



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.

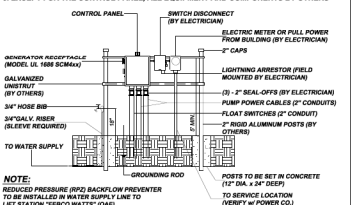




NOTE: PUMP CONTROL PANEL SHALL BE LOCATED A MIN. OF 3 FEET FROM WET WELL PERIMETER AT POINT "A" OR "B"

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 3Φ/208-230V OR 1Φ/208-230V
6. EXCEPT FOR THE CONTROL PANEL, ALL EQUIPMENT AND COMPONENTS BY OTHERS



NOTE:
REDUCED PRESSURE (RPZ) BACKFLOW PREVENTER TO BE INSTALLED IN WATER SUPPLY LINE TO LIFT STATION "FEBCO WATTS" (OAE)

ELECTRICAL RISER FOR ILLUSTRATION PURPOSES ONLY

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

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RILEY & COMPANY

DESIGNED BY: PM
DRAWN BY: PM
CHECKED BY: PM
DATE: 06-21-2025

ENGINEER'S CERTIFICATION:
DATE:
RODOLFO MASTROSERIO, P.E. 89991
MASTROSERIO ENGINEERING, INC. C.A#29159
1105 SE 3RD AVE.
OCALA, FL 34471

MASTROSERIO ENGINEERING, INC.
CIVIL • ENVIRONMENTAL • SITE DESIGN
1105 SE 3RD AVENUE
OCALA, FL 34471
PH: (352) 433-2-185
PMCG@MASTROSERIOENG.COM

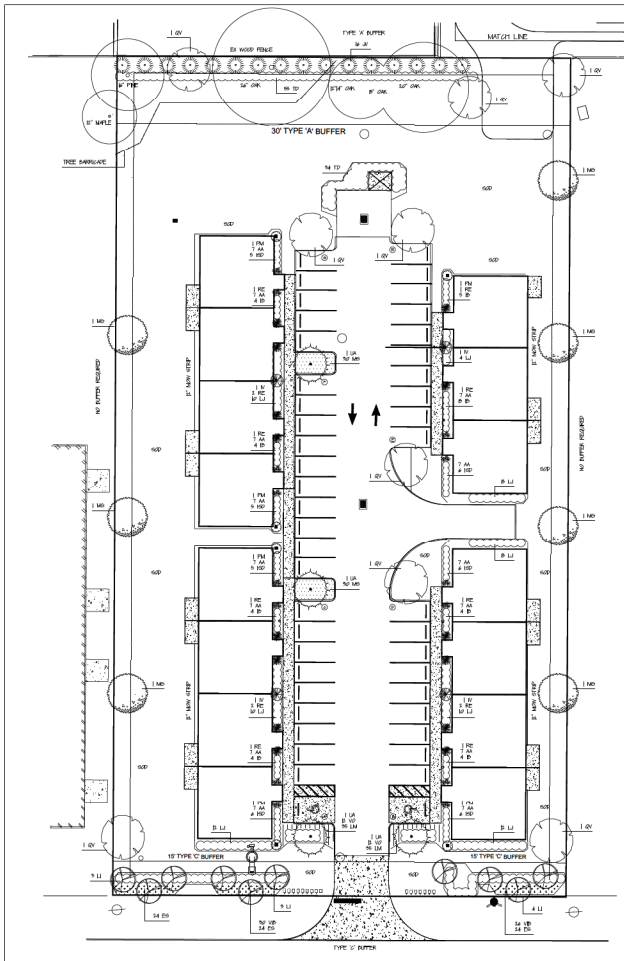
MIDWAY OAKS (UPDETTB) - MAJOR SITE PLAN MODIFICATION
MARION COUNTY, FL; SEC. 8, TWP. 16, RGE. 22

TITLE: LIFT STATION DETAILS

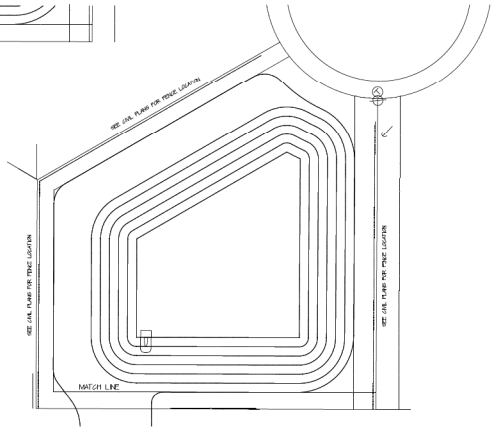
SCALE: N.T.S.

