

PROJECT NAME: MCGINLEY PHASE 1 AMENITY

PROJECT #2024100023

APPLICATION: MAJOR SITE PLAN #32093

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.10.B - Copy of NPDES Permit or NOI
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the NPDES permit or NOI prior to construction.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Copy of District Permit (County Interest)
STATUS OF REVIEW: INFO
REMARKS: Please provide a copy of the District permit prior to construction.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, their conditions, and the date of approval
STATUS OF REVIEW: INFO
REMARKS: 1/14/25-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: 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.
- 6 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.7 - Construction Inspection - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: 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 352-371-6012
- 7 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Article 7 - Construction Standards - PLAN NOTE:
STATUS OF REVIEW: INFO
REMARKS: All facilities constructed on the developer's property prior to interconnection with Marion County Utility's existing or proposed facilities, shall convey such component parts to MCU by bill of sale in

a form satisfactory to the County Attorney, with the following evidence required by MCU: Refer to LDC 6.14.9 (B).

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Utilities Plan Review Fee per Resolution 15-R-583 - payable to Marion County Utilities
STATUS OF REVIEW: INFO
REMARKS: \$130
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.
- 10 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/ Central Water
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?
STATUS OF REVIEW: INFO
REMARKS: Defer to MCU.
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE.
- 13 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.7 - Parking areas and vehicular use areas
STATUS OF REVIEW: INFO
REMARKS: Dwarf Viburnum may not reach required height in the 1 year time frame, suggest alternate
- 14 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.10 - General planting requirements (specifications)
STATUS OF REVIEW: INFO
REMARKS: Consider adding notes to address burlap and wire basket removal, and max mulch over tree rootball of 1 inch
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: INFO
REMARKS: Previous Review: Please indicate PID#41200-56-00
6/24 Review: The cover sheet and 03.01 Aerial Photography state this project spans portions of parcels 41200-056-02 & 41200-056-13. However, the project spans portions of 41200-056-02 & 41200-56-000. Before getting the stamped approval from DRC, please correct the parcels on the cover sheet and 03.01 and double check other pages to see if corrections are needed.
- 16 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO

REMARKS: The DRA on this major site plan expands beyond the limits of the preliminary plat's Tract B, as delineated by the existing tree line.

The preliminary plat is for phase 1, as listed on "Sheet 13 Phasing Plan-13 V5" under Master Plan (AR 27373). It spans into another phase of development (Phase 7) as shown on V5 of the Phasing Plan.

17 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Major Site Plan

STATUS OF REVIEW: INFO

REMARKS: Verified with Sunbiz and road project. HR 1/14/25

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]."



Marion County Board of County Commissioners

Office of the County Engineer

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

AR #32093

DEVELOPMENT REVIEW PLAN APPLICATION

Date: 10/09/2024

A. PROJECT INFORMATION:

Project Name: McGinley Phase 1 Amenity
Parcel Number(s): 41200-056-02 & 41200-056-13
Section 9 Township 17 S Range 21 E Land Use _____ Zoning Classification PUD
Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other _____
Type of Plan: MAJOR SITE PLAN
Property Acreage 3.20 Number of Lots _____ Miles of Roads _____
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 & Associates Engineering, LLC Contact Name: Jeffrey McPherson, P.E.
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 K. 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: rkrogers@rogerseng.com

Property Owner:
Owner: MGL DEVELOPMENT LLC Contact Name: Matt Fabian
Mailing Address: 4349 SE 20TH STREET City: Ocala State: FL Zip Code: 34471
Phone # 352-895-3687 Alternate Phone # _____
Email address: mattpfabian@gmail.com

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

WATER/SEWER	MARION COUNTY UTILITIES CUSTOMER SERVICE 24/7/365	352-367-6000
ELECTRIC	SECO	352-663-0412
FIBER / TELEPHONE/CABLE	CHARTER COMM.	800-778-9140
	CENTURY LINK	855-742-6862
	COX CABLE	800-778-9140

1. MARGON COUNTY- MAJOR SITE PLAN - PENDING
2. S.W.F.W.M.D. - E.R.P. - PENDING
3. FDEP- POTABLE WATER- PENDING
4. FDEP- NPDES (BY OTHER)
5. MARGON COUNTY PUD- FILE #20191107Z (APPROVED 05-21-2021)

- LDC 21228 - TOPOGRAPHICAL CONTOURS. APPROVED 4/15/2023 SUBJECT TO THE OTHER SURVEY CERTIFICATIONS ARE ADDRESSED
- LDC 63131875 - MINIMUM PIPE SIZE. APPROVED 4/15/2023 SUBJECT TO PROVIDING THE SUPPORTING CALCULATIONS NOT TO EXCEED TO THE PIPE MATERIAL.

