

October 8, 2024

PROJECT NAME: MCGINLEY LANDING (PHASE 2)

PROJECT NUMBER: 2024040044

APPLICATION: IMPROVEMENT PLAN #31418

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: INFO
REMARKS: Stormwater improvements must be in place to support each phase of development at time of phase completion.
- 2 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.
- 3 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.
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/1/24-add waivers if requested in future
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: Establishment of an MSBU is required prior to final plat approval. Contact the MSTU Department at (352)438-2650 to create an MSBU or obtain a waiver from BCC via DRC.
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Lots too small for well and septic, must be on central water/central sewer
- 7 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW
REVIEW ITEM: Improvement Plan
STATUS OF REVIEW: INFO
REMARKS: 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]."

For questions, please contact Angi Rosario @ 352-671-8667

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.7 - Geotechnical Criteria

STATUS OF REVIEW: NO

REMARKS: Please clarify why some borings that are shown in master drainage plan are included in the Kv and Kh calculations, while others were omitted.

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.2.B(4) - Hydrologic Analysis

STATUS OF REVIEW: NO

REMARKS: (1) Due to close proximity to the proposed DRA 4, the County's existing DRA on parcel 8010-1008+01 needs to be modeled for potential negative impacts. Per the County's existing Flood Prone Areas, this existing DRA already surcharges into the SW 129th Place Road ROW. Further negative impacts will not be permissible. (2) Please clarify that the basin B-6 includes the entire contributing area from the Spine Road that is draining to DRA 6. (3) Because the modifications to DRA 6 affect the roadway drainage on the spine road, this analysis needs to include a review and comparison of peak stages during the 25-year, 24-hour storm to confirm that the roadway drainage system is not negatively impacted by the proposed modifications.

10 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13.4.C - Discharge Conditions

STATUS OF REVIEW: NO

REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"

- 11 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(6) - Freeboard
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 12 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.4.D - Recovery Analysis
STATUS OF REVIEW: NO
REMARKS: See comment under "6.13.2.B(4) - Hydrologic Analysis"
- 13 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13.2.B(5) - Hydraulic Analysis
STATUS OF REVIEW: NO
REMARKS: Tailwater condition may need to be updated per comment under "6.13.7 - Geotechnical Criteria"
- 14 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 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.
STATUS OF REVIEW: NO
REMARKS: After all stormwater comments are resolved, please upload a digitally signed and sealed report. A hard copy signed and sealed report can be submitted if desired.
- 15 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: NO
REMARKS: For the agreement, the transportation improvement runoff volumes are in the process of being verified against what was submitted with the agreement. Verification will be required prior to execution.
- 16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.A(2) - Submittal Requirements - Proposed on-site & off-site mains and service connections
STATUS OF REVIEW: NO
REMARKS: Sheet 02.01 General Notes - add note #28 "Contractor & developer to ensure no services are in conflict with sidewalks."
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.5 - Water Service and Connection
STATUS OF REVIEW: NO
REMARKS: adjust service for lot 1 to come directly across the street of the water main (typ)
- 18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design
STATUS OF REVIEW: NO
REMARKS: remove laterals from manholes for S-31 and S-32
- 19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)
STATUS OF REVIEW: NO
REMARKS: Sheet 12.01 Lift Station Plan (1) isolation plug valve required on site (close to the fence preferred - defer to EoR for actual placement) (2) manhole lid shall NOT be used - call out slab access with hatch