JOB#: 24-40

SHEET C7 OF 7



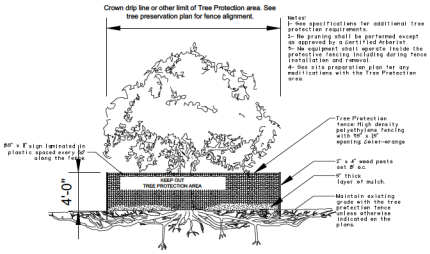
MIDWAY TERRACE



LANDSCAPE MATERIAL LIST

7	MG	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	NATIVE	48 GAL. 10' CAL. 18' TALL MINIMUM LEADER, FULL CANOPY
7	QV	QUERCUS VIRGINIANA	LIVE OAK	NATIVE	48 GAL. 10' CAL. 18' TALL MINIMUM LEADER, FULL CANOPY
4	UA	ULMUS ALATA	WINGED ELM	NATIVE	48 GAL. 10' CAL. 18' TALL MINIMUM LEADER, FULL CANOPY
52	JV	JUNIPERUS VIRGINIANA	SOUTHERN RED CEDAR	NATIVE	15 GAL. 6' CAL. 8' TALL, FULL TO GROUND
18	LI	LAGERSTROEMIA INDICA	CRAPE MYRTLE		30 GAL. 2.5" CAL. 8' TALL, MULTI-TRUNK, FULL CANOPY
13	BS	BEAUMONTIA GRANDIFLORA	PURPLE LINE DRAGON	NATIVE	3 GAL. 18" - 24" TALL, FULL
35	RE	ILEX CRENATA	DWARF ILEX		3 GAL. 12" - 18" SPREAD, FULL, MEET 18" o.c.
33	RD	ILEX GLABRA DWARF	GLABRA DWARF HOLLY	NATIVE	3 GAL. 12" - 18" SPREAD, FULL, MEET 18" o.c.
4	IV	ILEX VOMITORIA PENDULA	WEEPING HOLLY		10 GAL. 4' - 5' TALL, FULL CANOPY, SPECIMEN
54	LJ	LIGUSTRUM JAPONICA	JAPANESE PRIVET		3 GAL. 18" - 24" TALL, MEET 3' o.c.
4	PM	PODOCARPUS MACROPHYLLUM	FLORIDA YEW		18 GAL. 48" - 60" TALL, FULL
8	TI	TIBOUCHINA URVILLEANA	GLORY TREE		3 GAL. 18" - 24" TALL, FULL, SPECIMEN
89	TO	THYRSANTHA DISTICHUMS	PRAIRIEFLAME GRASS	NATIVE	3 GAL. 18" - 24" TALL, FULL, MEET 3' o.c.
54	VO	VIBURNUM ODORATUM	WALTERS VIBURNUM	NATIVE	3 GAL. 18" - 24" TALL, FULL, MEET 3' o.c.
54	VO	VIBURNUM ODORATUM	SWEET VIBURNUM		3 GAL. 18" - 24" TALL, FULL, MEET 3' o.c.
58	AA	AMPHITER APRICANUS	BLUE MIST BUSH		1 GAL. MIN 6 - 7 TRPG, FULL, MEET 18" o.c.
52	LU	LIRIOPE MUSCARI 'BIG BLUE'	BIGBLUE GRASS		1 GAL. MIN 17 - 5 TRPG, FULL, MEET 18" o.c.
42	MS	MYRASA STRIGILLOSA	SUNSHINE MYRASA	NATIVE	1 GAL. 12" - 18" SPREAD, FULL, MEET 24" o.c.

SOD SF - ARGENTINE-BAHIA SOD



Notes:
1- See specifications for additional tree protection requirements.
2- No pruning shall be performed except as approved by a Certified Arborist
3- No equipment shall operate inside the protective fencing including during fence installation and removal.
4- See site preparation plan for any modifications with the Tree Protection area.

TREE PROTECTION

LANDSCAPE / OPEN SPACE

TOTAL PROJECT AREA = 74,293 SF (1.70 AC)
LANDSCAPE AREA REQUIRED = 18,574 SF (50%)
LANDSCAPE AREA PROVIDED = 19,417 SF
(BRA NOT INCLUDED)

TREE PRESERVATION

TOTAL EXISTING TREES = 6
TOTAL EXISTING NOTES = 84" (49.4" / AC)
TOTAL NOTES PRESERVED = 84"

NO MITIGATION REQUIRED

SHADE TREE CALCULATIONS

TOTAL PROJECT AREA = 74,293 SF
TOTAL TREES REQUIRED = 34.7 (1 / 2,000 SF)
LESS PRESERVED TREES = -6
NEW SHADE TREES REQUIRED = 29
NEW SHADE TREES PROVIDED = 32

BUILDING LANDSCAPING

TOTAL BUILDING FRONTAGE = 68 LF
LANDSCAPE AREA REQUIRED = 204 LF (60%)
LANDSCAPE AREA PROVIDED = 210 LF

SOUTH BUFFER - (220' - 140) 160 LF, TYPE 'C', 15' WIDE

SHADE TREES REQUIRED = 5.5 (1 / 100 LF)
SHADE TREES PROVIDED = 5 (3 (20') / 2 (30'))
ORNAMENTAL TREES REQUIRED = 4.5 (1 / 100 LF)
ORNAMENTAL TREES PROVIDED = 10 (10 / 100 LF)
LANDSCAPE AREA REQUIRED = 2,400 SF (50%)
LANDSCAPE AREA PROVIDED = 2,500 SF

NORTH BUFFER - 320' LF, TYPE 'A', 30' WIDE

SHADE TREES REQUIRED = 6 (1 / 100 LF)
SHADE TREES PROVIDED = 6 (3 (A, 4 (20')
ORNAMENTAL TREES REQUIRED = 6.4 (2 / 100 LF)
ORNAMENTAL TREES PROVIDED = 12 (12 / 100 LF)
LANDSCAPE AREA REQUIRED = 9,600 SF (50%)
LANDSCAPE AREA PROVIDED = 9,600 SF

NATIVE PLANTINGS

TOTAL PLANT MATERIAL = 475
NATIVE PLANTS REQUIRED = 119 (25% NATIVE USE)
NATIVE PLANTS PROVIDED = 123

LANDSCAPE ISLANDS

TOTAL ISLA = 11,274 SF
LANDSCAPE ISLANDS REQUIRED = 1,127 SF (10%)
LANDSCAPE ISLANDS PROVIDED = 2,360 SF

A - 440 SF
B - 440 SF
C - 112 SF
D - 1,064 SF
E - 960 SF
F - 112 SF
G - 440 SF
H - 112 SF

SCALE 1" = 20'

