



SUBMITTAL SUMMARY REPORT 32847

PLAN NAME: LIBERTY CROSSINGS LOT 1 - BAHAMA BUCKS MAJOR SITE **LOCATION:**
PLAN

APPLICATION DATE: 05/13/2025 **PARCEL:** 35699-110-01

DESCRIPTION:

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/30/2025	11/06/2025	12/04/2025	Requires Re-submit
OCE: Plan Review (DR) v.	01/09/2026	01/16/2026	02/05/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		11/06/2025	11/20/2025	Approved

Comments

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
INFO Additional 911 comments

Environmental Health (Plans) (Environmental Health)		11/06/2025	12/03/2025	Approved
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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)		11/06/2025	11/20/2025	Approved
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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
N/A 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

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/06/2025	11/20/2025	Requires Re-submit
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Comments

Land Use - Reject 11/5/25
YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? COM. Use: retail.
NO 2.12.4.L(3) - All applicable Developer's Agreements listed? Development Agreement is missing. Please show Development Agreements on the cover sheet.
N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
YES 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed?
N/A 3.3.2.C - Complies with Approved ECSD PUD?
N/A 3.3.3.A(1)- Complies with Approved Rural Residential Cluster Plan?
N/A 3.3.3.A(2) - Complies with Approved Hamlet Plan?
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?]
YES 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
YES 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided for 911?
N/A 4.1.4.J - [Greenway Setback Provided?]

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NO 2.12.16/6.5 - [EALS or EALS-ER provided?] Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption per LDC Sec. 6.5
NO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? If any listed species are observed/potentially located on site, coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for record at later stage.
N/A 2.12.9 - [Show All Existing Surrounding & Intersecting R/Ws?]
N/A 6.12.2.A - [Local Road right-of-Way Provided?]
N/A 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]
N/A 2.12.9/6.12.2.B - Comp Plan Future Thoroughfares R/W Provided (TE Map)?
N/A 6.11.4.C - [Additional/Alternate/Interconnected Access (S/QS-L) Provided?]
N/A 6.11.2, 4 & 5 - Internal Access Consistent with PUD/Master Plan/Plat?
N/A 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Required/Suitable?]
N/A 6.11.5 - [Driveways to Intersections Separated/Coordinated?]
N/A 6.11.4.E - [Sight Triangle Provided?]
N/A 6.11.5 - [Driveways to Driveways Separated/Coordinated?]
N/A 6.12.12 - [Sidewalks Internal/External Provided?]
N/A 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
N/A 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
YES 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Water Provided?]
N/A 2.12.6, 35, & 36/6.14 - [Concurrency/Sewer Provided?]
NO Additional Planning Items: 1. Wrong Parcel ID. Please correct.
2. Please show Developer Agreement information on the cover sheet including DA #, development standards, etc.

Zoning - Reject 11/6/25

YES 2.12.4.C - Owner and applicant name Initial - According to the property appraiser property card, there appear to be multiple owners that would need to certify this site plan. Only 358 Acre Land Trust is listed on SP-C001. See County's ENRAA review comment regarding documentation for owners.

11/2/25 - Multiple individuals/companies in cover sheet.

INFO 2.12.4.L(1) - Parcel number Liberty Crossings final plat (AR 32200) has been approved and individual lots have been created.

Building is now located on PID 35699-110-01. Apron located on PID 35699-110-02

YES 2.12.21/6.3.1.C(10) - Land use and zoning on project and on adjacent properties shown Initial: On SP-C004, add future land use and zoning label to the 7-11 convenience store which is on a separate parcel than the subject property. The FLU/Z is COM/B-2.

11/4/25 - Issue fixed in sheet SP-C004.

INFO 2.12.4.L(4) - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios) and parking Initial - [1] Per LDC Sec. 2.12.4.L(4), list allowable building height under B-2 zoning (50'); [2] Per LDC Sec. 2.12.4.L(8), list proposed building height.

11/4/25 - [INFO] In future submittals, please include height information in sheet SP-C004

NO 2.12.23/4.2 - Setbacks, dimensions for all improvements, and easements Initial - [1] On the site plan the side setbacks are shown as 15', change the dimensions to 10'; [2] Dumpster cannot encroach into any setback areas. It is currently shown in the 25' rear setback area.

11/4/25 - [INFO] 15' side setback still indicated along western side of lot.

[NO] LDC Table 4.2-6 does not clarify setbacks for accessory structures in B-2 zoning. Therefore, all accessory structures, including garbage collection area, shall meet B-2 zoning rear setbacks of 25'.

YES 2.12.24 - Landscape requirements/6.8.6 - Buffering See Final Plat AR 32200 for buffering

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 SF of restaurant included

N/A 2.12.6 - Location of water and sewer. Does this need a special use permit? Within Marion County Utilities service area. Defer to MCU

YES 2.12.9 - Show adjacent streets serving development Included

YES 2.12.32 - Show 100yr flood zone FEMA Flood Zone X

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) Submitted and transmitted to FWC in 1st review

INFO 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 Initial - Is there a designated area for loading/unloading restaurant supplies? If so, label it on the plan.

11/4/25 - Loading zone indicated to the rear of property. Please clarify that parking requirements are based on 1 space/75 GFA for fast-food establishments as seen in LDC Table 6.11-5.

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. Initial - Is there a monument sign associated with this Bahama Bucks project, or will there be a multi-occupancy sign for multiple lots within the liberty crossing project? If there is an individual for this lot, it must meet 5' setback from all property lines including future lines from pending final plat.

11/4/25 - No sign was located on site plan

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 Initial - No outdoor storage shown. Please confirm there will be no outdoor storage.

11/2/25 - Comment acknowledged. No outdoor storage allowed.

INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X

No ESOZ

Secondary Springs Protection Zone

INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG

Landscape (Plans) (Parks and Recreation) Susan Heyen 11/06/2025 12/03/2025 Requires Re-submit

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)	Susan Heyen	11/06/2025	12/03/2025	Requires Re-submit
Comments	N/A 2.12.18 - All trees 10" DBH and larger N/A 2.12.25 - Marion Friendly Landscape Areas N/A 6.7.3 - Tree protection YES 6.7.4 - Shade tree requirements N/A 6.7.6 - Tree removal submittal requirements N/A 6.7.8 - Protected tree replacement requirements N/A 6.7.9 - Replacement trees; general requirements NO 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) Provide native status of plant on schedule YES 6.8.3 - Landscape design standards NO 6.8.4 - Landscape area requirements for non-residential development Plans refer to civil site plan, no open space listed on site plan N/A 6.8.5 - Landscape area requirements for residential and mixed use developments YES 6.8.6 - Buffers YES 6.8.7 - Parking areas and vehicular use areas YES 6.8.8 - Building landscaping YES 6.8.9 - Service and equipment areas 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 NO 6.19.3 - Outdoor lighting plan requirements 1.Provide mounting heights of lights (pole Height) on plan 2. Provide north arrow or street names for orientation NO 6.19.4 - Exterior lighting design standards Maximum maintained illumination levels measured at finished grade on adjoining property within 25 feet of the property line of the project in question shall be no more than 1.0 footcandles if the adjoining property is zoned commercial and no more than 0.5 footcandles when the adjoining property is zoned residential or is an existing residential use within 100 feet of the property line. West, north, and east property lines appears to exceed this N/A 5.5.4.B - Permitted uses within Springs Protection Overlay Zone YES Additional Landscape comments Please submit Tree Preservation, signed and sealed Landscape, Irrigation and Photometric plans for review			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/06/2025	11/20/2025	Approved
Comments	YES 2.21.2.B - Major Site Plan fee of \$1,000.00 + (\$10.00 x total site acreage) 10/30/25-fee due with resubmittal 9/22/25-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 YES 2.12.4.A - Type of application on front page 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 9/22/25-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 (32847)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	11/06/2025	11/26/2025	Informational

Comments

Property Owner and Road Map Checked. Property Owner now matches. -EMW 11.26.25
IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or

federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."