[illegible]

FIELD BEARING SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L NET NETWORK.

TEMPORARY BENCHMARK - SET 1 R. & CAP (ROGERS LB 605) ELEVATION = 83.66 (NAVD 1988)
NORTHING = 1788435.36 EASTING = 585790.59
TEMPORARY BENCHMARK - SET 1 R. & CAP (ROGERS LB 605) ELEVATION = 77.20 (NAVD 1988)
NORTHING = 1788389.36 EASTING = 585291.68

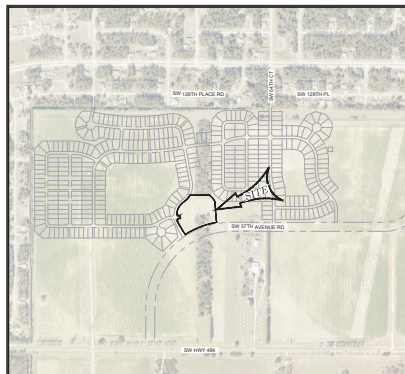
OWNER / DEVELOPER:
MGL DEVELOPMENT LLC
MATTHEW P FABIAN
4349 SE 20TH ST
OCALA, FL 34471
PH: (352) 895-3687

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY McPHERSON, P.E.
1720 S.E. 16th AVE., BLDG. 100
OCALA, FLORIDA 34471
PH: (352) 387-4540

SURVEYOR:
ROGERS ENGINEERING, LLC
RODNEY K. ROGERS, P.S.M.
1105 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PH: (352) 622-9214

SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
TOTAL PROJECT AREA = 3.14 ACRES
PARCEL # 41200-056-02 & 41200-056-13
FLU - EMPLOYMENT CENTER
ZONING - PUD
EXISTING IMPERVIOUS AREA = 0.00 AC. (0.00 S.F.) 0.00%
PROPOSED IMPERVIOUS AREA = 0.57 AC (24,717 S.F.) 18.15%



VICINITY MAP
1" = 500'



Call 48 Hours
before you die!

It's the Law!
1-800-432-4773

Sunshine State One Call



INDEX OF SHEETS	
01.01	COVER SHEET
02.01	GENERAL NOTES
03.01	AERIAL PHOTOGRAPH
04.01	MASTER DRAINAGE PLAN
05.01	GEOMETRY PLAN
06.01	GRADING PLAN
07.01	UTILITY PLAN
08.01	POTABLE WATER DISTRIBUTION DETAILS
09.01	ROADWAY AND PAVEMENT DETAILS
10.01	DRAINAGE DETAILS
11.01	EROSION CONTROL PLAN AND DETAILS
1-1	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY ROGERS ENGINEERING, LLC)

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

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

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, P.S.M.
ROGERS ENGINEERING, L.L.C.
REGISTERED LAND SURVEYOR NO. 5274
STATE OF FLORIDA

William C. Anderson
— ENGINEERING, LLC —
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATION OF AUTHORIZATION #28756