4 5 10 20 30 50 75

N

KILMARNY A KASSALIMING, JR. PLA. ASLA
LANDSCAPE ARCHITECT . STATE OF FLORIDA #6258

NO.	DATE	DESCRIPTION	BY
2	8/26	NEW BRA	RAK
1	8/25	COUNTY COMMENTS	RAK

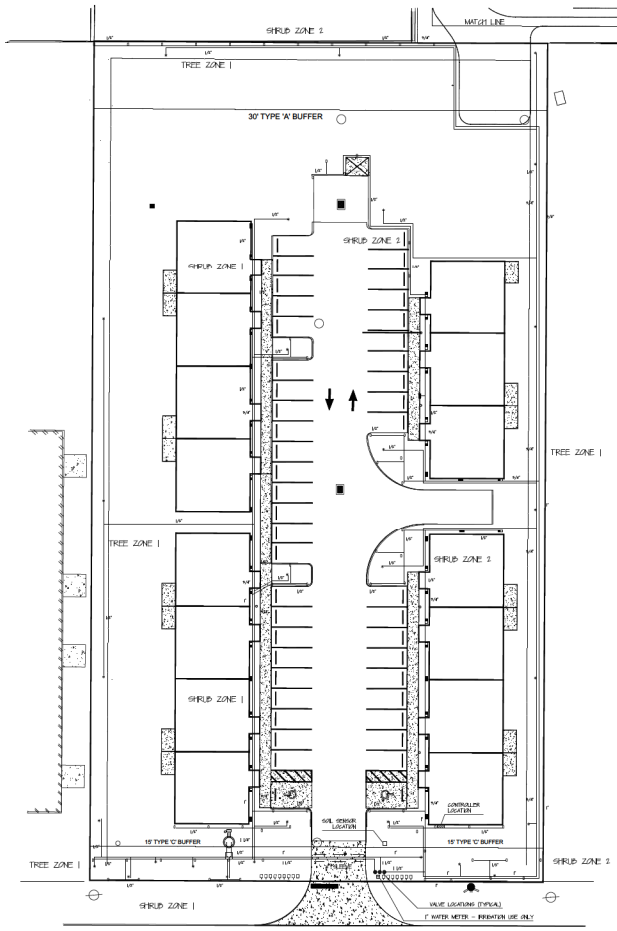
DATE: 8 / 25
DRAWING NO.:
VIEW NAME:
PG.

DRAWN BY: RAK
SCALE: 1" = 20
JOB NO.:

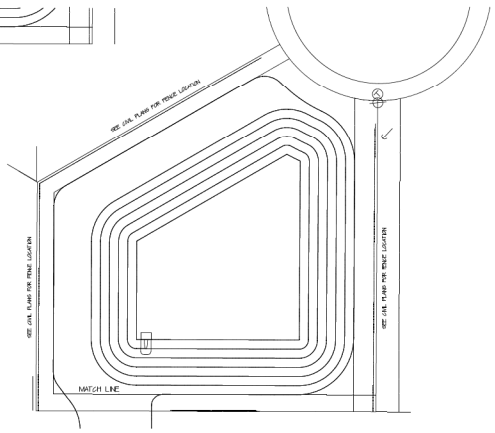
ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1312 SE 3rd AVENUE, OCALA, FLORIDA 34471 (352) 622-2899
LANDSCAPE ARCHITECTURE, SITE PLANNING, CIVIL ENGINEERING, ENVIRONMENTAL DESIGN

LANDSCAPE PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

SHEET L001 of ____



MIDWAY TERRACE



IRRIGATION LEGEND

- HUNTER MP 1000 SERIES POP-UP ROTATOR HEADS
- HUNTER MP 2000 SERIES POP-UP SIDE-SPRAY HEADS
- HUNTER PCB SERIES BUBBLER HEADS FOR TREES
- SOIL SENSOR LOCATION
- NEW 1" WATER METER - IRRIGATION USE ONLY
- HUNTER X-CORE (8 STATION) CONTROLLER
- 1 1/2" NELSON VALVES IN WATER-RESISTENT BOXES
- SLEEVING - SCH. 40 P.V.C.

IRRIGATION ZONE DATA

TREE ZONE 1 = 17.0 GPM
SHRUB ZONE 1 = 19.4 GPM
SHRUB ZONE 2 = 14.0 GPM

7.4 GPM x 8 = 59.2 GPM x
2 = 118.4 GPM / 7 = 16.9 GPM

GPM = GALLONS PER MINUTE
GPR = GALLONS PER ZONE RUN TIME
GPW = GALLONS PER WEEK
GPD = GALLONS PER DAY

SCALE 1" = 20'

0 5 10 20 35 50 75

N

RICHARD A KESSLERING JR, FLA. ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

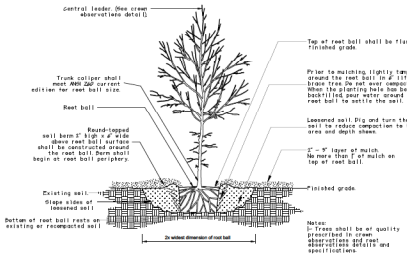
NO.	DATE	COMMENTS	DESCRIPTION	BY
2	8/29	REV. PER		RAK
1	8/25	COMMENTS		RAK

DRAWN BY: RAK
SCALE: 1" = 20'
DATE: 4 / 25
DRAWING NO.:
VIEW NAME:
JOB NO.:
PG.