SUBMITTAL SUMMARY REPORT (32847)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/06/2025	11/20/2025	Approved
<i>Comments</i>	<p>YES 2.12.4.L(9)(b) - Data Block (Impervious Area)</p> <p>YES 2.12.8 - Topographical Contours</p> <p>YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements</p> <p>YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements</p> <p>YES 2.12.13/14/15 - General Exhibits</p> <p>YES 2.12.20 - Stormwater Infrastructure Supports Phasing</p> <p>YES 2.12.38 - Stormwater Maintenance Entity</p> <p>YES 6.13.2.C - Geotechnical Investigation Report Approved per AR 25504</p> <p>YES 6.13.7 - Geotechnical Criteria Approved per AR 25504</p> <p>YES 6.13.2.A(1)/(2) - Contributing Basins/Tc Approved per AR 25504</p> <p>YES 6.13.2.B(1)/(2) - Runoff Analysis/ Tc Calculations Approved per AR 25504</p> <p>YES 6.13.2.A(4) - Stormwater Features & Connective Elements Approved per AR 25504</p> <p>YES 6.13.2.A(3) - Retention/Detention Area Design Parameters Approved per AR 25504</p> <p>YES 6.13.3 - Type of Stormwater Facility Criteria Approved per AR 25504</p> <p>YES 6.13.4 - Stormwater Quantity Criteria</p> <p>YES 6.13.2.B(4) - Hydrologic Analysis</p> <p>YES 6.13.4.C - Discharge Conditions</p> <p>YES 6.13.2.B(6) - Freeboard</p> <p>YES 6.13.4.D - Recovery Analysis</p> <p>YES 6.13.5 - Flood Plain & Protection</p> <p>YES 6.13.2.A(8) - Finish Floor Elevation Criteria</p> <p>YES 6.13.6 - Stormwater Quality Criteria</p> <p>N/A 6.12.6 - Roadway Flooding Level of Service</p> <p>N/A 6.13.6.B - Alternative Treatment Techniques</p> <p>YES 6.13.6.C - Best Management Practices Approved per AR 25504</p> <p>YES 6.13.8 - Stormwater Conveyance Criteria</p> <p>YES 6.13.2.B(5) - Hydraulic Analysis</p> <p>N/A 6.13.8.B(3) - Lane Spread Calculations</p> <p>YES 6.13.2.A(9) - Access Accommodates Stormwater</p> <p>YES 6.13.8.B(7) - Minimum Pipe Size</p> <p>YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures</p> <p>YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes</p> <p>YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales</p> <p>YES 6.13.9 - Grading Criteria</p> <p>YES 6.13.2.A(11)(a) - Construction Entrance</p> <p>YES 6.13.2.A(11)(b) - Erosion Control</p> <p>YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References</p> <p>YES 6.13.2.B(8) - Calculation & Plan Consistency</p> <p>INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.</p> <p>INFO Copy of District Permit (County Interest) Please provide a copy of the District permit prior to construction.</p> <p>YES 6.10 - Karst Topography and High Recharge Areas Approved per AR 25504</p> <p>YES 7.1.3 - Drainage Construction Specifications</p> <p>YES 6.13.12 - Operation and Maintenance</p> <p>YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis. After all stormwater comments are resolved, please upload a scanned copy of the digitally signed and sealed certification page of the stormwater report to ePlans. Alternatively, a hard copy can be submitted. If you choose to submit a hard copy, you only need to submit the certification page of the report. A full report is not necessary. However, full reports are accepted if desired.</p> <p>INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.</p>			

SUBMITTAL SUMMARY REPORT (32847)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)		11/06/2025	11/20/2025	Approved
Comments	YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. 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 PEND Additional Survey comments			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/06/2025	11/20/2025	Approved
Comments	YES 2.12.9 - Location and dimensions of streets and right-of-way N/A 2.12.20 - Phases of development N/A 2.12.30 - Route Plan YES 2.12.38 - Maintenance of improvements YES 6.2.1.E - Drawing legend YES 6.11.3 - Traffic Impact Analysis N/A 6.11.4.B - Cross access YES 6.11.4.E - Sight triangle YES 6.11.5 - Driveway access N/A 6.11.6 - Construction route N/A 6.11.9.A - Traffic signals YES 6.11.9.B - Traffic signs YES 6.11.9.C - Pavement marking N/A 6.12.1.A - Transportation Facilities - Purpose and Intent N/A 6.12.2 - Right-of-way N/A 6.12.11 - Turn lanes YES 6.12.12 - Sidewalks N/A 6.12.13 - Utility position in right-of-way N/A Additional Traffic comments			
Utilities (OCE Plans) (Utilities)	Heather Proctor	11/06/2025	11/20/2025	Requires Re-submit
Corrections	Review Fee as applicable (per Resolution) (Not Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
Corrections	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - 6.14.5.B - FDEP PWS and/or WW permits: FDEP permits will be signed out by MCU AFTER this plan is stamped APPROVED by Development Review. DEP permits shall be signed by Owner & EOR before sent to MCU; MCU signs last. Leave all plant data blank; MCU will complete.			
Corrections	6.14.5.A(1) - Existing water & sewer mains shown (Resolved) - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
Corrections	6.14.5.A(3) - LS layout, elevations, schedules (Not Resolved) - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (Not Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
Corrections	MCU Contact Info on Project Cover Sheet (Resolved) - MCU Contact Info on Project Cover Sheet: Marion County Utilities, 11800 S US Hwy 441, Belleview FL 34420 - Customer Service 24/7/365 352-307-6000			
Corrections	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Resolved) - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE:: Assets shown on this plan require a Bill of Sale before any DEP Clearances will released by MCU. Building permit holds may be affected.			
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Corrections	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			
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Corrections	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
Corrections	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			