REVISION#

DATE _____

MAJOR SITE PLAN
MCCGINLEY LANDING AMENITY
MARION COUNTY, FLORIDA

COVER

DATE 6/13/2023
DRAWN BY AS
CHKD. BY IMM
JOB NO. 24 0104

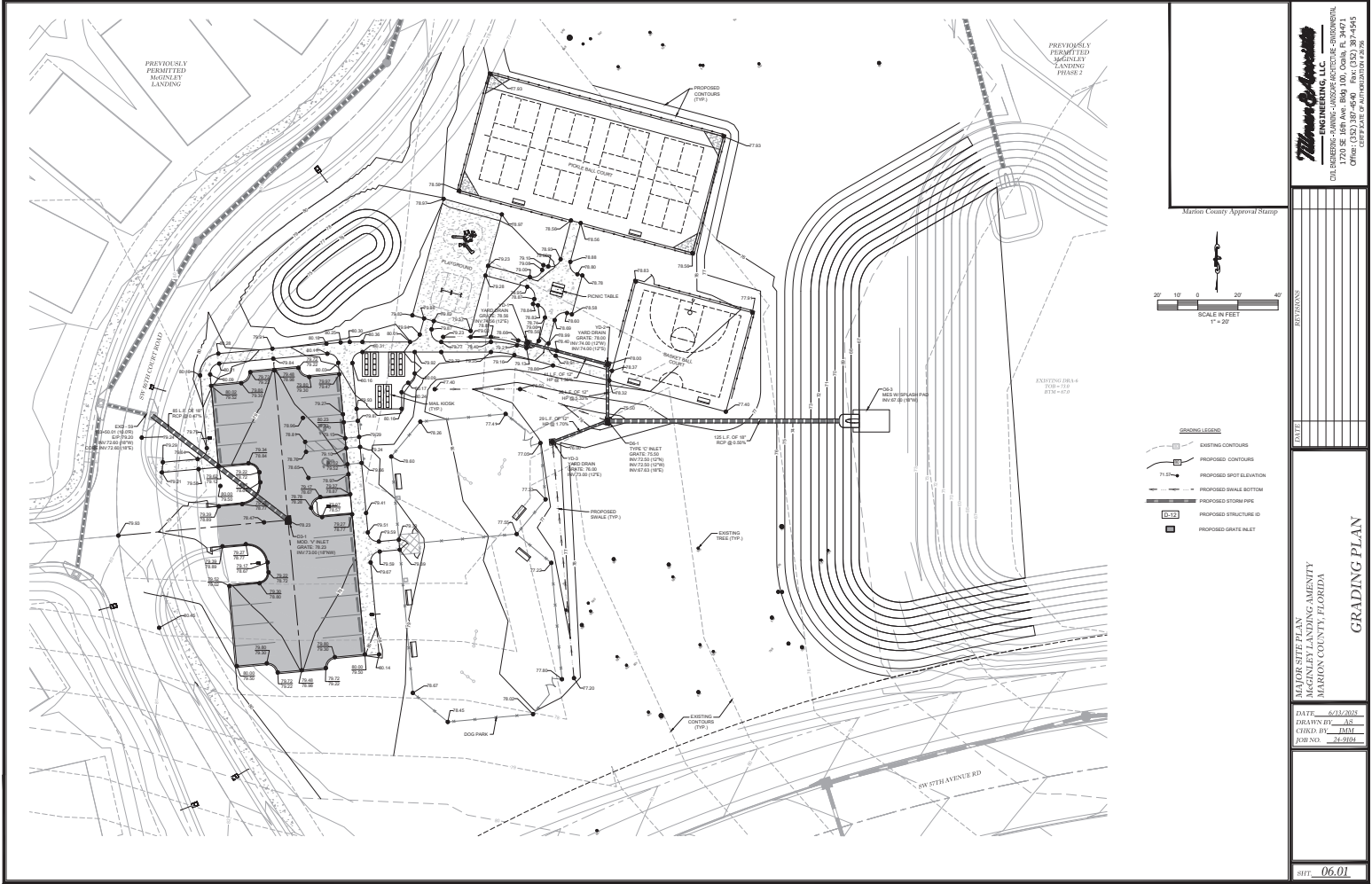
SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

© Marion County/Community North Residential Community/2014/2/20/1700/2000 Grading Plan (Fig. 42/1/2014 1:00:00 PM)

THOMAS & ASSOCIATES
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
1720 SE 18TH AVE. SUITE 100, Ocala, FL 34471
TEL: 352.236.1111 FAX: 352.236.1112
WWW.THOMASANDASSOCIATES.COM

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PROJECT: MACKENZIE LANDING COMMUNITY
LOCATION: MARION COUNTY, FLORIDA

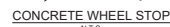
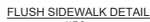
DATE: 6/11/2014
DRAWN BY: AS
CHECKED BY: JMM
JOB NO.: 14-001

SHEET: 06.01

ST	DESCRIPTION	FOOT	5
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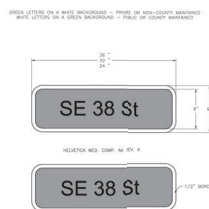


GENERAL NOTES AND CONCRETE SIDEWALK ON CURBED ROADWAYS	
CONCRETE SIDEWALK	INDEX 533.001



NOTES:

1. ALIGN SOIL PLATE BOTTOM AT 2/3 OF FOUNDATION DEPTH.
2. SLOT UP TO 1" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
3. RECTANGULAR SOIL PLATE OF SIZE 1-2"x1'-0" MAY BE USED AS AN ALTERNATIVE.



"ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE."