- 20 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: NO
REMARKS: 6.14.6 - Design Criteria for Utility Systems to be owned/maintained by MCU
Due to plan page being blurry in ePlans, a list of the changes requested are listed in this checklist item instead.
Meter box conflict with driveways on lots 129, 130, 50, 51, 121, 122, 64, 65, 115, 116 (1 foot minimum from driveway)
- 21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: NO
REMARKS: Statement about "NO clean outs or meters allowed under driveways" - add to Master Utility Sheet or General Notes; indicate where in response.
- 22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: NO
REMARKS: move fire hydrant from between water services & driveways at 129/130, 50/51, 121/122, 64/65
- 23 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 6.4.4.A - Project is consistent with preliminary plat
STATUS OF REVIEW: NO
REMARKS: Preliminary plat has not been fully reviewed or approved yet. Improvement plan will be reviewed once the preliminary plat is approved and can be used to verify consistency
- 24 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Correct road names supplied
STATUS OF REVIEW: NO
REMARKS: Sheet RN.01 911 Management Plan has SW 55th Court incorrectly labeled as SW 55th Circle. Please correct on all future submittals.
- 25 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas
STATUS OF REVIEW: NO
REMARKS: MFLA shall not be on residential lots
- 26 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.3 - Tree protection
STATUS OF REVIEW: NO
REMARKS: Show tree protection on plan and in detail
- 27 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.6 - Tree removal submittal requirements
STATUS OF REVIEW: NO
REMARKS: 1. Trees #8 & 25 should be preserved. Plan states all existing trees are considered viable. 2. Confirm that all existing Cedars are 12" DBH - Arborist can confirm
- 28 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.8 - Protected tree replacement requirements
STATUS OF REVIEW: NO
REMARKS: Pending Tree removal answers

- 29 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.7.9 - Replacement trees; general requirements
STATUS OF REVIEW: NO
REMARKS: Pending Tree removal answers
- 30 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)
STATUS OF REVIEW: NO
REMARKS: 1. what is 'M' symbol in some tree graphics? 2. Notes / specs should address B& B and Wire Basket protocols.
- 31 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.5 - Landscape area requirements for residential and mixed use developments
STATUS OF REVIEW: NO
REMARKS: 1. Provide Landscape area calculations 2. Residential development with 50+ lots shall provide HOA documents showing compliance with Florida Friendly Landscape principles - https://ffl.ifas.ufl.edu/media/fflifasufledu/docs/CCRs_Sept-20-2010_final.pdf
- 32 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: 1. Buffer comments may change based on preliminary plan approval 2. South buffer shows 23 shade trees, 28 required, 3. Oakleaf Hydrangea is not suitable as buffer screening (a) deciduous (b) cannot tolerant full sun 4. Label shrubs on east buffer 5. 51 shade trees required on east buffer, 27 shown
- 33 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.13.3 C(5) - Landscaping of public stormwater management facilities
STATUS OF REVIEW: NO
REMARKS:
- 34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.13.3 D(4) - Landscaping of private stormwater management facilities
STATUS OF REVIEW: NO
REMARKS: (4)A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.
- 35 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.12 - Landscape completion inspection requirements
STATUS OF REVIEW: NO
REMARKS: Provide note from this section of code
- 36 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.9.2 - Irrigation plan requirements (details, legend, notes)
STATUS OF REVIEW: NO
REMARKS: Provide irrigation plan



**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 31418

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 10/8/24 Parcel Number(s): 41200-056-00 & 41200-056-02 Permit Number: 31418

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: McGinley Landing (Phase 2) Commercial Residential
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): 484 Road Runner Resources, LLC / Richard McGinley
Signature: _____
Mailing Address: 5700 SW Hwy 484 City: Ocala
State: FL Zip Code: 34473 Phone #: (352) 875-6519
Email address: richmginley@gmail.com

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

Firm Name (if applicable): 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
Email address: permits@tillmaneng.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 2.12.5/1.8.2.A - Concurrency/Traffic - Study
Reason/Justification for Request (be specific): Waiver Requested to use the submitted Traffic Study based on progress made on the Developer agreement

DEVELOPMENT REVIEW USE:

Received By: Email 10/8/24 Date Processed: 10/8/24 BM Project # 2024040044 AR # 31418

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



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) LDC 2.1.3. - Order of plan approval
Reason/Justification for Request (be specific): APPLICANT requests waiver for the approval of the McGinley Residential Phase Preliminary Plat and Improvement Plan prior to Master Plan Approval. A Developer's agreement addressing offsite roadway improvements is currently under review by Marion County staff.
The Master Plan will be approved upon approval of the Developer's Agreement.