SUBMITTAL SUMMARY REPORT (32847)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Utilities (OCE Plans) (Utilities)	Heather Proctor	11/06/2025	11/20/2025	Requires Re-submit
Corrections	6.14.2.C(2) - Industrial Pretreatment/FOG (Not Resolved) - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
Corrections	6.15.6.G & H - Meters up to 2" and over 2" (Resolved) - 6.15.6.G & H - Meters up to 2" and over 2": Meters up to 2" shall be paid for by the developer and will be installed by MCU through its inventory. Meters over 2" shall be purchased by the developer, and provided to MCU for installation.			
Corrections	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
Corrections	6.14.6 - Utilities design to be owned by MCU (Not Resolved) - 6.14.6 - Utilities design to be owned by MCU:			
Corrections	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - 6.15.3 - Fire Protection/Fire Flow Capacity:			
Corrections	6.14.2 - Connection Requirements (Resolved) - 6.14.2 - Connection Requirements: Marion County to provide water and wastewater services to this site.			
Corrections	6.14.4 - Capacity charges - domestic water/sewer (Not Resolved) - 6.14.4 - Capacity charges - domestic water/sewer: Capacity charges to be invoiced and collected by MCU Permitting at time of building permit review - Cap Fee Worksheet and interior floor plan may be required.			
Corrections	6.15.6.B - Irrigation Water Metering - size (Resolved) - 6.15.6.B - Irrigation Water Metering - size:			
Corrections	6.15.10 - Water Treatment Plants (Resolved) - 6.15.10 - Water Treatment Plants:			
Corrections	6.14.5.A(6) - MH locations, rim & invert elevation (Not Resolved) - 6.14.5.A(6) - MH locations, rim & invert elevation:			
Corrections	6.14.9.A - Developer's Agreement (Resolved) - 6.14.9.A - Developer's Agreement:			
Corrections	6.15.6.D - Meter Location (Not Resolved) - 6.15.6.D - Meter Location:			
Corrections	6.14.5.C - Hydraulic Analysis (Resolved) - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
Corrections	7.1.3 - UT DETAILS - current LDC version (Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
Corrections	6.15.5 - Water Service & Connection (Resolved) - 6.15.5 - Water Service & Connection :			
Corrections	6.15.2 - Decentralized Systems (Resolved) - 6.15.2 - Decentralized Systems:			
Corrections	6.15.4 - Water Distribution System (Resolved) - 6.15.4 - Water Distribution System:			
Corrections	6.15.7 - Cross Connection Control/Backflow (Resolved) - 6.15.7 - Cross Connection Control/Backflow:			
Corrections	6.15.4 - Water Main Piping Installation (Resolved) - 6.15.4 - Water Main Piping Installation:			
Corrections	6.14.8.A - Completion & Closeout - PLAN NOTE: (Resolved) - 6.14.8.A - Completion & Closeout - PLAN NOTE:: Assets to be conveyed to MCU require as-builts reflecting survey points in state plane coordinates NAD83W. Refer to Code for additional guidance on which features apply, and formatting of data.			
Corrections	6.14.5.A(8) - Connection to existing sanitary (Not Resolved) - 6.14.5.A(8) - Connection to existing sanitary:			
Corrections	6.14.7 - Construction Inspection - PLAN NOTE: (Resolved) - 6.14.7 - Construction Inspection - PLAN NOTE:			
Corrections	Additional Utilities Comments (Not Resolved) - Additional Utilities Comments			
Corrections	6.14.4 - Capacity charges - irrigation (Resolved) - 6.14.4 - Capacity charges - irrigation: Projects using MCU irrigation shall must show the irrigation tap, meter placement, size, and backflow. Indicate total SF of irrigated area in anticipation of the irrigation meter request through Customer Service.			

OCE: Plan Review (DR) v.2				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	01/16/2026	01/12/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	01/16/2026	01/15/2026	Approved
Fire Marshal (Plans) (Fire)	Roxanna Coleman	01/16/2026	01/09/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	01/16/2026	01/13/2026	Approved
Corrections	2.12/4.2 - Building height (Resolved) - 2.12/4.2 - Building height: Show building height (primary and accessory structures) in the site data table.			
Corrections	2.12/4.2 - Lot setback (Resolved) - 2.12/4.2 - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
Corrections	2.12.4/6.11.8 - Parking (Resolved) - 2.12.4/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	01/16/2026	01/14/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	01/16/2026	01/28/2026	Approved

SUBMITTAL SUMMARY REPORT (32847)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)	Elizabeth Woods	01/16/2026	02/05/2026	Informational
Comments	Owner's certification approved -EMW 02.05.2026			
	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	01/16/2026	01/09/2026	Informational
Comments	Please provide a copy of the NPDES permit or NOI, as well as the District permit prior to construction.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	01/16/2026	01/12/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	01/16/2026	01/09/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	01/16/2026	01/27/2026	Approved
Comments	Parcel(s) is within the Marion County Utilities service area and will connect to public water and sanitary sewer.			
Corrections	Review Fee as applicable (per Resolution) (Resolved) - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
Corrections	Parcel numbers match project area (Resolved) - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
Corrections	6.14.5.B - FDEP PWS and/or WW permits (Resolved) - 6.14.5.B - FDEP PWS and/or WW permits: FDEP permits will be signed out by MCU AFTER this plan is stamped APPROVED by Development Review. DEP permits shall be signed by Owner & EOR before sent to MCU; MCU signs last. Leave all plant data blank; MCU will complete.			
Corrections	7.1.3 - UT DETAILS - current LDC version (Resolved) - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
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SUBMITTAL SUMMARY REPORT (32847)

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<i>Corrections</i>	6.15.10 - Water Treatment Plants (Resolved) - 6.15.10 - Water Treatment Plants:			
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Resolved) - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
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<i>Corrections</i>	6.14.2.C(2) - Industrial Pretreatment/FOG (Resolved) - 6.14.2.C(2) - Industrial Pretreatment/FOG:			
<i>Corrections</i>	6.14.5.A(3) - LS layout, elevations, schedules (Resolved) - 6.14.5.A(3) - LS layout, elevations, schedules: Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules.			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Resolved) - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Resolved) - 6.15.3 - Fire Protection/Fire Flow Capacity:			
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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

32847

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 05/13/2025

mm/dd/yyyy

A. PROJECT INFORMATION:

Project Name: LIBERTY CROSSINGS LOT 1 - BAHAMA BUCKS MAJOR SITE PLAN PLAN

Parcel Number(s): 35699-010-00

Section 22 Township 16 Range 21 Land Use COM Zoning Classification B-2

Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐

Type of Plan: MAJOR SITE PLAN

Property Acreage 1.14 Number of Lots N/A Miles of Roads N/A

Location of Property with Crossroads NORTH OF SW 95TH STREET EAST OF SW 49TH AVENUE ROAD

Additional comments regarding this submittal A conceptual plan was submitted previously

Conceptual Review #32361

B. CONTACT INFORMATION (fill in as applicable):

Engineer:

Firm Name: MASTROSERIO ENGINEERING INC Contact Name: PAOLO MASTROSERIO

Mailing Address: 170 SE 32ND PLACE City: OCALA State: FL Zip Code: 34471

Phone # 352-433-2185 Alternate Phone # 352-572-3051

Email(s) for contact via ePlans: PAOLO@MASTROSERIOENG.COM

Surveyor:

Firm Name: A M GAUDET & ASSOCIATES, INC. Contact Name: ANDRUS GAUDET

Mailing Address: 4709 SE 102ND PL #3 City: BELLEVIEW State: FL Zip Code: 34420

Phone # 352-245-2708 Alternate Phone #

Email(s) for contact via ePlans: ANDRUS@AMGAUDET.COM

Owner:

Owner: NATION NOEL TR RUDNIANYN TODD B TR ET AL Contact Name: TODD RUDYNIANYN

Mailing Address: 2441 NE 3RD ST STE. 201 City: OCALA State: FL Zip Code: 34470

Phone # 352-239-1555 Alternate Phone #

Email address: TODDR@NEIGHBORHOODSTORAGE.COM

Developer:

Developer: Contact Name:

Mailing Address: City: State: Zip Code:

Phone # Alternate Phone #

Email address:

Revised 7/2017

[illegible]

THE CONTRACTOR SHALL NOTIFY THE CITY AND RECEIVE A CALL FROM THE PERMIT AND INSPECTION REQUIREMENTS OF THE VARIOUS GOVERNMENT AGENCIES PRIOR TO SUBMITTING A BID. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS, AND SCHEDULE REQUIREMENTS.