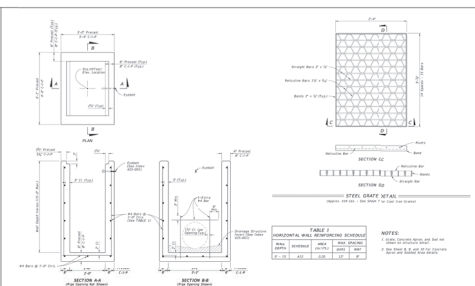
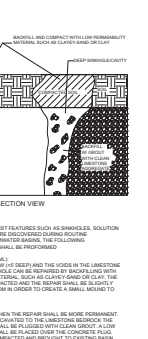
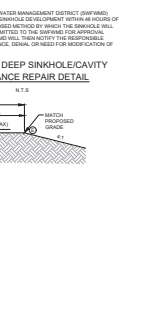
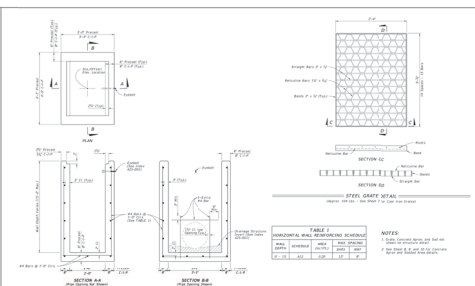
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Figure 10: Typical splash pad with digester. The figure includes three diagrams: a plan view (top left), a side elevation (top right), and a cross-section (bottom). The plan view shows a rectangular splash pad with a central digester, surrounded by a concrete curb and a concrete pad. Dimensions include 10' for the splash pad width, 10' for the digester width, and 10' for the concrete pad width. The side elevation shows the splash pad with a 10' height and a 10' width. The cross-section shows the splash pad with a 10' height and a 10' width. The cross-section also shows the concrete curb and the concrete pad. The cross-section includes a note: "A MINIMUM OF 3" UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMITING BEDROCK AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY. EXCAVATIONS AND BACKFILL OF ADJACENT MATERIAL MAY BE MADE TO MEET THIS CONDITION."





TYPE C - CIRCULAR REINFORCING AND STEEL GRATE DETAILS

model 1001
629-674 2 of 14

1299CGS

APPROX. 100% STEEL, 10% POLYESTER
POTENTIAL WEIGHT: 1.42 LB/IN²

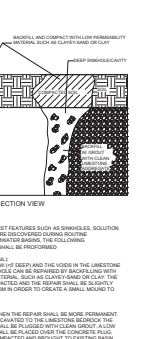
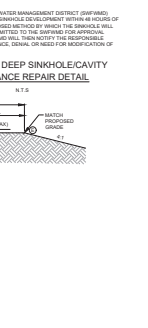
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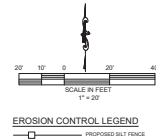
HIDDEN GRATE
FOR SLOPE GRATES

1.50

10.00

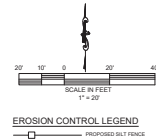
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[illegible]



-
- PLACE TWO OR MORE SETS OF SAND BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE LOCATED ABOVE THE TOP OF THE CURB.
- SIDWALK
- DEPOSITION ZONE
- INLET
- SEDIMENT LADEN FLOWS
- FLOOD FLOWS
- | STREET GRADE (IN) | SPACING (IN) |
|-------------------|--------------|
| 0.5 | 20 |
| 1.0 | 20 |
| 2.0 | 20 |
| 3.0 | 40 |
| 4.0 | 13 |
| 8.0 | 10 |
- NOTE: FILL SAND BAGS ABOUT 2/3 FULL BEFORE PLACING IN THE GUTTER.
- CURB AND GUTTER SEDIMENT CONTROL SYSTEM

