



## SUBMITTAL SUMMARY REPORT 33243

PLAN NAME: MCGINLEY TRG MASS GRADING

LOCATION:

APPLICATION DATE: 08/19/2025

PARCEL: 41205-001-06

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Jeffrey McPherson	Tillman & Associates Engineering, LLC
Engineer of Record	Jeffrey McPherson	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	10/10/2025	10/17/2025	11/25/2025	Approved

### SUBMITTAL DETAILS

#### OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)		10/17/2025	11/14/2025	Approved
Comments	N/A Central Sewer N/A Lot Size N/A Total Flow N/A Available Area N/A DEP Water Approval 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 N/A			

Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	10/17/2025	11/14/2025	Approved
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Comments	Land Use: Approved YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation? Portion of the parcel 41205-001-03 is Public. FLU on cover sheet is missing the Public. Please correct on cover sheet and label on the plan. YES 2.12.4.L(3) - All applicable Developer's Agreements listed? Rezoning PUD approval information is missing. Please show approved rezoning information 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 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? N/A 4.1.4.J - [Greenway Setback Provided?] YES 2.12.16/6.5 - [EALS or EALS-ER provided?] INFO 6.5 & 6.6 - Habitat Preservation/Mitigation Provided? Please follow the recommendation per EALS report and FWC guidance for further assessment and provide a copy of mitigation plan to County at later design stage if any listed species is observed. 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 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected? N/A Additional Planning Items:  Zoning: Approved YES 2.12.32/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation Environmental assessment has been forwarded to FWC. YES 6.11.6.B - Any activity excavating and removing material from a site shall include a designated access route and be approved by the County prior to utilization See traffic comments; mark the hauling access to and from the property. YES 2.12.23/4.2 - Setbacks, dimensions for all improvements, and easements YES 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios), parking, and required buffers associated with Special Use Permits YES 2.12.24 - Landscape requirements/6.8.6 - Buffering The PUD for this project requires enhanced buffers, these buffers are to remain and be clearly depicted on plan. YES 4.3.11 - Mining. Removal of excess material resulting from commercial, industrial and residential site improvements, except fish ponds. Does this have an approved development plan? This has an approved PUD, platted already. Mass grading lot. YES 2.12.32 - Show 100 yr flood zone Include flood zone designation on cover. YES 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain Include secondary springs protection zone on cover. N/A Additional Zoning comments			
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# SUBMITTAL SUMMARY REPORT (33243)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Landscape (Plans) (Parks and Recreation)		10/17/2025	11/14/2025	Approved
<i>Comments</i>	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 N/A 6.7.4 - Shade tree requirements N/A 6.7.6 - Tree removal submittal requirements YES 6.7.8 - Protected tree replacement requirements Plan states all trees within project area will be replaced at time of major site plan. Provide tree mitigation calculations showing tree inches to be removed and replaced YES 6.7.9 - Replacement trees; general requirements. N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes) N/A 6.8.3 - Landscape design standards N/A 6.8.4 - Landscape area requirements for non-residential development YES 6.8.6 - Buffers 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 N/A 6.8.10 - General planting requirements (specifications) N/A 6.9.2 - Irrigation plan requirements (details, legend, notes) INFO Additional Landscape comments All invasive vegetation (Camphor tree, etc...) shall be removed from site			
OCE Design (Plans) (Office of the County Engineer)		10/17/2025	11/14/2025	Approved
<i>Comments</i>	YES 2.15.2.B - Mass Grading Plan fee of \$250.00 + (\$5.00 x total site acreage) made payable to Marion County BCC 10/14/25-fee due with resubmittal 8/25/25-fee due with resubmittal N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule. N/A 2.15.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department 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 shall be shown 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 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 & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to 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, conditions, date of approval 8/25/25-add waivers if requested in future YES 2.12.4.L(1) - Parcel number YES 2.12.7 - Digital version of plan YES 6.2.1.C- Standardized sheet size shall be 24" x 36" YES 6.2.1.F - North arrow, graphic drawing, & written scale YES 6.2.1.B - Plans shall be legible and meet typical industry standards YES Additional Development Review Comments			

# SUBMITTAL SUMMARY REPORT (33243)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		10/17/2025	11/14/2025	Approved
<b>Comments</b>	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 N/A 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 N/A 6.13.8 - Stormwater Conveyance Criteria N/A 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 N/A 6.13.8.B(7) - Minimum Pipe Size N/A 6.13.2.A(5) - Existing/Proposed Stormwater Structures N/A 6.13.2.A(6) - Existing/Proposed Stormwater Pipes N/A 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 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)		10/17/2025	11/14/2025	Approved
<b>Comments</b>	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.F - Provide north arrow and graphic drawing and written scale YES 6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum YES 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site N/A Additional Survey comments			
OCE Traffic (Permits & Plans) (Office of the County Engineer)		10/17/2025	11/14/2025	Approved
<b>Comments</b>	YES 2.12.30 - Route plan 8/28/25 - Route to SW HWY 484 must be explicitly stated and shown on plan sheet(s). The only approved route at this time would be north on SW 57th Avenue Rd direct to SW HWY 484. It must be explicitly stated that project site entry from or departure toward the east, west, or south is prohibited. YES 6.2.1.E - Drawing legend YES 6.11.6 - Construction route 8/28/25 - Final approval of construction route is contingent upon route being shown and restrictions being clearly stated. N/A Additional Traffic comments			
OCE Utilities (Plans) (Utilities)	Heather Proctor	10/17/2025	11/25/2025	Approved
<b>Comments</b>	Mass grading does not include the installation of water or wastewater infrastructure. Development on Parcel 41205-001-06 will connect to Marion County Utilities and be served by MCU water and wastewater. Utility connections will be reviewed by Marion County Utilities during the site plan or improvement plan submittal.			