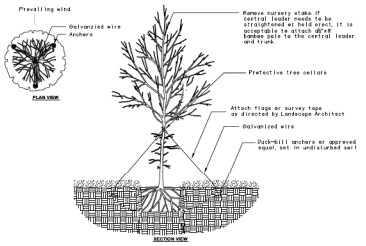
ENVIRONMENTAL DESIGN
ANDY KESSLERING LANDSCAPE ARCHITECT
1312 SE 3rd AVENUE OCALA, FLORIDA 34471 (352) 622-2899
LANDSCAPE ARCHITECTURE, SITE PLANNING,
GOLF COURSE DESIGN, RESIDENTIAL DESIGN

IRRIGATION PLAN
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

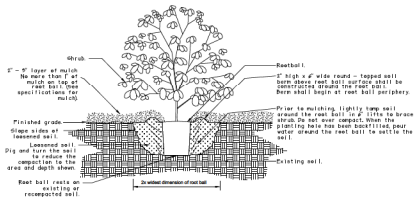
SHEET 1 OF 1 SHEETS OF ____



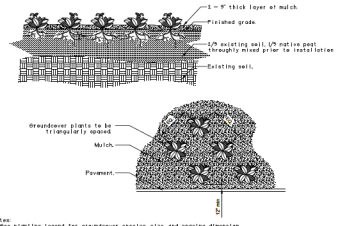
TREE INSTALLATION



TREE STAKING - TREES < 2" CALIPER



SHRUB INSTALLATION



Notes:
1- See planting legend for groundcover species, size, and spacing dimension.

GROUNDCOVER INSTALLATION

LANDSCAPE NOTES

1. ALL MATERIAL SHALL BE FLORIDA #1 GRADE OR BETTER
2. ALL LANDSCAPED AREAS SHALL BE MULCHED WITH 2" - 3" OF FINE BARK MULCH
3. MULCH SHALL NOT BE INSTALLED ON TOP OF THE ROOT BALLS OF ANY SHRUB OR ORNAMENTAL TREES
4. ALL MATERIAL INSTALLED SHALL MEET THE SUB GRADES AND STANDARDS FOR LANDSCAPE INSTALLATION
5. CERTIFICATION IS REQUIRED FROM THE NURSERY AND/OR THE LANDSCAPE CONTRACTOR THAT THE TREE ROOT BALL HAS BEEN GRADED PER GRADES AND STANDARDS
6. ALL TREES MUST BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ACCEPTANCE
7. ALL NEW TREES MUST BE GUYED OR STAKED AS DETAILED
8. EXISTING TREES THAT ARE TO REMAIN MUST BE PROTECTED THROUGHOUT CONSTRUCTION
9. THE LANDSCAPE ARCHITECT SHALL REVIEW WITH THE CONTRACTOR ALL LANDSCAPING THAT IS TO BE DONE AND SHALL IDENTIFY THE SCOPE OF WORK.
10. PLACEMENT OF ALL LANDSCAPE MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT
11. ALL LANDSCAPE MATERIAL MUST BE INSTALLED WITH NATIVE PEAT AND SLOW-RELEASE NITROGEN FERTILIZER
12. ALL MATERIAL SHALL BE GUARANTEED FOR 90 DAYS FROM THE DATE OF ACCEPTANCE
13. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING IN ALL TREES AND REMAINING AIR-POCKETS
14. DURING THE ESTABLISHMENT PERIOD (FIRST 90 DAYS) THE LANDSCAPE CONTRACTOR SHALL APPLY A MINIMUM OF 40 - 50 GPD TO ALL NEW TREES AND PALMS
15. LANDSCAPE CONTRACTOR MUST LOCATE ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION
16. ALL DISTURBED AREAS OUTSIDE PLANTING BEDS SHALL BE SODDED WITH ARGENTINE-BAHIA SOD
17. SOD SHALL BE INSTALLED WITH NO GAPS OR OVERLAPS
18. JOINTS SHALL BE STAGGERED AS DIRECTED AND ALL SOD ROLLED PRIOR TO ACCEPTANCE
19. ALL SOD EDGES SHALL BE TRIMMED FOR AND MAINTAINED FOR MAINTENANCE
20. SEE CIVIL PLANS FOR SODDING OR DRAINAGE RETENTION AREA
21. PLANTING SOIL USED FOR THE BUILDING PLANTERS AND BACKFILLING OF THE LANDSCAPE ISLANDS, ETC. MUST BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION. ALL SOIL SHALL BE WEED-FREE, CONTAIN NO NATURAL ROCKS, OR OTHER FOREIGN OBJECTS, AND SHALL BE A MIXTURE OF 40% SAND, 40% LOAM, AND 20% TOP-SOIL
22. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PROPER DISPOSAL OF ALL PLANT MATERIAL, ROOTS, SOIL, AND OTHER LANDSCAPE ITEMS REMOVED FROM THIS SITE
23. THE LANDSCAPE CONTRACTOR MUST PROVIDE AN AS-BUILT OF THE IRRIGATION SYSTEM TO THE LANDSCAPE ARCHITECT PRIOR TO REQUESTING ANY INSPECTIONS AND/OR APPROVALS
24. THE CONTRACTOR SHALL KEEP THE SITE CLEAN OF ALL DEBRIS, EQUIPMENT, DIRT, ETC., AND ENSURE THAT THAT DRAINAGE SYSTEM REMAINS CLEAR AND THAT PEDESTRIAN WAYS ARE NOT BLOCKED
25. DO NOT PLANT NEW TREES TOO DEEP. UNCOVER THE TRUNK FLARE AND SET TIRS AT OR ABOVE THE SURROUNDING SOIL LEVEL
26. REMOVE ANY TREE WRAP FROM AROUND THE TRUNK OF NEW TREES TO BE INSTALLED
27. ALL NEW TREES AND SHRUBS MUST MEET THE "AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60)
28. LANDSCAPE ARCHITECT MAY REQUIRE PRUNING OF NEW TREES AFTER INSTALLATION IF IT IS DETERMINED THAT THE TREES NEED A SINGLE DOMINANT LEADER ESTABLISHED OR CLUSTER BRANCHES REMOVED
29. ALL PLANT MATERIAL MUST MEET ALL OF THE SIZE SPECIFICATIONS, NOT JUST THE CONTAINER SIZE
30. HAVING THE LANDSCAPE ARCHITECT APPROVAL OF PLANT PLACEMENT IS ESSENTIAL FOR ACCEPTANCE
31. ALL SIZE SPECIFICATIONS SHOWN ON THE MATERIAL LIST ARE FOR THE HEIGHT OF THE MATERIAL UNLESS OTHERWISE NOTED. MEASUREMENT SHALL BE AS PER THE CURRENT INDUSTRY GRADES AND STANDARDS