SHT. 11.01

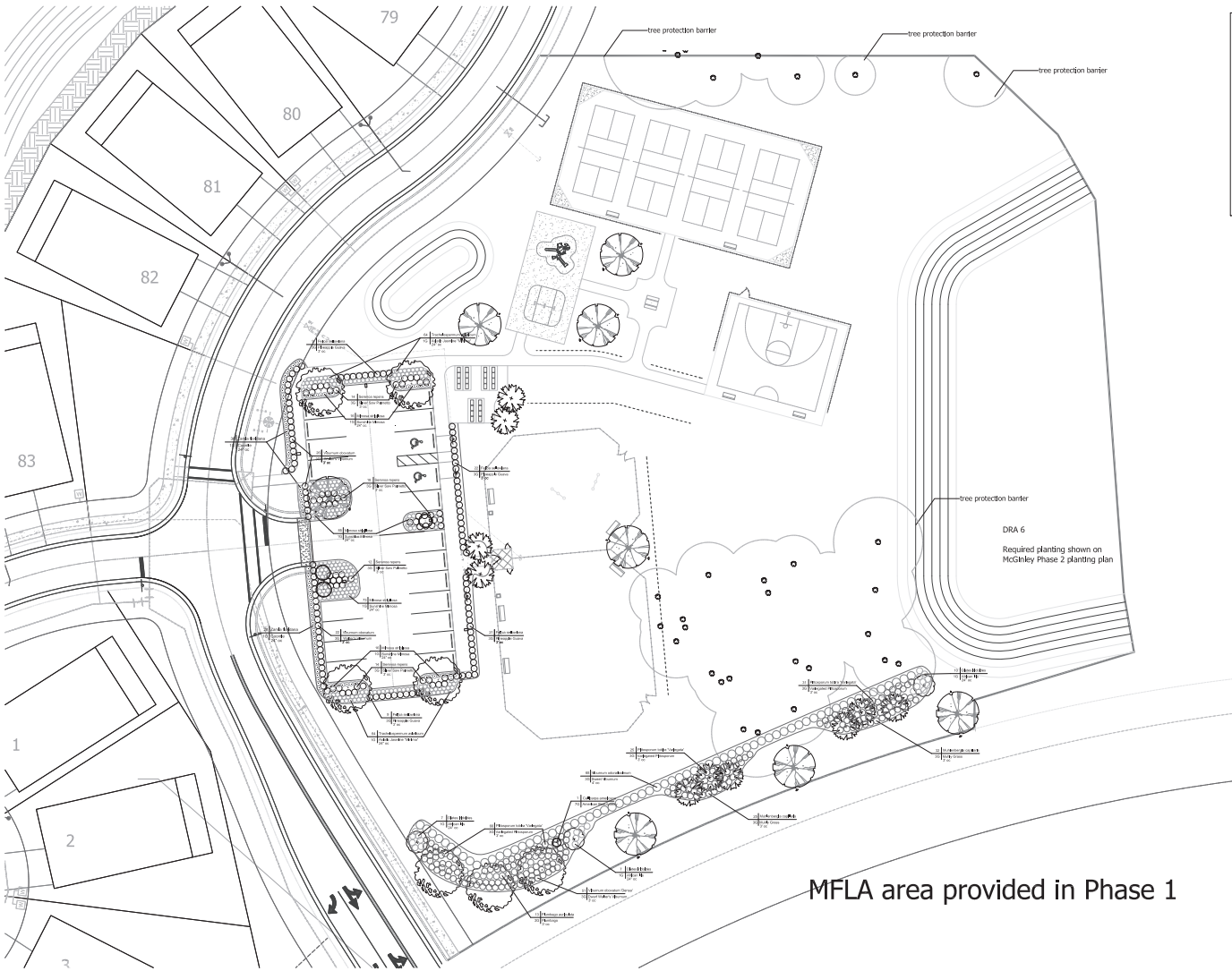


-
- PLACE TWO OR MORE SETS OF SAND BAGS IN A MANNER THAT RESULTS IN MAXIMUM SUPPORT. THE FLOW LINE BAG MUST BE CLOSELY UNDER THE TOP OF THE CURB.
- SIDEWALK
- INLET
- SEDIMENT LADEN FLOWS
- DEPOSITION ZONE
- FLOOD FLOWS
- | STREET GRADE (ft) | SPACING (ft) |
|-------------------|--------------|
| 0.5 | 10 |
| 1.0 | 8 |
| 2.0 | 7 |
| 3.0 | 6 |
| 4.0 | 5 |
| 5.0 | 4 |
- NOTE: FILL SAND BAGS ABOUT 2/3 FULL BEFORE PLACING THEM.
- CURB AND GUTTER SEDIMENT CONTROL SYSTEM

SHT. 11.01

scale: N/A
when plotted on
24" x 36" sheet

sheet: IR3
of: 3



L.R. HUFFSTETLER, INC.
 Landscape Architecture & Planning
 2805 S. Dale Mabey Drive
 Suite 200
 Tampa, FL 33629
 (813) 516-2524



Scale: 1"=20'