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

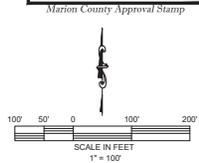
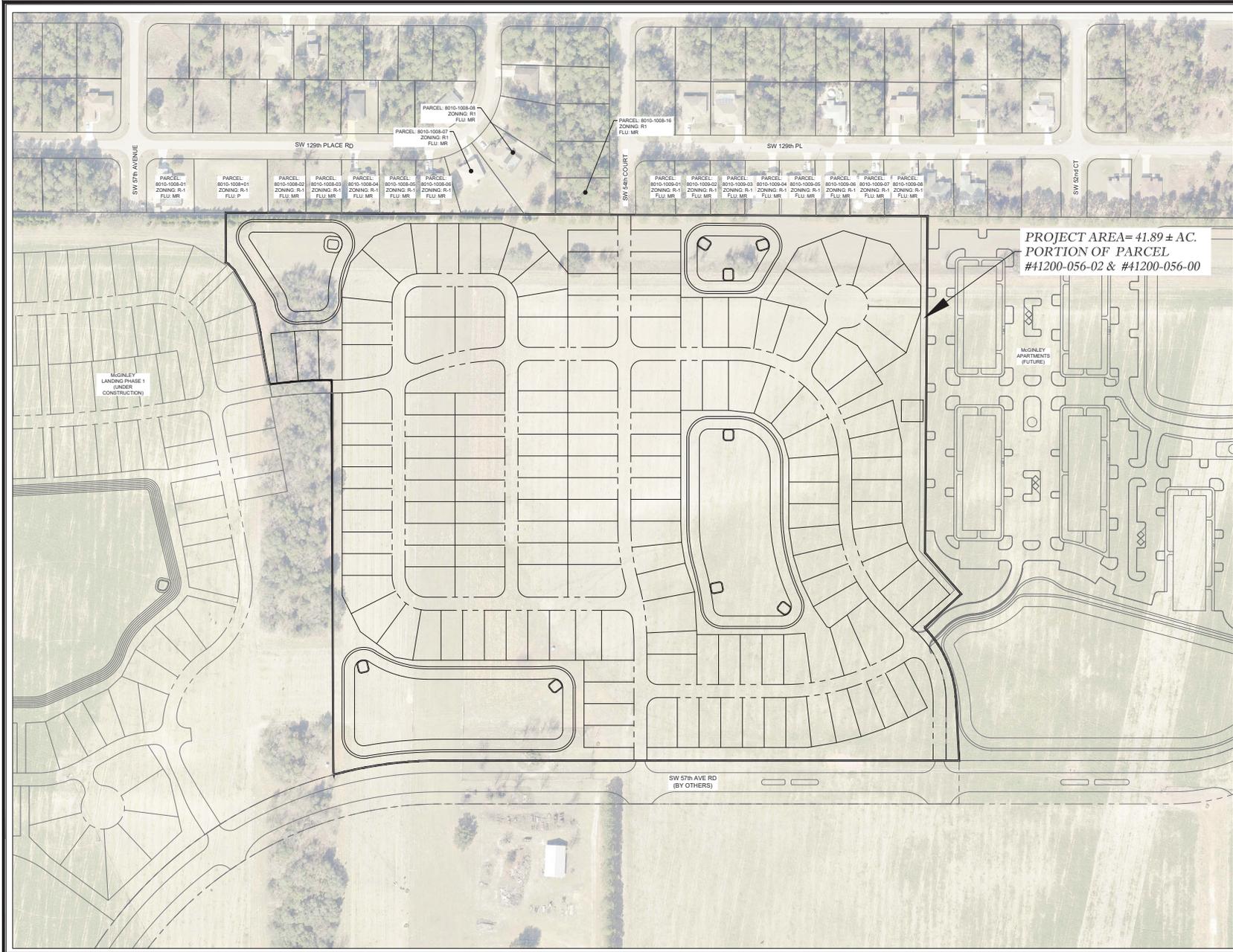
Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): _____

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Reason/Justification for Request (be specific): _____

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

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



Tillman & Associates
ENGINEERING, LLC
 CIVIL ENGINEERING - SURVEYING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 367-4540 Fax: (352) 367-4545
 CERTIFICATE OF AUTHORIZATION # 2025