MARION COUNTY NOTES

1. TREE PROTECTION SHALL CONTINUE DURING THE COURSE OF CONSTRUCTION. ALL REQUIREMENTS OUTLINED IN SECTION 4.7.5 E SHALL BE COMPLIED WITH BY ALL CONTRACTORS OPERATING ON SITE
2. ALL REQUIREMENTS OUTLINED IN SECTION 4.7.3 SHALL BE COMPLIED WITH FOR ANY REPLACEMENT TREES REQUIRED ON THIS SITE BY THIS CONSTRUCTION
3. THE PRELIMINARY AND FINAL INSPECTIONS AS OUTLINED IN SECTION 4.7.8 SHALL BE COMPLIED WITH. NO CERTIFICATE OF OCCUPANCY OR CERTIFICATION OF COMPLETION SHALL BE ISSUED UNTIL THESE INSPECTIONS HAVE BEEN COMPLETED AND APPROVAL GIVEN.
4. NOTES HAVE BEEN SHOWN REGARDING LICENSING (4.8.1), TREE PROTECTION (4.7.5 E), MAINTENANCE (4.8.3 , 4.7.6), FERTILIZER USE (4.8.4), AND WATERING (4.7.5)
5. ALL REQUIREMENTS OUTLINED IN SECTION 4.8.4 REGARDING FERTILIZER AND OTHER LANDSCAPE CHEMICALS SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER LANDSCAPE PROFESSIONALS
6. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REQUEST AN INSPECTION BY THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL INSPECT THE PROJECT FOR COMPLIANCE AND APPROVE BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY
7. ALL REQUIREMENTS OUTLINED IN SECTION 4.8.3 REGARDING LANDSCAPE MAINTENANCE SHALL BE COMPLIED WITH BY THE OWNER AND/OR OTHER MAINTENANCE PROFESSIONALS
8. ALL REQUIREMENTS OUTLINED IN SECTION 4.8.1 REGARDING LANDSCAPE INSTALLATION AND MAINTENANCE LICENSING AND CERTIFICATION SHALL BE COMPLIED WITH
9. ANY PERSON PROVIDING LANDSCAPE INSTALLATION SERVICES FOR HIRE SHALL MEET THE LICENSING AND CERTIFICATION REQUIREMENTS UNDER SECTION 4.8.1
10. ALL PLANTING SHALL BE INSTALLED ACCORDING TO BEST MANAGEMENT PRACTICES
11. TREES AND PALMS SHALL BE PROPERLY PLANTED AND GUYED OR STAKED
12. ALL PLANTING SHALL BE PROPERLY WATERED DURING INSTALLATION AND THROUGH THE ESTABLISHMENT PERIOD FOR HEALTHY GROWTH AS REQUIRED BY LDR

13. INSTALLATION SHALL MEAN SURVIVAL IN PERPETUITY AND REPLACEMENT IF NECESSARY OF ALL MATERIALS. DEAD AND/OR DYING PLANT MATERIAL SHALL BE REPLACED BY THE OWNER WITHIN 90 DAYS OF NOTIFICATION BY THE COUNTY

RICHARD A. KESSELKIND JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

NO.	DATE	DESCRIPTION	BY
2	4/24	NEW DWG.	RAK
1	4/25	COUNTY COMMENTS	RAK

DRAWN BY: RAK
SCALE: 1" = 20'
JOB NO.:
DATE: 4 / 25
DRAWING NO.:
REVIEW NAME:
PIC

ENVIRONMENTAL DESIGN
ANDY KESSELKIND, LANDSCAPE ARCHITECT
1105 SE 3rd AVENUE, OCALA, FLORIDA 34471 (352) 622-2127
LANDSCAPE ARCHITECTURE, SITE PLANNING,
LICENSED IN FLORIDA, GEORGIA, ALABAMA, TENNESSEE, CAROLINA