## 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

33243

### DEVELOPMENT REVIEW PLAN APPLICATION

Date: 8/13/25

#### A. PROJECT INFORMATION:

Project Name: McGinley TRG Mass Grading  
Parcel Number(s): 41205-001-06, portion of 41205-001-03, 41205-001-04 and 41205-001-05  
Section 16 Township 17S Range 21E Land Use \_\_\_\_\_ Zoning Classification PUD  
Commercial ☐ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☒ Other Mass Grading  
Type of Plan: MASS GRADING  
Property Acreage 125.94 Number of Lots 0 Miles of Roads 0  
Location of Property with Crossroads \_\_\_\_\_  
Additional information regarding this submittal: \_\_\_\_\_

#### B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

☒ **Engineer:**  
Firm Name: Tillman and Associates Engineering LLC Contact Name: Jeffrey McPherson  
Mailing Address: 1720 SE 16th Ave Bldg 100 City: Ocala State: FL Zip Code: 34471  
Phone # 352-387-4540 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: Permits@tillmaneng.com

☒ **Surveyor:**  
Firm Name: Rogers Engineering LLC Contact Name: Rodney Rogers  
Mailing Address: 1105 SE 3rd Ave City: Ocala State: FL Zip Code: 34471  
Phone # 352-622-9214 Alternate Phone # \_\_\_\_\_  
Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**  
Owner: Coyote Crossing Holdings LLC Contact Name: Richard McGinley  
Mailing Address: 5700 SW Hwy 484 City: Ocala State: FL Zip Code: 34473  
Phone # 352-875-6519 Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

**Developer:**  
Developer: same as above Contact Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_  
Email address: \_\_\_\_\_