ALL WORK PERFORMED SHALL COMPLY WITH THE REGULATIONS AND ORDINANCES OF THE VARIOUS GOVERNMENT AGENCIES WHATEVER JURISDICTION OVER THE WORK, INCLUDING UNDERPASSING CONTRACTOR SHALL SUBMIT FOR REVIEW TO THE CITY ENGINEER, SHOW DRAWINGS ON PREPARED AND MANUFACTURED TOOLS TO THE CITY. FAILURE TO OBTAIN APPROVAL BEFORE INSTALLATION MAY RESULT IN REMOVAL AND REPAIRS AT CONTRACTOR'S EXPENSE.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND FOR THE PROTECTION OF THE PERFORMANCE OF THE WORK.

THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL ACTIVITIES, WHERE NECESSARY WITH OTHER CONTRACTORS AND UTILITY COMPANIES.

INTERNAL LANDSCAPE PROTECTION FOR STREETS AND TOWN DRAINAGE CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL REGULATORY AGENCY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES AND FOR THE PROTECTION OF THE PERFORMANCE OF THE WORK.

AT LEAST 10 WORKING DAYS PRIOR TO CONSTRUCTION OF THE CONTRACTOR SHALL NOTIFY THE OWNERS CONSTRUCTION MANAGER AND APPROPRIATE AGENCIES AND SUPPLY THEM WITH ALL REQUIRED SHOW DRAWINGS, THE CONTRACTORS NAME, STARTING DATE, PROJECT SCHEDULE, AND OTHER INFORMATION AS REQUIRED. ANY WORK PERFORMED PRIOR TO NOTIFYING THE CONSTRUCTION MANAGER OR WITHOUT AN AGENCY INSPECTOR PRESENT MAY BE SUBJECT TO REMOVAL AND REPAIRS AT THE CONTRACTORS EXPENSE.

REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.

1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE DISCONNECTION, REMOVAL, AND/OR RELOCATION OR DISCONNECTION OF UTILITIES.

2. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND REMOVAL OF ALL STRUCTURES, PADE, WALLS, FILLINGS, WALLS, FOUNDATIONS, PARKING, DRIVES, DAMAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE CONSTRUCTION PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL, PER THE SPECIFICATIONS AND THE OWNER'S GEOTECHNICAL ENGINEER. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS INVOLVED AND IS RESPONSIBLE FOR REMOVING AND CUMBERING THE DEBRIS IN AN APPROVED, LAWFUL MANNER.

3. THE CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO EXISTING ADJACENT BUSINESSES AT ALL TIMES. THE CONTRACTOR SHALL COORDINATE WITH THE TENANT AND UTILITY COMPANY FOR THE RELOCATION AND/OR REMOVAL OR DISCONNECTION OF UTILITIES IF NECESSARY SERVICE SHALL NOT BE INTERRUPTED WITHOUT APPROVAL FROM THE TENANT.

ALL AREAS INVOLVED STRUCTURE SLABS, FOUNDATIONS, UTILITIES, CONCRETE AND/OR UTILITY STRUCTURES HAVE BEEN REMOVED SHALL BE BACKFILLED WITH SELECT SCAFFOLD MATERIAL, SHALL BE BACKFILLED AND COMPACTED FOR THE REQUIREMENTS OF THE SPECIFICATIONS AND THE COMBINED GEOTECHNICAL ENGINEER.

EXISTING CONCRETE SLABS, POWER POLES, AND LIGHT POLES LOCATED ON THIS SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.

EXISTING CAST-IN-PLACE CONCRETE TIEBARS, IF FOUND ON SITE, SHALL BE PUMPED BY A LICENSED CONTRACTOR. THE SPECIFIC TIEBARS SHALL BE REMOVED AND THE AREAS BACKFILLED FOR THE PROJECT PRECIPITATION. ALL WORK SHALL BE IN ACCORDANCE WITH THE PRECIPITATION REQUIREMENTS. CONTRACTOR TO COORDINATE PUMPING ACTIVITIES.

CONTRACTOR IS RESPONSIBLE FOR HAVING THE AREA BE DETERMINED AS TO EXISTENCE OF UTILITIES OR CONSTRUCTION OF UTILITIES TO BE REMOVED.

EXISTING WINDMILLS AND/OR BLADES TO REMAIN SHALL BE ADJUSTED TO FINAL GRADES.

PRIOR TO ANY WORK, CONTRACTOR SHALL CONTACT THE ONE CALL SYSTEM TO DETERMINE FOR ALL UTILITY AREAS A WINDMILL AREN'T UNDER AND/OR THE ONE CALL SYSTEM OR NOT. IF THE CONTRACTOR HAS BEEN ADVISED BY THE ONE CALL SYSTEM TO EXISTENCE OF UTILITIES, CONTRACTOR SHALL NOT PROCEED TO CONSTRUCTION OF THE OTHER AND NOTED IN THE EXISTING APPROPRIATE TO BE REMOVED.

ALL LOTS INVOLVED SHALL BE TO REMOVED AND APPROXIMATE FOR REFERENCE ONLY. CONTRACTOR SHALL FIELD VERIFY THE LIMITS OF FUNDMENT TO DETERMINE THE EXTENT OF THE EXISTING APPROPRIATE TO BE REMOVED.

EROSION CONTROL NOTES:

[illegible]

1. CONTRACTOR TO INCLUDE FOR A SECONDARY CONDUIT (ONLY) SPEC'D ON UTILITY PLAN IN BASE BID. INCLUDE FOR LENGTH OF POLE APPROXIMATELY 30 FEET. CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRE FROM METER TO TRANSFORMER.

a. SECONDARY WIRE WILL BE PROVIDED IN BID AS AN ALTERNATE PRICE IN L.F. AND HANDED AS A CHARGE ORDER IF REQUIRED.

2. CONTRACTOR TO INCLUDE TWO (2) 1" CONDUITS TO BOTH SIGN LOCATIONS.

a. ONE (1) 1" CONDUIT IS FOR ELECTRICAL.

b. ONE (1) 1" CONDUIT IS FOR COMMUNICATION.

SITE PLAN NOTES:

[illegible][illegible]

STORM DRAINAGE NOTES:

1. ALL PIPES ENTERING STORM SEWER STRUCTURES SHALL BE SEALED TO ASSURE CONNECTION AT STRUCTURE IS WATER TIGHT.
2. THE CONTRACTOR SHALL SUBMIT BULKHEAD CALCULATIONS ON ALL RINGS OF PIPE THAT DO NOT UTILIZE CONCRETE PIPE BULKHEAD CALCULATIONS SHALL BE PREPARED, SIGNED, AND SEALED BY A REGISTERED ENGINEER. SHALL REPRESENT ACTUAL FIELD CONDITIONS, AND SHALL DEMONSTRATE THAT THE PIPE UTILIZED WILL NOT BECOME BULKHEAD UNDER ANY CONDITIONS. THE CONTRACTOR MAY ELECT TO PROVIDE A RESTRAINING SYSTEM, DESIGNED BY A REGISTERED ENGINEER, ADEQUATE TO RESIST BULKHEAD FORCES WHERE NECESSARY.