DATE	REVISIONS

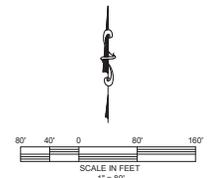
IMPROVEMENT PLANS
 MCGINLEY RESIDENTIAL - PHASE 2
 MARION COUNTY, FLORIDA

DATE: 9/20/2021
 DRAWN BY: JS
 CHECKED BY: JMM
 JOB NO.: 21-5291

she. 03.01

AERIAL PHOTOGRAPH

Marion County Approval Stamp



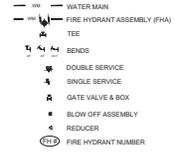
NOTES:

1. A METEDED JUMPER CONNECTION WITH AN 8" BLOW OFF PREVENTION ASSEMBLY IS REQUIRED BETWEEN THE EXISTING WATER MAIN AND NEWLY INSTALLED WATER MAIN UNTIL ALL CLEARANCES HAVE BEEN APPROVED AND ACCEPTED BY THE DISTRICT. THE VALUE OR VALUES BETWEEN EXISTING AND PROPOSED SHALL REMAIN OFF UNTIL AUTHORIZED PERSONNEL OF MARION COUNTY DEEM APPROPRIATE TO PLACE INTO SERVICE. WATER UTILIZED DURING CONSTRUCTION SHALL BE BILLED TO THE OWNER/APPLICANT LISTED ON THE IMPROVEMENT PLANS. PLEASE ACKNOWLEDGE.
2. THE DISTRICT RECOMMENDS INSTALLATION OF CLOW METALLON FIRE HYDRANTS. ALL CAPS AND SONNET SHALL BE POWDER COATED FROM FACTORY SAFETY BLUE.
3. ALL FIRE HYDRANTS TO BE PAINTED ACCORDING TO FLOW RATES AND NFPA 991 STANDARDS.
4. REFER TO DETAIL UT109 FOR UTILITIES OUTSIDE OF ROADWAY.
5. ALL INDIVIDUAL SEWER CLEANOUT LOCATIONS AND WATER SERVICES SHALL BE STAMPED INTO THE CURBING WITH "S" AND "W" DURING CONSTRUCTION AS APPLICABLE.
6. MINIMUM 5" SEPARATION BETWEEN WATER MAIN AND SIGNS TO ALLOW FOR REPAIR AND MAINTENANCE OF UTILITIES.
7. INSTALL WATER LATERALS 10" AND SEWER LATERALS 11" FROM PROPOSED BACK OF CURB.
8. ALL PROPOSED SERVICES FOR IRRIGATION WILL REQUIRE A 1/2" DIW METER BOX INSTALLED TO GRADE WITH THE SERVICE BURIED AT METER INSTALLATION DEPTH.