Revised 6/2021

CLEAR FORM

Empowering Marion for Success

marionfl.org



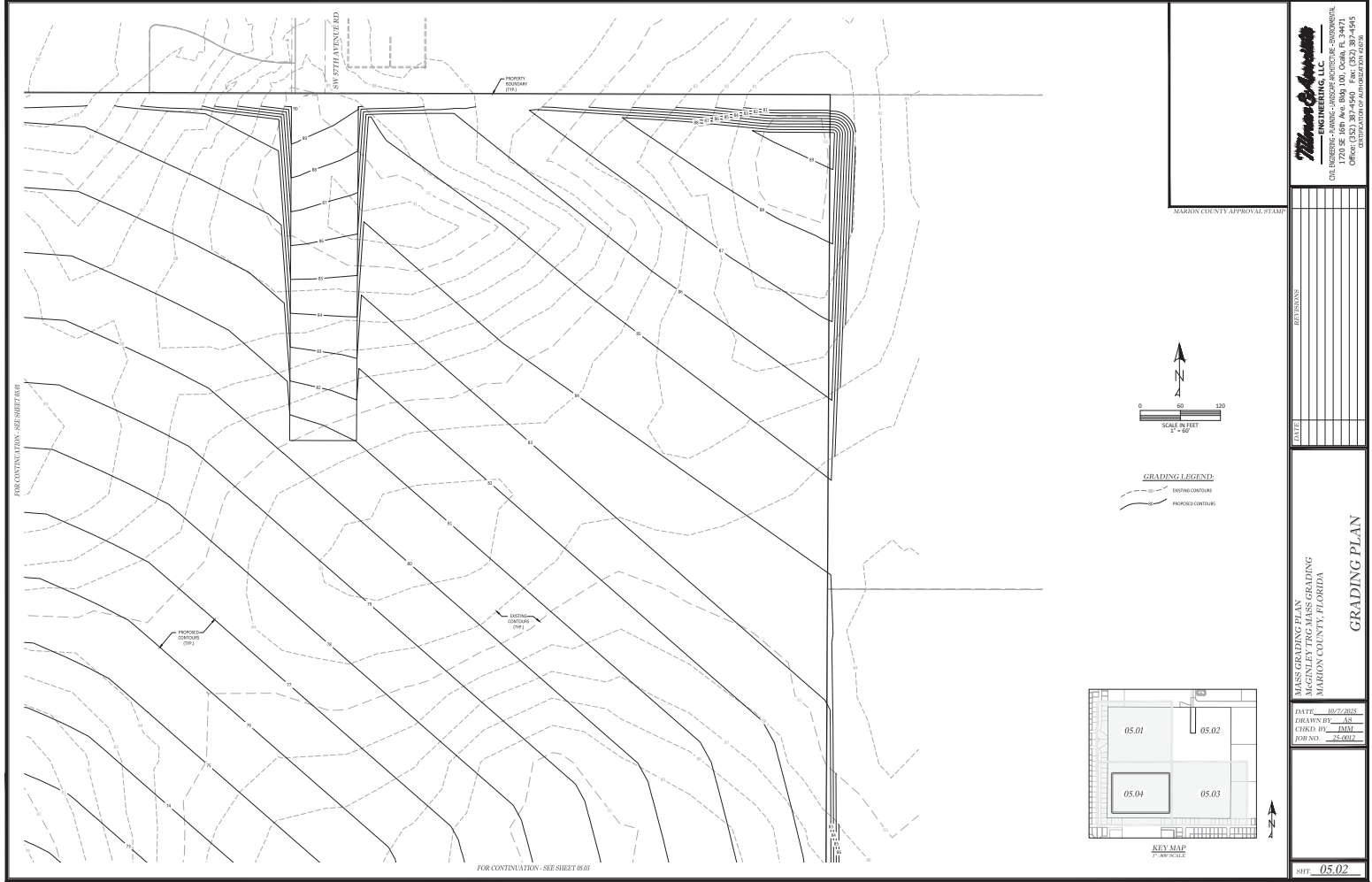










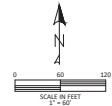


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

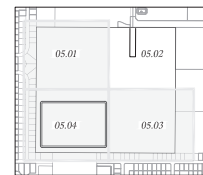
FOR CONTINUATION - SEE SHEET 05.01

FOR CONTINUATION - SEE SHEET 05.01

MARION COUNTY APPROVAL STAMP

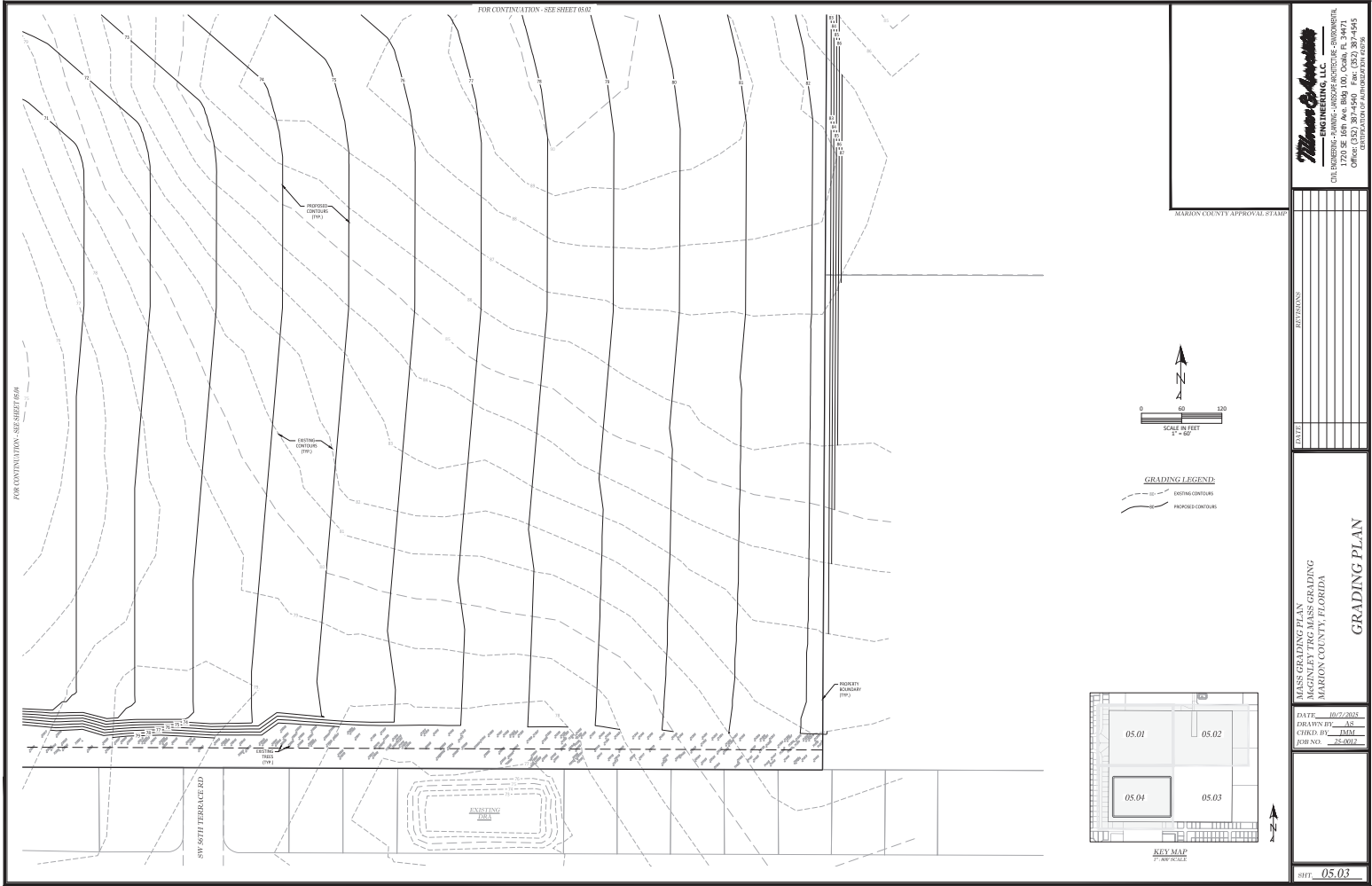


GRADING LEGEND:  
--- EXISTING CONTOURS  
--- PROPOSED CONTOURS



KEY MAP  
1" = 1/4 MILE

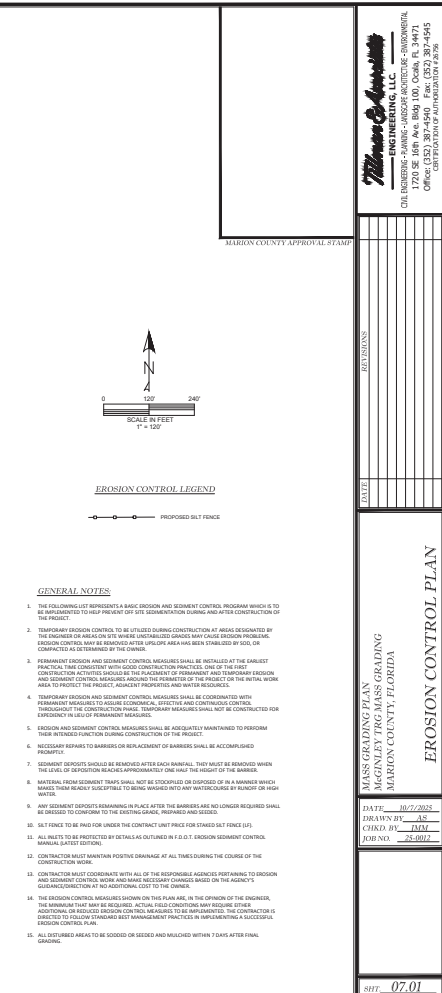
<b>Mass &amp; Associates, LLC</b> INCORPORATED, LLC CIVIL ENGINEERING - PLANNING - ARCHITECTURE - SURVEYING 1720 SE 18TH AVE. BOX 100, Ocala, FL 34471 OFFICE: (352) 236-1100 FAX: (352) 236-1105 WWW.MASSANDASSOCIATES.COM	
DATE: 05/2/2023	DRAWN BY: JAS
CHECKED BY: JMM	JOB NO.: 22-0012
SHEET: 05.02	