RESULT OF THE REQUEST THE REQUEST IS DEEMED SILENTLY ONLY WHEN ACKNOWLEDGED BY THE DEVELOPERS CONSTRUCTION PROJECT MANAGER TO THE CONTRACTOR. IT IS THE CONTRACTORS RESPONSIBILITY TO ACTIVELY SOLICIT AN ACKNOWLEDGEMENT OF THE REQUEST FOR INFORMATION FROM THE DEVELOPERS CONSTRUCTION PROJECT MANAGER. THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK, SUBJECT TO THE REQUEST FOR INFORMATION WITHOUT HAVING RECEIVED A RESPONSE FROM THE DEVELOPERS CONSTRUCTION PROJECT MANAGER.

[illegible]

3. ALL VERTICAL BENDS ON WATER MAIN SHALL BE RESTRAINED AS SPECIFIED BY LOCAL UTILITY PROVIDER
4. ALL VALVES SHALL BE INSTALLED AS SPECIFIED BY LOCAL UTILITY PROVIDER
5. THRUST BLOCKS SHALL BE PROVIDED AT ALL HORIZONTAL BENDS, TEES, AND FIRE HYDRANTS AS SPECIFIED BY LOCAL UTILITY PROVIDER.
6. THE MINIMUM COVER ON WATER MAINS SHALL BE 3 FEET.
7. PIPE MATERIAL SHALL BE "DUCOFUM" PE 4710-200PSI, UNLESS OTHERWISE NOTED.
8. FLAMING CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF IRRIGATION TAP, METER, AND BACKFLOW DEVICES PRIOR TO INSTALLATION. GENERAL CONTRACTOR IS RESPONSIBLE TO COMPLY WITH THE IRRIGATION SYSTEM REQUIREMENTS. IRRIGATION CONTRACTOR, LANDSCAPE CONTRACTOR AND FLAMING CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION TAP MATERIALS, ETC. SHALL BE INCLUDED IN GENERAL CONTRACTORS BID OR BIDDER.

WORK NOTES:

1. SERVICE AND/OR INSTALLATION PLANS FOR ALL BUILDING SERVICE CONNECTIONS.

2. ALL PRIMARY AND SECONDARY SERVICE LOCATIONS ARE APPROXIMATE AND ARE SHOWN FOR COORDINATION PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE POWER COMPANY TO DETERMINE EXACT LOCATION AND RESPONSIBILITIES LONGEST.

3. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL NECESSARY CONDUIT AND PULL WIRE ON-SITE UP TO PROPERTY. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE SERVICE LINES WITH THE POWER COMPANY IN ACCORDANCE WITH ANY UTILITY AGREEMENTS NEGOTIATED BETWEEN THE DEVELOPER AND PROVIDER PRIOR TO CONSTRUCTION BIDDING.

4. CONTRACTOR SHALL PROVIDE TRANSFORMER PAD (UNLESS TRANSFORMER IS POLE MOUNTED) TO ALLOW FOR INSTALLATION OF TRANSFORMER BY POWER COMPANY.

2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING THE PVC CONDUIT INCLUDING TRENCHING, BECKING, PULL WIRE, AND BACKFILLING. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE TELEPHONE COMPANY TO SCHEDULE AND COORDINATE WORK PRIOR TO INSTALLING CONDUIT.

1. ALL INLET FRAMES AND GRATES SHALL BE VULCAN FOUNDRY CORP. CATALOG#V-483 OR EQUAL.

SANITARY SEWER NOTES:

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE UTILITY PROVIDER'S STANDARDS.
2. REFERENCE ARCHITECT'S PLANS FOR ALL BUILDING SERVICE CONNECTIONS.
3. ALL STUB-OUTS AND WYE LATERALS SHALL BE PLUGGED WITH A STANDARD TYPE PLUG.
4. SANITARY SEWER PIPES OF DIFFERENT MATERIAL SHALL BE JOINED BY A RUBBER SLEEVE WITH STAINLESS STEEL COUPLING, MAKE FOR TRANSITIONS FROM ONE MATERIAL TO ANOTHER.
5. THE SANITARY SEWER PIPE MATERIAL SHALL BE PVC, SDR 26, SEWER PIPE UNLESS OTHERWISE NOTED ON PLAN.
6. ALL SANITARY SEWER COVERS SHALL BE TRAFFIC RATED FOR H-20 LOADING.
7. IF REQUIRED, THE CONTRACTOR SHALL INSTALL A MINIMUM 100 GALLON GREASE TRAP OR AS SHOWN ON PLANS.

1. STANDARD DUTY, LIGHT DUTY, AND HEAVY DUTY PAVEMENT AREAS SHALL BE AS SPECIFIED ON PLANS. DETAILS OF THE PAVEMENT ARE PROVIDED ON DETAIL SHEETS.
2. NOTIFY OWNER 3 DAYS PRIOR TO POUR OF INITIAL SECTION OF DRIVEWAY PAVING. DEVELOPER'S REPRESENTATIVE TO APPROVE INITIAL POUR.
3. TESTING OF MATERIALS REQUIRED FOR THE CONSTRUCTION OF THE PAVING IMPROVEMENTS SHALL BE PERFORMED BY AN AGENCY, APPROVED BY THE OWNER, FOR TESTING MATERIALS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE, BY THE STANDARD TESTING PROCEDURES, THAT THE WORK CONSTRUCTED MEETS THE REQUIREMENTS OF THE PROJECT.

[illegible]

1. CONTRACTOR MUST CONTACT THE ELECTRIC COMPANY PRIOR TO THE START OF CONSTRUCTION TO DISCUSS PERMANENT SERVICE REQUIREMENTS, TEMPORARY CONSTRUCTION POWER, TRANSFORMER LOCATION, AND METER LOCATION.

3. TREES CANNOT BE PLANTED AROUND, OVER, OR UNDER ANY EXISTING OR PROPOSED POWER LINES. THIS INCLUDES ANY LINES DESIGNED AFTER FINAL SITE PLAN APPROVAL.

4. FOR ALL UNDERGROUND ELECTRIC POWER LINES ON PRIVATE PROPERTY A TEN (10) FOOT ELECTRIC DISTRIBUTION EASEMENT WILL BE REQUIRED. FOR OVERHEAD CONSTRUCTION, A TWENTY (20) FOOT EASEMENT WILL BE REQUIRED. ALSO, FOR ANY OVERHEAD POWER LINES, BOTH EXISTING AND PROPOSED, A TEN (10) FOOT TREE-TRIMMING EASEMENT WILL BE REQUIRED.

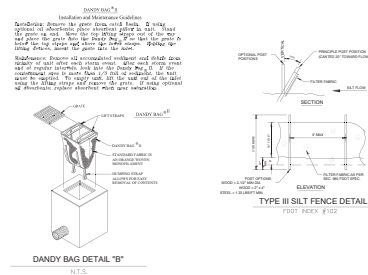
7. ELECTRICAL SERVICE VOLTAGE REQUIRED WILL BE THREE PHASE.