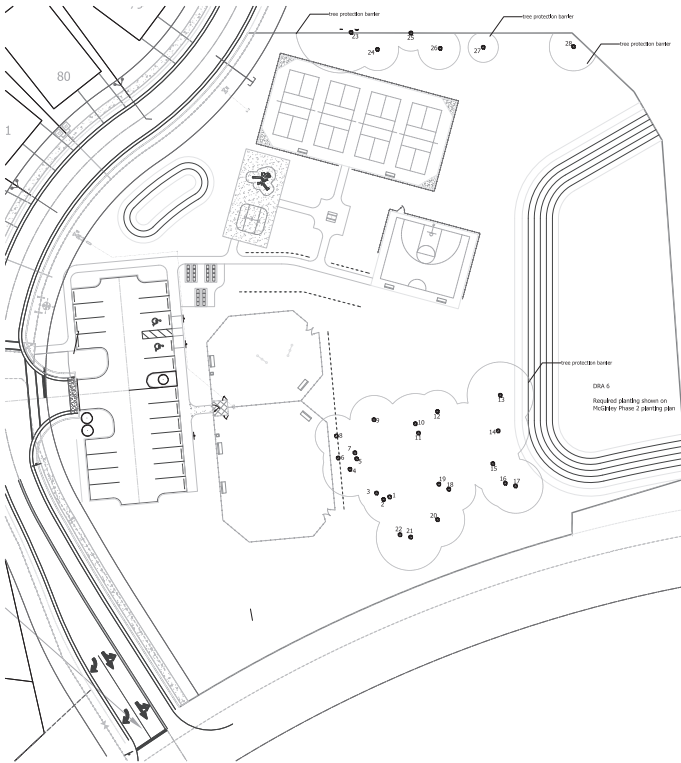
scale: 1"=20'
 sheet: L2
 of: 3



McGinley Amenity
 Marion County, Florida

**Landscape and
 Irrigation Plan**

HUFFSTETLER
 Landscape Architecture & Planning
 State License #15275
 11111 Gandy Blvd., Suite 200
 Tampa, FL 33613



Tree Preservation Matrix:

Ref Number	Common Name	Botanical Name	DBH Inches	Count	DBH inches Remaining	DBH inches Removed	Notes
1	Oak	Quercus sp.	18	1	18		native
2	Oak	Quercus sp.	12	1	12		native
3	Oak	Quercus sp.	12	1	12		native
4	Oak	Quercus sp.	18	1	18		native
5	Oak	Quercus sp.	12	1	12		native
6	Oak	Quercus sp.	15	1	10		native
7	Oak	Quercus sp.	14	1	14		native
8	Oak	Quercus sp.	15	1	18		native
9	Oak	Quercus sp.	15	1	16		native
10	Oak	Quercus sp.	23	1	20		native
11	Oak	Quercus sp.	14	1	14		native
12	Oak	Quercus sp.	14	1	14		native
13	Oak	Quercus sp.	22	1	22		native
14	Oak	Quercus sp.	23	1	20		native
15	Oak	Quercus sp.	15	1	18		native
16	Oak	Quercus sp.	15	1	16		native
17	Oak	Quercus sp.	15	1	18		native
18	Oak	Quercus sp.	14	1	14		native
19	Oak	Quercus sp.	14	1	14		native
20	Oak	Quercus sp.	13	1	18		native
21	Oak	Quercus sp.	22	1	22		native
22	Oak	Quercus sp.	14	1	14		native
23	Oak	Quercus sp.	12	1	12		native
24	Oak	Quercus sp.	14	1	14		native
25	Oak	Quercus sp.	12	1	12		native
26	Oak	Quercus sp.	14	1	14		native
27	Oak	Quercus sp.	15	1	10		native
28	Oak	Quercus sp.	15	1	16		native

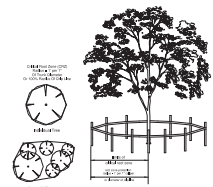
Total development acreage (3.24) = net tree preservation acreage (3.24 acres)

Pre Development tree inches 432
 Pre Development tree inches per net acre 133.3
 Number of protected trees on site 28
 Tree inches of protected trees to remain 432

No tree removal proposed

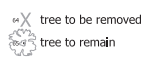
Pre Development tree inches/acre = 133.3
 Post Development tree inches/acre = 133.3

* All existing trees are considered to be viable and favorably assessed.

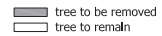


Tree Protection Barrier Detail
100 ft scale

Map Legend:

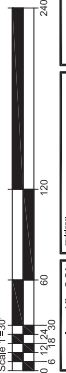


Matrix Legend:



L.R. HUFFSTETLER, INC.
 Landscape Architecture & Planning
 28055 Laine Yule Drive
 Grand Island, HI 96735
 (352) 516-4254