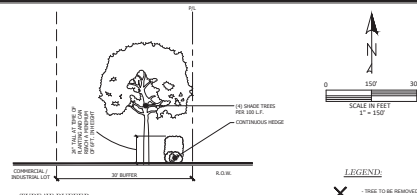
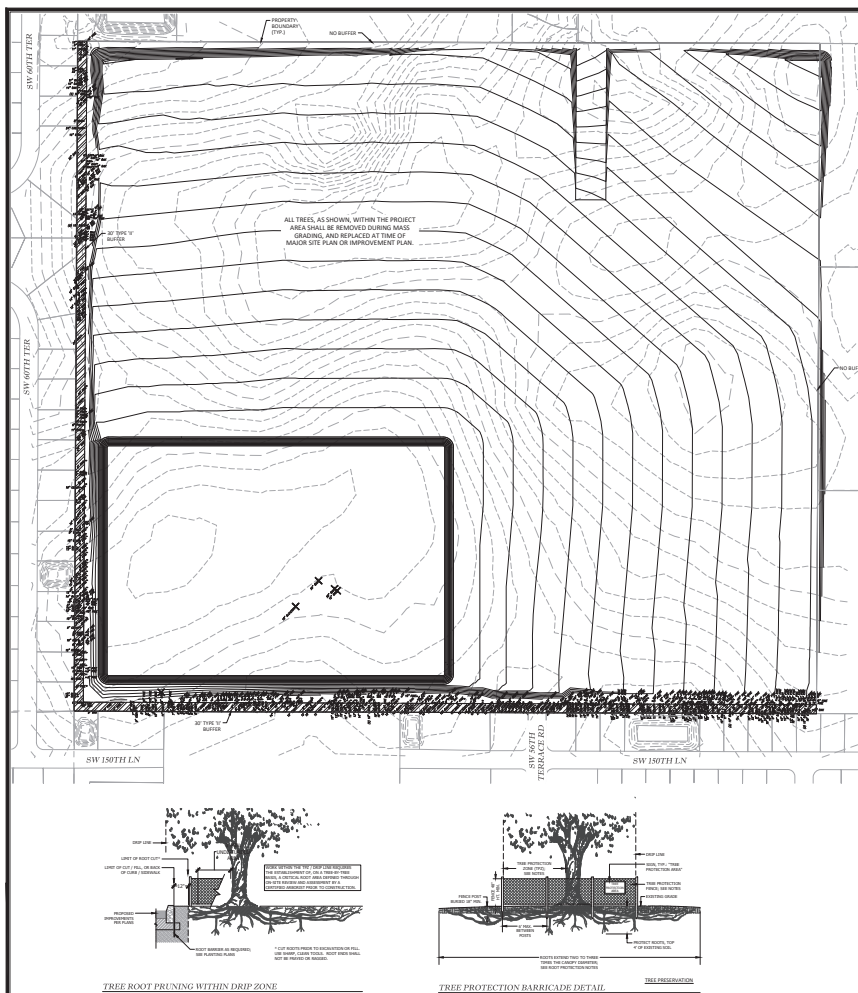






NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





#### TYPE II BUFFER

NOT TO SCALE  
30 L.F. WIDE MIN.  
4 SHADE TREES PER 100 L.F.\*\*  
A CONTINUOUS HEDGE, 24" TALL AT TIME OF PLANTING AND  
CAN REACH A MINIMUM OF 6 FT. IN HEIGHT.

TREE PROTECTION, REMOVAL, PERMITTING, AND INSPECTION

- [illegible]

TREE PRESERVATION & REMOVAL NOTE

- NOTES:**
1. TREE ASSESSMENT SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (I.S.A.).
  2. CONTRACTOR SHALL HAVE AN I.S.A. CERTIFIED ARBORIST ON-SITE TO FOR CONSULT AND COORDINATION PRIOR TO WORK, AND THROUGHOUT CONSTRUCTION, FOR DIRECTION OF TREE WORK INCLUDING TREE PRUNING, CANOPY LIFTING, ROOT PRUNING, BORING / TUNNELING UNDER TREE ROOTS, WATER AND SOIL AMENDMENTS.
  3. TREE WORK IN PUBLIC R.O.W SHALL MEET F.O.D.T REQUIREMENTS.

## ROOT PROTECTION NOTES:

CONTRACTOR SHALL COORDINATE WITH U.S.A. CERTIFIED ARBORIST PRIOR TO SITE CLEARING AND ROOT PRUNING. PROTECT AND CARE FOR EXISTING TREE ROOTS TO REMAIN BY MINIMIZING DAMAGE FROM COMPACTION, EXCAVATION, AND DECAY. MAJOR WORKS IS REQUIRED THAT MAY DAMAGE THE ROOTS OF TREE TO REMAIN, CUT ROOTS IN ADVANCE USING SHARP, CLEAN, MECHANICAL AND HAND TOOLS. FOR WORK WITHIN THE TREE PROTECTION ZONES, HAND CLEAR AND EXCAVATE NARROW TREE SPACING FENCES TO COMB LOGS AND EXPOSE ROOTS. SELECTIVELY CUT AND PRUNE ROOTS. IMMEDIATELY FOLLOWING ROOT PRUNING, TREES SHALL BE THOROUGHLY WATERED AND HAVE A FLOW (IN) COVERED FOR 14 DAYS.