TITLE: GENERAL NOTES

JOB#: 24-65

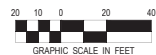
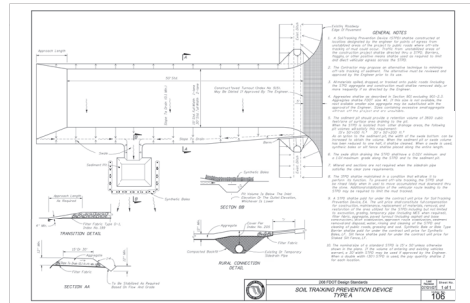
C2 OF 8

SCALE: 1" = 20'



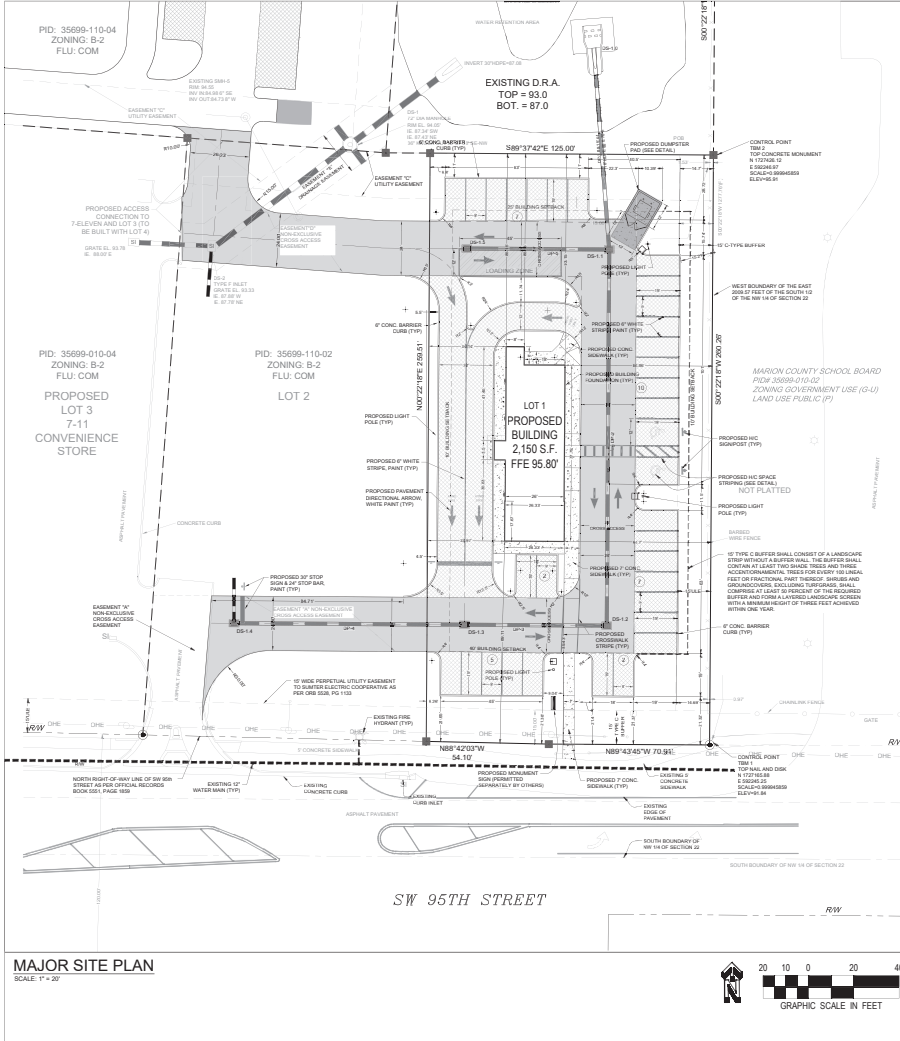
EROSION CONTROL NOTES:

- [illegible]



AREA OF DISTURBANCE 0.99 AC

PROJECT: LARRY COSGROVE, 21 JAVANA BLVD, MARKER SITE #1A MARION COUNTY, FLORIDA, SEC. 22, T. 39N, R. 15E, ZONE 21		TITLE: EROSION CONTROL PLAN	
		SCALE: 1" = 20'	
JOB# 24-65		SHEET 3 OF 8	
ENGINEER'S CERTIFICATION:			
MATTIOLI ENGINEERING, INC. 10000 W. STATE ROAD 10, SUITE 1000 FT. MYERS, FLORIDA 33907 TEL: (888) 234-2340 FAX: (239) 332-1360 WWW.MATTIOLIENGINEERING.COM		ONE MATTIOLI ENGINEERING, INC. 10000 W. STATE ROAD 10, SUITE 1000 FT. MYERS, FLORIDA 33907 DATE: 04-26-2025	
DESIGNED BY PM DRAWN BY PM CHECKED BY PM DATE: 04-26-2025		REVISION DESCRIPTION: RESPONSE TO SUBMITTAL #1A RESPONSE TO SUBMITTAL #2A DATE:	



SITE DATA:
PROJECT NAME: LIBERTY CROSSINGS LOT 1 - BAHAMA BUCKS MAJOR SITE PLAN
PROJECT LOCATION: COALA FL SEC 22 T4P 16, RGE 21
LOT 1 PID: 35699-110-01
OWNER: 388 KORE LAND TRUST
ADDRESS: 388 KORE STREET
SITE AREA: 32,520 S.F. = 0.75 ACRES +/-
CURRENT ZONING: B-2
CURRENT LAND USE: COMMERCIAL
BUILDING RETIENCES: 40' FRONT, 15' SIDE, 20' REAR
BUILDING USE: RETAIL STORE
BUILDING F.A.R.: 0.07
BUILDING HEIGHT: 25 FT (PROPOSED) (60 FT ALLOWABLE)
SITE AREA & LOT 1 PROJECT AREA INCLUDES LOTS 1 AND A PORTION OF LOT 2 DUE TO THE CONSTRUCTION OF ACCESS DRIVEWAYS AND UTILITIES ACROSS LOT 2 TO SERVE LOT 1.

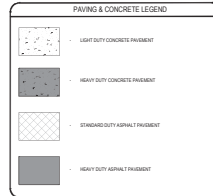
PROPOSED DEVELOPMENT:
THE PROPOSED DEVELOPMENT IS FOR A BAHAMA BUCKS WITHIN THE LIBERTY CROSSINGS DEVELOPMENT ALONG WITH ASSOCIATED PAVEMENT AND INFRASTRUCTURE.

PARKING CALCULATIONS:
PROPOSED FAST FOOD: (1 SPACES PER 75 G.F.A. REQUIRED)
RETAIL STORE = 2,150 S.F. / 75 = 29
HC SPACES 1 PER 25 REQUIRED
TOTAL REQUIRED = 29 SPACES PLUS 1 HC SPACES
TOTAL PROVIDED = 33 SPACES (31 REGULAR, 2 HANDICAP)