LANDSCAPE NOTES & DETAILS
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

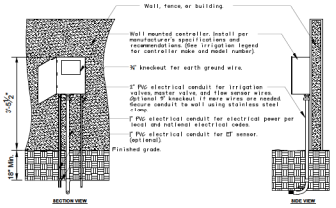
SHEET 1 OF 1 OF ____

IRRIGATION NOTES

1. MINOR CHANGES MAY BE MADE IN THIS LAYOUT WITH APPROVAL BY THE LANDSCAPE ARCHITECT
2. ALL HEAD LOCATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
3. HEADS SHALL BE 1/4, 1/2, OR FULL CIRCLE AS EACH LOCATION REQUIRES
4. SPRAYS PATTERNS SHALL BE SET TO MINIMIZE SPRAY ONTO ADJACENT WALKS, DRIVES, AND BUILDINGS
5. WATER SERVICE SHALL BE A NEW 1" WATER METER - IRRIGATION ONLY INSTALLED IN THE GENERAL AREA SHOWN. SEE CIVIL PLANS FOR CONFIRMATION
6. PRIOR TO ANY INSTALLATION, THE IRRIGATION CONTRACTOR SHALL INSPECT THE EXISTING SITE AND PROPOSED SYSTEM. WRITTEN QUESTIONS SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING ANY INSTALLATION. ALL QUESTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO ANY INSTALLATION
7. THE CONTROLLER SHALL BE LOCATED IN THE GENERAL AREA SHOWN AND SHALL BE MOUNTED AS APPROVED BY THE LANDSCAPE ARCHITECT IN A LOCKABLE CASE.
8. THE OWNER WILL PROVIDE AN ELECTRICAL OUTLET IN THE CONTROLLER AREA
9. ALL VALVES SHALL BE INSTALLED IN WATER-RESISTANT BOXES
10. ALL SLEEVING MUST BE INSTALLED PRIOR TO THE LANDSCAPING OF THE PAVED AREAS
11. ALL SLEEVING SHALL BE SCH. 40 PVC, AND INSTALLED A MINIMUM OF 18" DEEP
12. ALL FEEDER LINES SHALL BE INSTALLED A MINIMUM OF 12" DEEP
13. RAINBIRD "RAINSENSOR" DEVICE SHALL BE INSTALLED TO MINIMIZE IRRIGATION DURING RAINFALL EVENTS. IN ADDITION, AN ACCUMA TOT METER WITH SOX CONTROL MONITOR MUST BE INSTALLED AS LOCATED BY THE LANDSCAPE ARCHITECT FOR PROPER IRRIGATION AMOUNTS
14. THE ENTIRE SYSTEM MUST BE OPERATIONAL, REVIEWED, AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
15. THE CONTRACTOR SHALL RETURN WITHIN THE FIRST 30 DAYS TO ADJUST THE SYSTEM AS NECESSARY AND DIRECTED BY THE LANDSCAPE ARCHITECT
16. ALL LABOR AND MATERIALS SHALL BE GUARANTEED FOR 1 YEAR FOR FINAL ACCEPTANCE
17. THE CONTRACTOR MUST PROVIDE AN AS-BUILT DRAWING TO THE LANDSCAPE ARCHITECT PRIOR TO FINAL ACCEPTANCE
18. BACKFLOW PREVENTION DEVICE MUST BE INSTALLED AT THE METER LOCATION
19. SLEEVES MUST BE INSTALLED IN ALL AREAS WHERE IRRIGATION PIPING IS INSTALLED UNDER PAVEMENT
20. ZONES ARE DESIGNED TO FUNCTION AT 16 GPM AND 40 PSI AT THE VALVE LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR TESTING AT ALL HEADS TO INSURE PROPER PRESSURE AND WATER QUANTY FOR THE DESIGNED COVERAGE
21. CONTRACTOR SHALL CONSULT WITH WATER OWNER AND THE LANDSCAPE ARCHITECT FOR THE TIMING OF THE SYSTEM, BASED ON CURRENT WATER RESTRICTIONS
22. SYSTEM DOES NOT PROVIDE 100% COVERAGE OF THE ENTIRE PROJECT SITE. CONTRACTOR MUST ADJUST HEADS TO COVER NEW PLANT INSTALLATION AND SOD AREAS AS DIRECTED BY THE LANDSCAPE ARCHITECT
23. ALL LINE LOCATIONS MUST BE ADJUSTED ON-SITE TO INSURE THAT THEY DO NOT IMPACT THE MAJOR ROOT SYSTEMS OF THE TREES TO BE PRESERVED
24. ALL IRRIGATION HEADS SHALL BE LOW-VOLUME, MICRO-IRRIGATION TO MINIMIZE WATER CONSUMPTION
25. SET RUN TIMES FOR THE SYSTEM PER RECOMMENDATIONS BY PWS @ 1250/PWS/PLESS/RESS
26. ON HEADS LOCATED BELOW THE VALVE LOCATIONS, INSURE CHECK VALVES ARE INSTALLED AT THE HEAD
27. POP-UP HEIGHTS WITHIN SOD AREAS SHALL BE SET AT 6"
28. ALL VALVES SHALL HAVE A FACTORY-INSTALLED FILTER SCREEN; ARE VERIFIED BY CONTRACTOR
29. VERIFY CONTROLLER SET-UP WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION
30. ALL IRRIGATION INSTALLATION SHALL MEET SJRW GRADES AND STANDARDS
31. NO IRRIGATION HEADS SHALL BE INSTALLED ON RISERS UNLESS SPECIFICALLY NOTED AND DETAILED
32. ALL AS-BUILTS, VERIFICATIONS, ETC. MUST BE SUBMITTED PRIOR TO FINAL INSPECTION AND ACCEPTANCE
33. BUBBLERS AT ALL TREES AND PALMS SHALL BE STAKED AT THEIR PROPER LOCATIONS

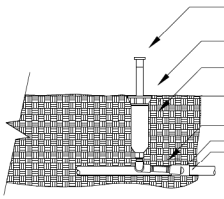
MARION COUNTY NOTES

1. UPON COMPLETION OF THE IRRIGATION SYSTEM INSTALLATION AND THE ACCEPTANCE OF THE AS-BUILT DRAWING AND OPERATIONAL INFORMATION, A FINAL INSPECTION AND LANDSCAPE / IRRIGATION RELEASE SHALL BE SIGNED AND SEALED BY THE IRRIGATION DESIGN PROFESSIONAL AND SUBMITTED TO THE MARION COUNTY LANDSCAPE ARCHITECT. ALL REQUIREMENTS OUTLINED IN SECTION 4.5A SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
2. ALL REQUIREMENTS IN SECTION 4.5B REGARDING SYSTEM INSTALLATION, SCHEDULING, OPERATION, AND MAINTENANCE SHALL BE COMPLIED WITH. SYSTEM SHALL BE OPERATED AND MAINTAINED IN ACCORDANCE WITH FLORIDA-FRIENDLY BEST MANAGEMENT PRACTICES FOR PROTECTION OF WATER RESOURCES BY THE GREEN INDUSTRIES OF THE FLORIDA YARDS AND NEIGHBORHOODS PROGRAM
3. ALL REQUIREMENTS OUTLINED IN SECTION 4.5B REGARDING THE IRRIGATION SCHEDULING SHALL BE COMPLIED WITH BY THE IRRIGATION INSTALLATION PROFESSIONALS
4. ALL REQUIREMENTS OUTLINED IN SECTION 4.5B2 REGARDING LICENSING AND CERTIFICATION OF THE IRRIGATION INSTALLATION AND MAINTENANCE PROFESSIONALS SHALL BE COMPLIED WITH
5. NOTES HAVE BEEN SHOWN REGARDING CLOSE-OUT REQUIREMENTS (4.5A) WATERING INSTALLATION (4.5B) AND INSTALLATION LICENSING REQUIREMENTS (4.5B)