## MARION COUNTY CODE REQUIREMENTS

TREE REMOVAL, PRESERVATION, AND/OR REPLACEMENT INSPECTIONS/  
PERMITS ARE PURSUANT TO MARION COUNTY LAND DEVELOPMENT CODE  
ARTICLE 6, DIVISION 7, TREE PROTECTION AND REPLACEMENT

TREE PROTECTION BARRICADE NOTES:

1. BARBARECS SHALL BE CONSTRUCTED OF A RIGID AND LASTING MATERIAL THAT SHALL REMAIN WHOLE THROUGHOUT THE DURATION OF CONSTRUCTION.
2. BARBARECS MAY BE PLACED IN AREAS OR COMBINED FOR MULTIPLE TRENCHES, SO LONG AS BARBARECS DO NOT ENCLOSE INTO THE TRENCH OR DRIP LINE.
3. BARBARECS SHALL BE REMOVED IMMEDIATELY IF DAMAGED OR MISSING AND REPLACED WITHIN 24 HOURS.
4. BARBARECS SHALL REMAIN INTACT UNTIL LANDSCAPE OPERATIONS BEGIN, OR WHEN CONSTRUCTION HAS BEEN COMPLETED WITH ANY APPROVED ALTERNATE METHOD.
5. LANDSCAPE PREPARATION OR INSTALLATION SHALL BE PERFORMED BY HAND WITHIN THE TRENCH PROTECTION ZONE (TPZ).
6. TRENCHING IS PROHIBITED WITHIN THE TRENCH PROTECTION ZONE (TPZ), DRIP LINE AND ANY TREE TO REMAIN (TRM), OR THE TRENCH PROTECTION ZONE (TPZ) OF ANY TREE TO REMAIN (TRM) WITHIN THE TRENCH PROTECTION ZONE (TPZ) OF ANY TREE TO REMAIN (TRM).
7. THE MOVEMENT OR THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL WITHIN THE TRENCH PROTECTION ZONE (TPZ) OF ANY TREE TO REMAIN (TRM) IS PROHIBITED.
8. THE CLEANING OF CONSTRUCTION EQUIPMENT, TOOLS, MATERIALS, OR THE DISPOSAL OF WASTE, E.G. PAINT, OIL, OR GREASE, IS PROHIBITED WITHIN THE TRENCH PROTECTION ZONE (TPZ) OF ANY TREE TO REMAIN (TRM).
9. WITHIN A BARBAREC AREA IS PROHIBITED:
10. THE TRENCH PROTECTION ZONE, A 60' RADIUS AROUND EACH PROTECTED TREE, DEFINED AS FOLLOWS:
- A. IF THE DRIP LINE IS LESS THAN 60' FEET FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A 60' RADIUS OF THE TRUNK OF THE TREE.
- B. IF THE DRIP LINE IS MORE THAN 60' FEET FROM THE TRUNK OF THE TREE, BUT LESS THAN TWENTY (20) FEET, THE ZONE SHALL BE THAT AREA WITHIN A 60' RADIUS OF THE TRUNK OF THE TREE.
- C. IF THE DRIP LINE IS TWENTY (20) FEET OR MORE FROM THE TRUNK OF THE TREE, THE ZONE SHALL BE THAT AREA WITHIN A 60' RADIUS OF THE TRUNK OF THE TREE.

## MARION FRIENDLY LANDSCAPE AREA (MFLA)

PER SEC. 2.12.25. - MARION-FRIENDLY LANDSCAPE AREAS (MFLA).  
LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS  
FOLLOWS:

**SEC 6.8.5**

- THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS, IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPING AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-DROUGHT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

**Williams & Associates**  
— ENGINEERING, LLC —  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-5545

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REVISIONS

DATE:

## APPENDIX A

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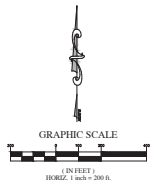
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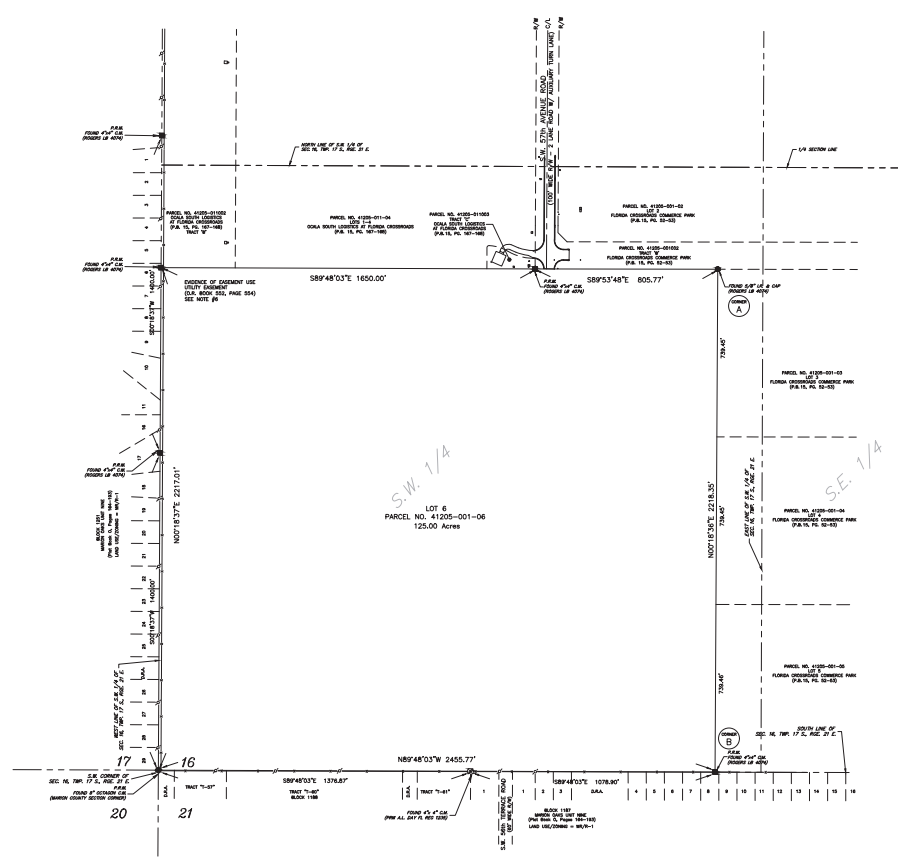
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JOB NO. 25 0012