L.R. Huffstetler 01-B-000004



scale: 1"=30'
 sheet L3
 of 3

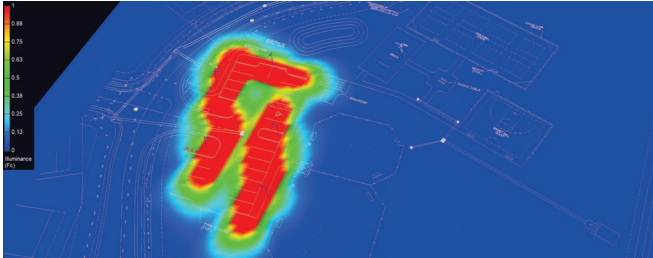
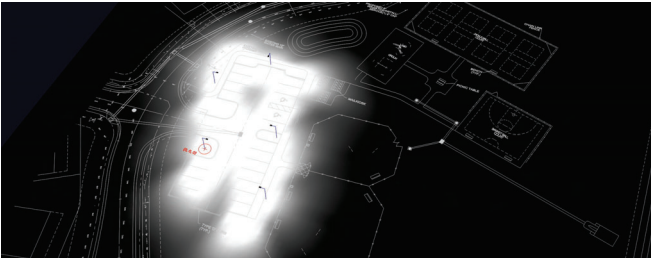
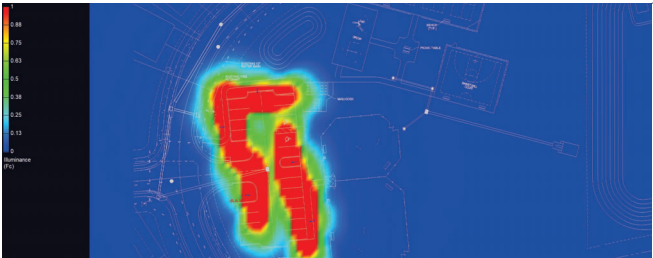
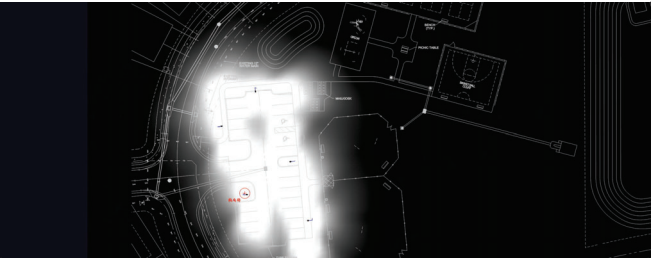


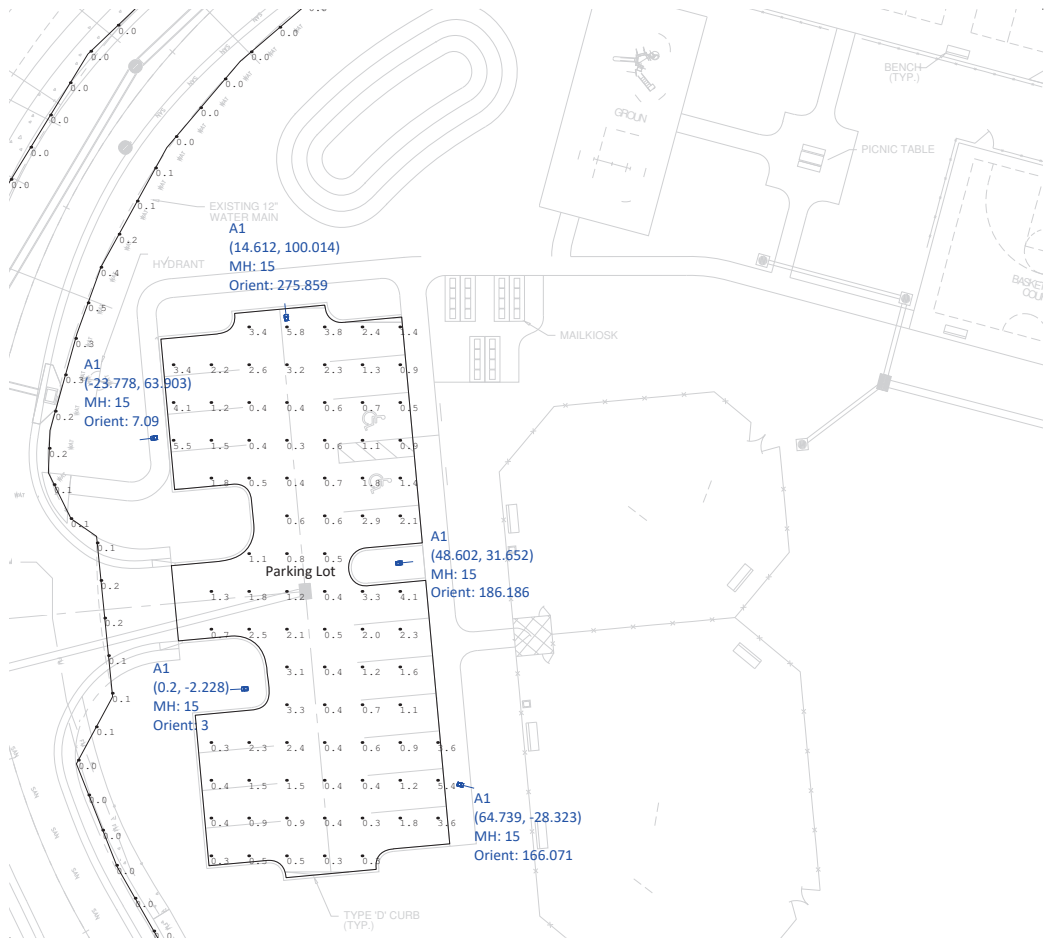
McGinley Amenity
 Marion County, Florida