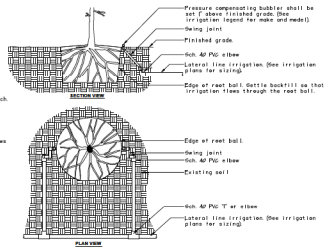
Notes:
1- Common and controller wire to be bundled using electrical tape at 10'-0" on center.
2- Grounding rods shall be located between 8'-2' to 10' away from the controller.
Grounding rods shall be 8' in length. Connect the grounding rod to the controller using a gauge bare copper wire per manufacturer's specifications.
3- Install controller so that the top of the cabinet is no more than 72" and no less than 18" high, and out from any overhead obstructions such as building overhangs, trees, or utilities.

WALL MOUNTED CONTROLLER



Notes:
1- 2" pop ups shall be used in turf areas.
2- Controller shall settle soil around the pop up after installation.
3- All pop up spray heads shall have check valves.
4- All Sch. 40 PVC to Sch. 80 PVC connections shall be made using teflon tape.

POP UP-SPRAY HEAD



Notes:
1- All irrigation fittings shall be Sch. 40 PVC unless specified otherwise.
2- All threaded connections from Sch. 40 PVC to Sch. 80 PVC shall be made using teflon tape.
3- Contractor shall settle the area around the bubbler and edge of the root ball so that all irrigation flows through the root ball.

TREE BUBBLER LAYOUT

RICHARD A KESSLERING JR., FLA. ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

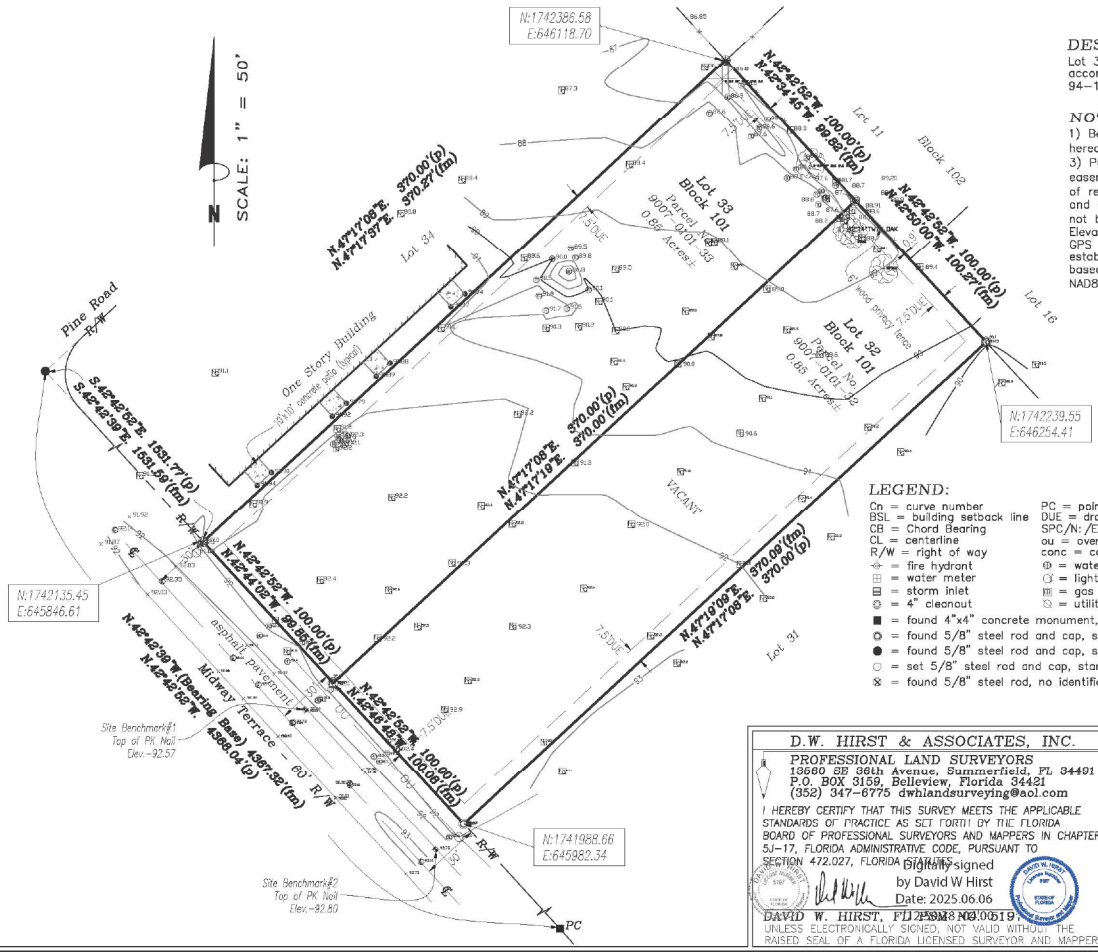
NO.	DATE	DESCRIPTION	BY
1	8/29	REV. PER	RAK
2	8/29	COUNTY COMMENTS	RAK

DRAWN BY: RAK
DATE: 4 / 25
SCALE: 1" = 20'
DRAWING NO.:
VIEW NAME:
JOB NO.:
PG.