SHT. 09.01



LEGEND

- P.C.P. PERMANENT CONTROL POINT
- P.R.M. PERMANENT REFERENCE MONUMENT
- T.B.M. TEMPORARY BENCHMARK
- F.F. FINISH FLOOR
- ELEV. ELEVATION
- C.M.E.S. CONCRETE MITERED END SECTION
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- D.E. DRAINAGE EASEMENT
- C.M. CONCRETE MONUMENT
- R.O.W. RIGHT OF WAY
- E.O.P. EDGE OF PAVEMENT
- C.E. CENTERLINE
- S.E. SECTION
- R.O.E. RANGE
- P.M. PLAT MEASUREMENT
- D.M. DESCRIPTION MEASUREMENT
- F.M. FIELD MEASUREMENT
- R. RADIUS
- C.A. CENTRAL ANGLE
- C.B. CHORD BEARING
- L.O. LENGTH OF CHORD
- O.R.B. OFFICIAL RECORDS BOOK
- P.C. PAGE
- C.C. CONCRETE
- T. TREE (SEE TREE SCHEDULE ON SHEET 4)
- G. GROUND CONTOUR
- T.S. TRAFFIC SIGNAL BOX
- S.M. SANITARY MANHOLE
- W. WATER METER
- W.V. WATER VALVE
- T.S. TRAFFIC SIGN
- S.S. STREET SIGN
- G.M. GAS MARKER
- F.O.C.M. FIBER OPTIC CABLE MARKER
- L.P. LIGHT POLE
- F.H. FIRE HYDRANT
- T.P. TELEPHONE PEDIESTAL
- E.M. ELECTRIC METER
- U.P. UTILITY POLE AND GUY ANCHOR
- O.W. OVERHEAD WIRES
- F. FENCE



STATE PLANE COORDINATES  
FOUND N.Y.P. 18.  
(ROGERS LB 4074)  
NORTHING Y = 170059.84  
EASTING X = 588550.22  
FOUND 474.1 C.M.  
(P.A.M. ROGERS LB 4074)  
NORTHING Y = 169794.52  
EASTING X = 588516.22

LEGAL DESCRIPTION:

LOT 6, FLORIDA CROSSROADS COMMERCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 52 AND 53, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

SURVEY REPORT:

1. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. VERTICAL DATA IS BASED ON F.D.O.T. VERTICAL CONTROL POINT "TBM 081721 RM1", PUBLISHED ELEVATION = 71.236, NAVD-83.
3. FIELD SURVEY DATE: 6-19-2023.
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
5. NO TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WAS FURNISHED TO THE SURVEYOR UNLESS SHOWN OR NOTED HEREON.
6. THE EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE, RECORDED IN C.A. BOOK 553, PAGE 554 DOES NOT SPECIFY AN EASEMENT WIDTH, BUT DOES STATE THE LOCATION BEING ALONG THE WEST BOUNDARY OF THE SOUTH HALF OF SECTION 16 AND THE ENTIRE WEST BOUNDARY OF SECTION 15.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FIRM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120140, 8/27/2008.
8. THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5A-17.050 THROUGH 222, FLORIDA ADMINISTRATIVE CODE AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR COMMERCIAL/HIGH RISK LAND USE.

SHEET INDEX:

1. BOUNDARY SURVEY SHEET
2. TOPOGRAPHIC SURVEY SHEET 1
3. TOPOGRAPHIC SURVEY SHEET 2
4. TREE LOCATION MAP SHEET 1
5. TREE LOCATION MAP SHEET 2

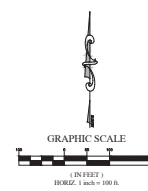
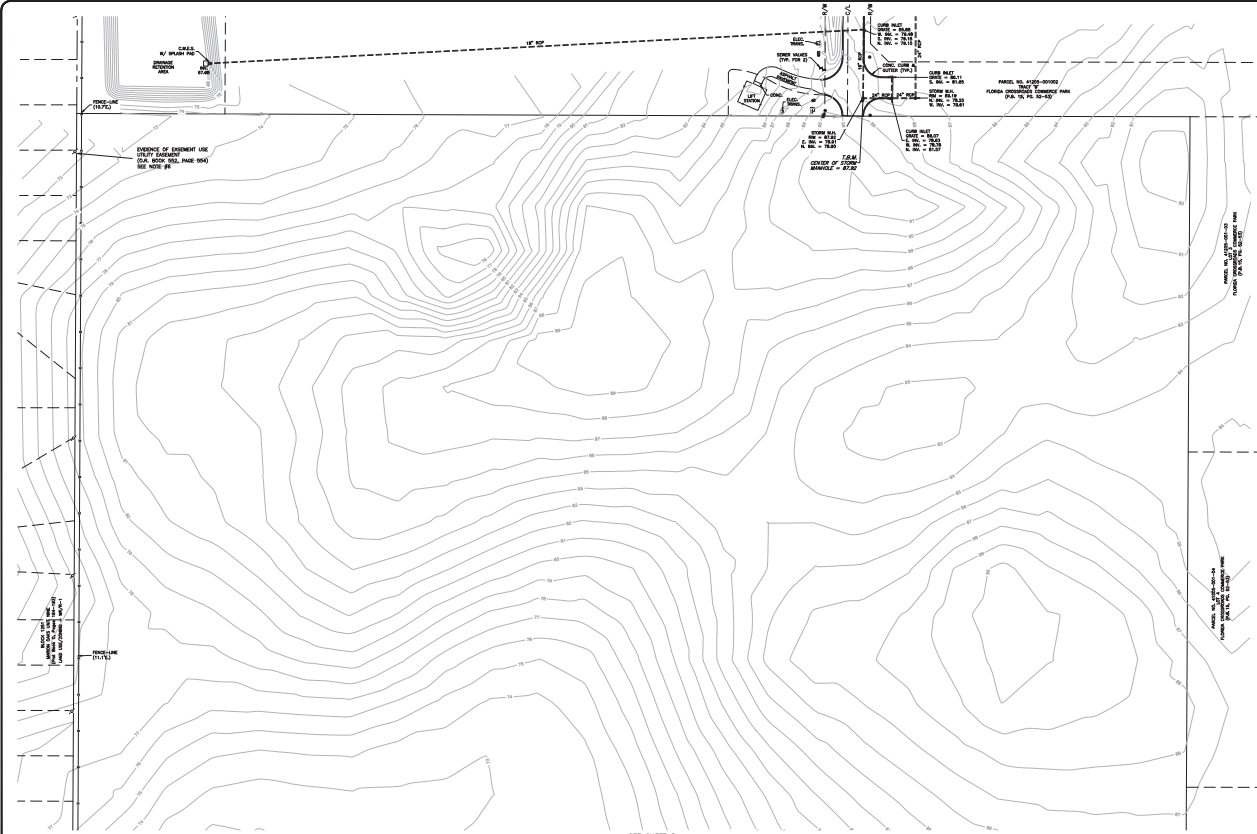
RODNEY K. ROGERS DATE 6-18-2023  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA

ROGERS ENGINEERING, LLC  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Bus. # 48074

A BOUNDARY & TOPOGRAPHIC SURVEY FOR COVOTE CROSSING HOLDINGS, LLC.  
Boundary Survey

JOB No. BR-2203  
DATE 6-18-2023  
SCALE 1" = 200'  
SHEET 1 OF 2



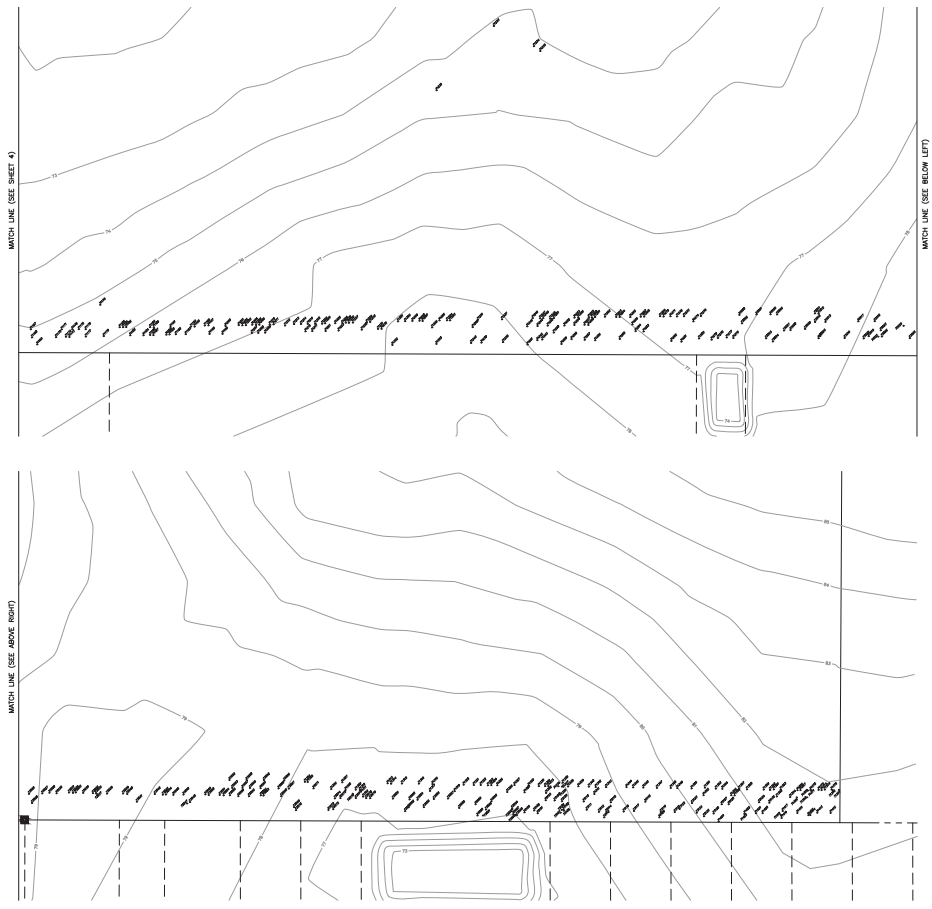
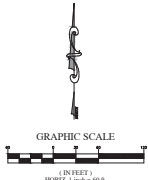


<p><b>ROGERS ENGINEERING, LLC</b>          Civil Engineering &amp; Land Surveying          1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9211 • Lic. Bus. 64074</p>		<p>Project: [Blank]          Date: 10-26-25          Revised: [Blank]</p>
<p><b>A BOUNDARY &amp; TOPOGRAPHIC SURVEY</b>          FOR          COYOTE CROSSING HOLDINGS, LLC.          Topographic Survey Sheet 1</p>		<p>Drawn by: [Blank]          Checked by: [Blank]          Approved by: [Blank]</p>
<p>Job No.          18-0220</p>	<p>Date          8-18-2018</p>	<p>Scale          1" = 100'</p>
<p>Sheet          2 of 2</p>	<p>Project          Coyote Crossing Holdings, LLC</p>	



[illegible]

<b>A BOUNDARY &amp; TOPOGRAPHIC SURVEY</b> FOR <b>COVOTE CROSSING HOLDINGS, LLC.</b>		<i>True Location Map Sheet 1</i>	
<b>ROGERS ENGINEERING, LLC</b> <i>Civil Engineering &amp; Land Surveying</i>		<b>Robert L. Rogers, P.E.</b> License No. 100227 Robert.L.Rogers@re-engineering.com	
1105 S.E. 3rd Avenue • Ocala, Florida 34711 • P: (352) 622-9314 • E: L. Rogers, RA0734		<b>Robyn A. Rogers, PSM</b> License No. 100228 Robyn.A.Rogers@re-engineering.com	
1105 S.E. 3rd Avenue • Ocala, Florida 34711 • P: (352) 622-9314 • E: L. Rogers, RA0734		<b>Michael A. Rogers, PSM</b> License No. 100229 Michael.A.Rogers@re-engineering.com	
<b>DATE</b> 8-18-2020		<b>SCALE</b> 1" = 40'	
<b>JOB NO.</b> 18-0012P		<b>DATE</b> 8-18-2020	