**Tree Preservation and
 Removal Plan**

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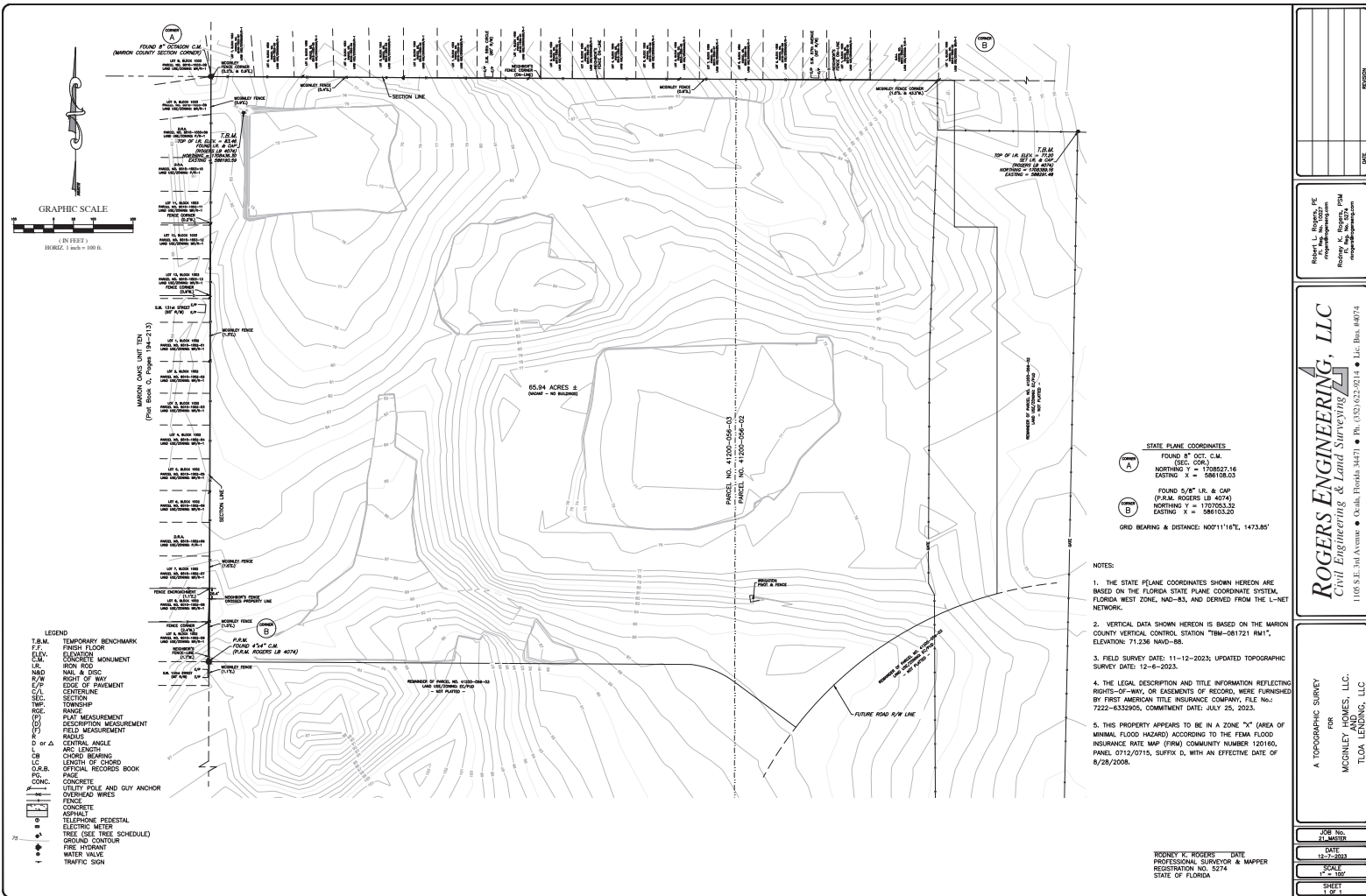
RENDER VIEWS





Scale: 1 inch= 12 Ft.





DATE	
REVISION	

TOONEY K. ROGERS, P.E.
Professional Engineer
Registration No. 12574
Professional Engineer
Registration No. 12574
Professional Engineer
Registration No. 12574

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34474 • Ph. (352) 622-9214 • Lic. No. 84874

A TOPOGRAPHIC SURVEY
FOR
MCCOINLEY HOMES, LLC.
TLOA LENDING, LLC.

JOB No.	12-7-2023
DATE	12-7-2023
SCALE	1" = 100'
SHEET	1