ENVIRONMENTAL DESIGN
ANDY KESSLERING, LANDSCAPE ARCHITECT
1312 SE 3rd AVENUE, OCALA, FLORIDA 34471 (352) 622-2889
OCALA, FLORIDA 34471 LANDSCAPE ARCHITECTURE, SITE PLANNING, IRRIGATION DESIGN, TREE PRESERVATION, ENVIRONMENTAL DESIGN

IRRIGATION NOTES & DETAILS
MIDWAY OAKS APARTMENTS
MARION COUNTY FLORIDA

SHEET 1 OF 1 SHEETS



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 6600"
⊗ = 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
13680 SE 36th Avenue, Summerfield, FL 34491
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.

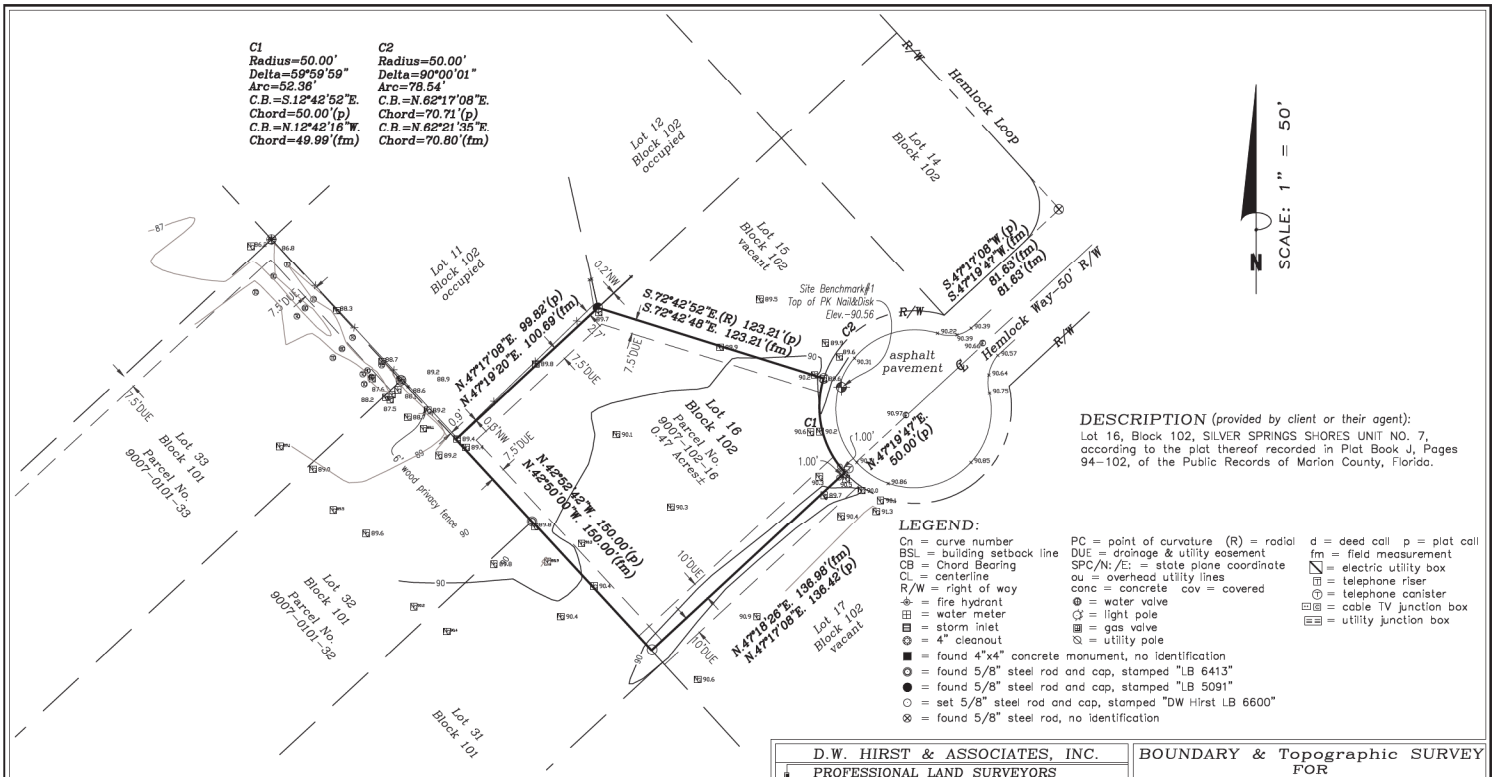
Digitally signed by David W Hirst
Date: 2025.06.06 15:58:08 -04'00'

DAVID W. HIRST, FLORIDA REG. NO. 5191
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



DESCRIPTION (provided by client or their agent):

Lot 16, Block 102, 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.

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 6600"
= found 5/8" steel rod, no identification

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).

D.W. HIRST & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS
13560 SE 36th Avenue, Summerfield, FL 34491
P.O. BOX 3159, Belleview, Florida 34421
(352) 347-6775 dwhoffice6600@gmail.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.

DAVID W. HIRST, FL PSM NO. 5197
UNLESS ELECTRONICALLY SIGNED, NOT VALID WITHOUT THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BOUNDARY & Topographic SURVEY FOR Shahbaz Yousaf

DATE OF SURVEY: May 20, 2026
FIELD BOOK: 26A PAGE: 60
FILE NO: 26-3541 DC FILE: 26-3541.txt
DWG FILE: 26-3541(Yousaf)9007-102-16.dwg
DRAWN BY: DWH CHK BY: DWH

REVISIONS	DATE	BY
Adjoiners	06/23/26	DWH