A BOUNDARY & TOPOGRAPHIC SURVEY FOR COYOTE CROSSING HOLDINGS, LLC.		<b>ROGERS ENGINEERING, LLC</b> Civil Engineering & Land Surveying		1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9314 • L.L. Bus. 46074	
JOB NO. 11-11-2011		DATE 11-11-2011		SCALE 1" = 50'	
SHEET 5 OF 5		SHEET 5 OF 5		SHEET 5 OF 5	
PROJECT COYOTE CROSSING HOLDINGS, LLC		PROJECT COYOTE CROSSING HOLDINGS, LLC		PROJECT COYOTE CROSSING HOLDINGS, LLC	
DRAWN BY J. B. ROGERS		DRAWN BY J. B. ROGERS		DRAWN BY J. B. ROGERS	
CHECKED BY J. B. ROGERS		CHECKED BY J. B. ROGERS		CHECKED BY J. B. ROGERS	
APPROVED BY J. B. ROGERS		APPROVED BY J. B. ROGERS		APPROVED BY J. B. ROGERS	

1. MARION COUNTY - MASS GRADING
2. SWFWMD - INDIVIDUAL ERP
3. FDEP - NPDES (BY OTHERS)

## LDC 4.11.7 - GEOTECHNICAL CRITERIA, APPROVED 09-29-2025

[illegible]

LOT 6, FLORIDA CROSSROADS COMMERCE PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 15 PAGES 52 AND 53, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE I-NET NETWORK.

VERTICAL DATUM IS BASED ON F.D.O.T. VERTICAL CONTROL POINT "TBM 081721 RMI", PUBLISHED ELEVATION = 71.236' (NAVD-88)

TEMPORARY BENCHMARK TOP OF CM = 79.91', FOUND 4"x4" C.M. (P.R.M. A.L. DAY FL REG 1235)  
TEMPORARY BENCHMARK CENTER OF STORM MANHOLE = 87.82'

COYOTE CROSSING HOLDINGS, LLC  
RICHARD MCGINLEY  
5700 SW HWY 484  
OCALA, FLORIDA 34473  
PHONE (352) 875-6519

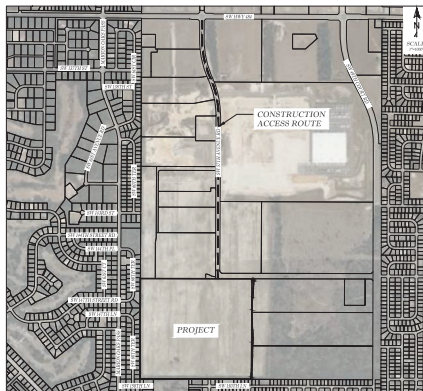
TILLMAN AND ASSOCIATES ENGINEERING, LLC  
JEFFREY M. McPHERSON, P.E.  
1720 SE 16TH AVE. BLDG. 100  
OCALA, FLORIDA 34471  
PHONE (352) 387-4540

ROGERS ENGINEERING, LLC  
RODNEY K. ROGERS  
1105 SE 3RD AVENUE  
OCALA, FLORIDA 34471  
PHONE (352) 622-9214

GEO-TECH, INC.  
CRAIG HAMPT  
1016 S.E. 3RD AVENUE  
OCALA, FLORIDA 34  
PHONE (352) 694-7711

MODICA & ASSOCIATES, INC.  
CLARK MODICA  
302 MOHAWK ROAD  
CLERMONT, FLORIDA 34715  
PHONE (352) 394-2000

THIS SITE CONTAINS:  
RESIDENTIAL LOTS - 0  
TOTAL MILES OF ROADWAY - 0.00 MILES  
PROJECT AREA - 125.94 ± ACRES  
PARCEL #41205-001-06  
AND PORTION OF PARCELS #41205-001-03,  
#41205-001-04 AND #41205-001-05  
FLU - COMMERCE DISTRICT (CD), PUBLIC (P), ZONING - PUD  
REZONING PUD APPROVAL: 221102PZ (RES. NO. 22-R-576)  
EXISTING IMPIEVIOUS - 0.00 AC. (0.00 S.F.) 0.00%  
PROPOSED IMPIEVIOUS - 0.00 AC. (0.00 S.F.) 0.00%



WATER/SEWER	MARION COUNTY UTILITY	CUSTOMER SERVICE 24/7/365	352-307-6006
ELECTRIC	SECO	SUSANA JARC	352-661-0432
FIBER/TELEPHONE	CHARTER COMM.	DISPATCH	800-778-9140
CABLE	CENTURY LINK	DISPATCH	855-742-6063
	COX CABLE	DISPATCH	800-778-9140

01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01 - 05.04	GRADING PLAN
06.01	GRADING & DRAINAGE DETAILS
07.01	EROSION CONTROL PLAN
08.01	EROSION CONTROL DETAILS
09.01	BUFFER AND TREE PRESERVATION PLAN
1 - 5	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY ROGERS ENGINEERING LLC)

THEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN

RICHARD MCGINLEY  
COYOTE CROSSING HOLDINGS LLC

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

JEFFREY M. McPHERSON, P.E.  
REGISTERED ENGINEER NO. 69905  
STATE OF FLORIDA

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

RODNEY K. ROGERS  
ROGERS ENGINEERING, LLC  
REGISTERED LAND SURVEYOR NO. 5274  
STATE OF FLORIDA

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

**Timber & Associates**  
— ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL —  
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545  
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE \_\_\_\_\_

MASS GRADING PLAN  
MCGINLEY TRG MASS GRADING  
MARION COUNTY, FLORIDA

COVER SHEET

DATE 6/25/2025  
DRAWN BY AS  
CHKD. BY JMM  
JOB NO. 25-0012

SHT. 01.01