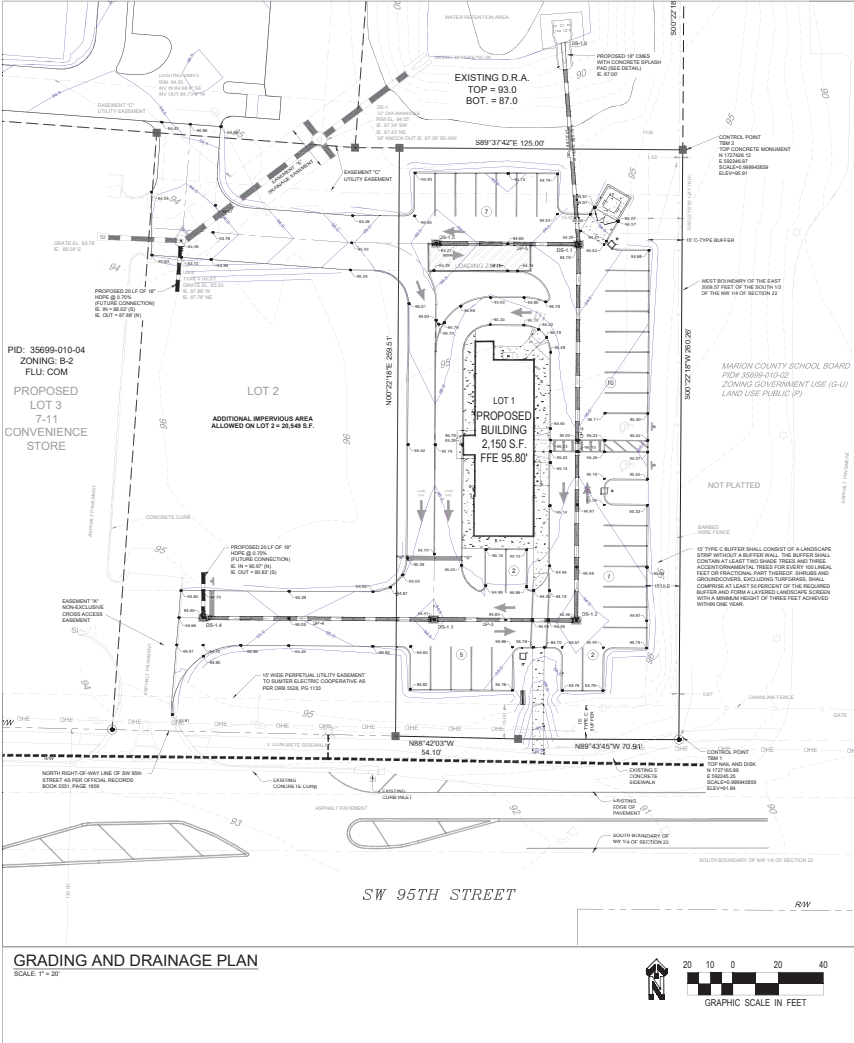
DATA BLOCK OF SITE COVERAGE:
(ON-SITE COVERAGE ONLY - TOTAL PARCEL AREA)

LOT 1
EXISTING COVERAGE:
SITE AREA: 32,520 S.F. 0.75 AC. 100.00%
EXISTING PAVEMENT/CONC: - S.F. - AC. 0.00%
PROPOSED COVERAGE:
BUILDING: 2,150 S.F. 0.05 AC. 6.61%
PAVEMENT/CONCRETE: 20,065 S.F. 0.46 AC. 61.79%
EXISTING PAVEMENT REMOVED: - S.F. - AC. 0.00%
TOTAL PROPOSED IMPERVIOUS: 22,245 S.F. 0.51 AC. 68.40%
OPEN SPACE: 10,275 S.F. 0.24 AC. 31.60%

LOT 2
EXISTING COVERAGE:
SITE AREA: 30,331 S.F. 0.70 AC. 100.00%
PAVEMENT/CONCRETE: 1,853 S.F. 0.04 AC. 6.11%
PROPOSED COVERAGE:
BUILDING: - S.F. - AC. 0.00%
PAVEMENT/CONCRETE: 5,334 S.F. 0.12 AC. 17.59%
EXISTING PAVEMENT REMOVED: 7,187 S.F. 0.16 AC. 23.70%
TOTAL PROPOSED IMPERVIOUS: 23,144 S.F. 0.53 AC. 76.30%



REVISION DESCRIPTION		DATE
RESPONSE TO SUBMITTAL #1		10/20/23
RESPONSE TO SUBMITTAL #2		12/20/23
ENGINEER'S CERTIFICATION		
I, PAOLO MASTROBONDO , ENGINEER IN CHARGE, DO hereby certify that the design of the site plan is in accordance with the Florida Building Code, Chapter 6, and the Florida Land Use Code, Chapter 170.		
PROJECT: LIBERTY CROSSINGS LOT 1 - BAHAMA BUCKS MAJOR SITE PLAN		
DRAWN BY: PAOLO MASTROBONDO		
CHECKED BY: PAOLO MASTROBONDO		
DATE: 06-05-2023		
TITLE: MAJOR SITE PLAN		
SCALE: 1" = 20'		
JOB#: 24-65		
SHEET C4 OF 8		



COUNTY APPROVED DRAINAGE PLAN ALLOWABLE IMPERVIOUS AREA						Revision Date: 11/9/2025	
WATERFLOOED #1 AREA		26940 S.F.					
IMPERVIOUS AREA		26707 S.F.					
PERCENT IMPERVIOUS		68.74%					
WATERFLOOED #2 AREA		19985 S.F.					
IMPERVIOUS AREA		13086 S.F.					
PERCENT IMPERVIOUS		65.03%					
LOT AREA (SF)	ALLOWABLE IMPERVIOUS AREA (SF)	PERCENT COVERAGE	SITE PLAN IMPERVIOUS AREA (SF)	PERCENT COVERAGE	REMAINING IMPERVIOUS AREA (SF)		
WATERFLOOED #1							
LOT 1	32520	20016	22245	68.40%	3771		
LOT 2	30331	24005	80100	7817	23.70%	17078	
LOT 3	73195	68666	80100	51325	70.12%	7230	
LOT 4	45650	36564	30212	7012	72.62%	3652	
LOT 5	58199	46559	5879	9.79%	40683		
LOT 6	35523	28738	80100	2525	7.29%	26118	
LOT 7	35523	28738	80100	2525	7.29%	26118	
LOT 8 (1/2)	18901	15121	80100	2800	14.61%	13115	
26707			13086		13166		
WATERFLOOED #2							
LOT 9	17019	13515	80100	50	2.94%	13115	
LOT 10	29738	23738	2800	7.79%	25938		
LOT 11	46738	31438	9500	9500	20.50%	27198	
LOT 12	54838	51190	78300	78300	54.99%	10598	
13086			4808		8278		

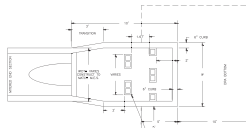
DATA BLOCK OF SITE COVERAGE:

(ON-SITE COVERAGE ONLY - TOTAL PARCEL AREA)

LOT 1			
EXISTING COVERAGE	32,520 S.F.	0.75 AC	100.00%
EXISTING PAVEMENT/CONC.	- S.F.	- AC	0.00%
PROPOSED COVERAGE:			
BUILDING	2,150 S.F.	0.05 AC	6.41%
PAVEMENT/CONCRETE	20,095 S.F.	0.46 AC	61.79%
EXISTING PAVEMENT REMOVED	- S.F.	- AC	0.00%
TOTAL PROPOSED IMPERVIOUS	22,245 S.F.	0.51 AC	68.40%
OPEN SPACE	10,275 S.F.	0.24 AC	31.60%
LOT 2			
EXISTING COVERAGE	30,331 S.F.	0.70 AC	100.00%
EXISTING PAVEMENT/CONC.	1,803 S.F.	0.04 AC	6.11%
PROPOSED COVERAGE:			
BUILDING	- S.F.	- AC	0.00%
PAVEMENT/CONCRETE	5,334 S.F.	0.12 AC	17.89%
EXISTING PAVEMENT REMOVED	- S.F.	- AC	0.00%
TOTAL PROPOSED IMPERVIOUS	7,147 S.F.	0.16 AC	23.70%
OPEN SPACE	23,184 S.F.	0.53 AC	76.30%

FLOOD HAZARD NOTE:
BASED ON SURVEILLOTTING ONLY. THE PROPERTY DESCRIBED HEREON LIES IN ZONE "X" AREAS OF MINIMAL FLOOD HAZARD, AS PER FLOOD INSURANCE RATE MAP NUMBER 130802001E, EFFECTIVE DATE APRIL 19, 2017.

VERTICAL DATUM:
ELEVATIONS BASED ON CONTROL FURNISHED IN THE CONSTRUCTION PLANS FOR BAY AREA AVENUE PHASE I, AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.



ITEM	DESCRIPTION	QUANTITY
1	CONCRETE	1.00
2	STEEL	1.00
3	PAVEMENT	1.00
4	GRASS	1.00



ENERGY DISSIPATER DETAIL
NOT TO SCALE

STORM STRUCTURE TABLE			
STRUCTURE NAME	DETAILS	PIPES IN	PIPES OUT
DS-1.0	WIPERS GRADE - 88.47 E. IN - 87.00	DP-1, 18" HDPE E. IN - 87.00	
DS-1.1	FOOT TYPE F INLET GRADE - 88.47 E. IN - 87.00 E. OUT - 87.00	DP-2, 18" HDPE E. IN - 87.00 DP-3, 18" HDPE E. IN - 87.00	DP-1, 18" HDPE E. OUT - 87.00
DS-1.2	FOOT TYPE F INLET GRADE - 88.47 E. IN - 87.00 E. OUT - 87.00	DP-3, 18" HDPE E. IN - 88.47	DP-2, 18" HDPE E. OUT - 88.38
DS-1.3	FOOT TYPE F INLET GRADE - 88.47 E. IN - 87.00 E. OUT - 87.00	DP-4, 18" HDPE E. IN - 88.38	DP-3, 18" HDPE E. OUT - 88.38
DS-1.4	FOOT TYPE F INLET GRADE - 88.47 E. IN - 87.00 E. OUT - 87.00	DP-4, 18" HDPE E. IN - 88.38	DP-4, 18" HDPE E. OUT - 88.38
DS-1.5	FOOT TYPE F INLET GRADE - 88.47 E. IN - 87.00 E. OUT - 87.00	DP-5, 18" HDPE E. IN - 88.38	DP-5, 18" HDPE E. OUT - 88.38



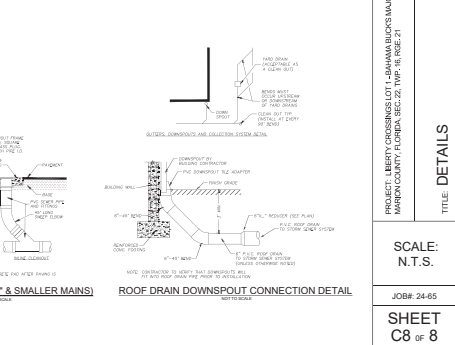
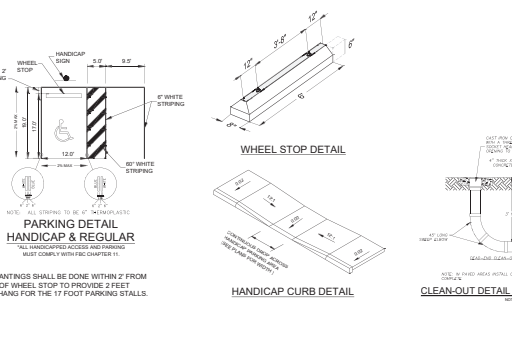
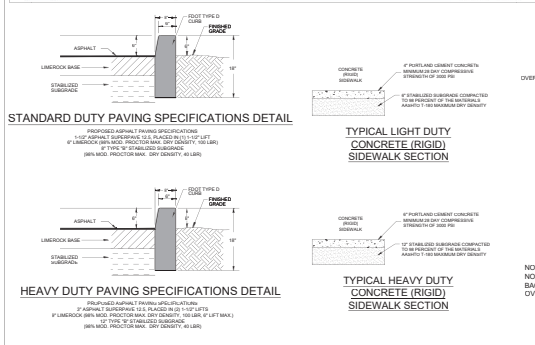
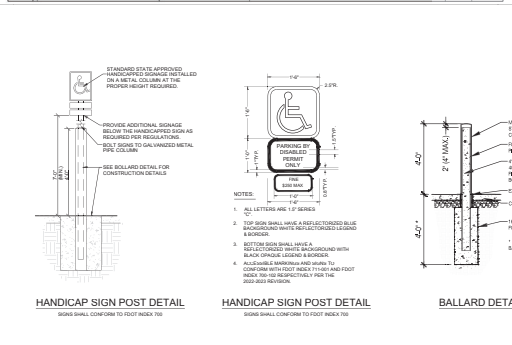
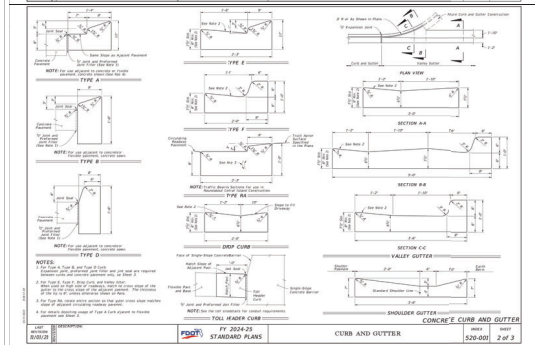
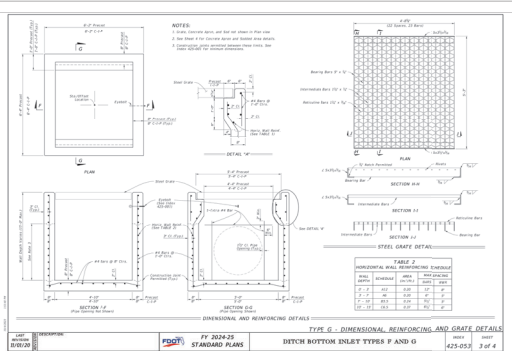
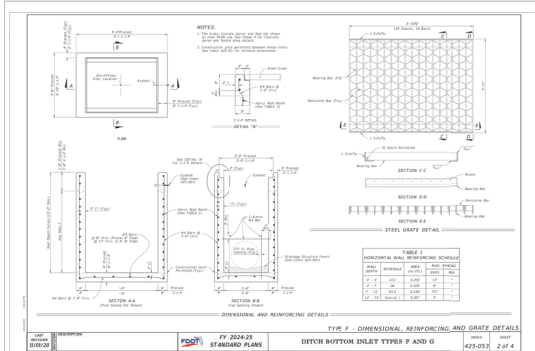
REVISION DESCRIPTION

DATE	11/9/2025	RESPONSE TO SUBMITTAL #1
DATE	11/9/2025	RESPONSE TO SUBMITTAL #2

ENGINEER'S CERTIFICATION

DATE: 11/9/2025
DESIGNED BY: PAJ
CHECKED BY: PAJ
DATE: 11/9/2025

PROJECT: LIBERTY CHURCH LOT 1, 2, 3, 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, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 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