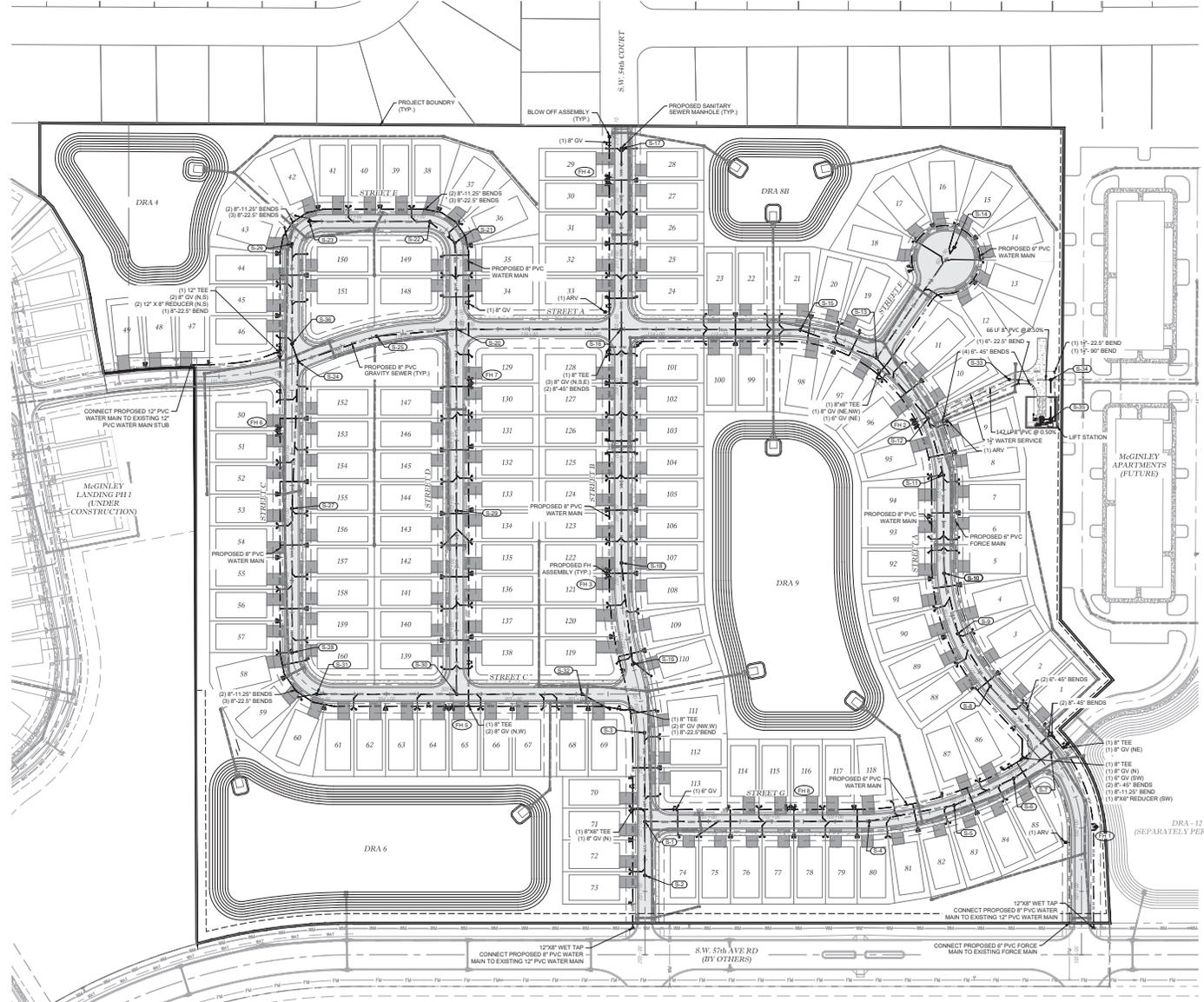
CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS AND DEPTHS

ALL PROPOSED POTABLE WATER AND SANITARY SEWER INFRASTRUCTURE SHALL COMPLY WITH THE LATEST MARION COUNTY SPECIFICATIONS.

WATER LEGEND:



SANITARY SEWER LEGEND:



REVISIONS

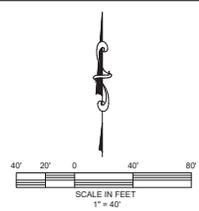
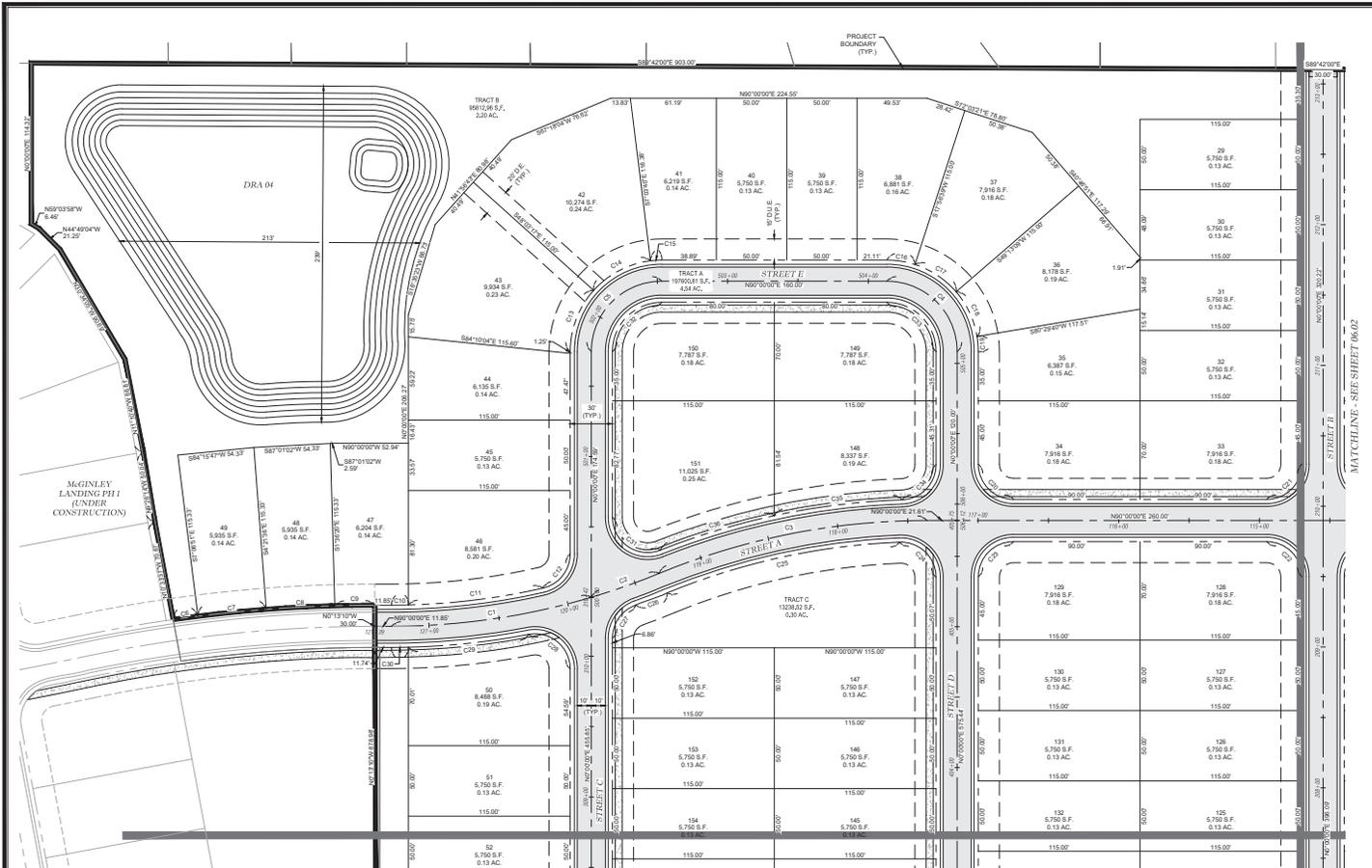
DATE

DATE

IMPROVEMENT PLANS
 MAGINLEY RESIDENTIAL PHASE 2
 MARION COUNTY, FLORIDA

DATE: 9/20/2021
 DRAWN BY: JS
 CHECKED BY: JMM
 JOB NO.: 21-5291

sh. 05.01



LEGEND
 D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 C.L. = CENTERLINE

CL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	18°29'52"	500.00'	143.88'	143.48'	N41°45'00"E
C2	5°5'13"	500.00'	51.15'	51.11'	N70°34'18"E
C3	22°21'28"	500.00'	196.11'	193.87'	N78°49'18"E
C4	90°00'00"	50.00'	78.54'	70.71'	S45°00'00"E
C5	90°00'00"	50.00'	78.54'	70.71'	N45°00'00"E

CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C6	1°00'18"	1015.00'	17.80'	17.80'	S82°21'00"W
C7	2°48'18"	1015.00'	48.79'	48.79'	S84°18'47"W
C8	2°49'19"	1015.00'	48.79'	48.79'	S87°0'10"W
C9	1°36'20"	1015.00'	28.44'	28.44'	S89°11'50"W
C10	1°20'03"	1485.00'	12.00'	12.00'	S89°17'29"W
C11	11°23'38"	485.00'	96.44'	96.28'	N82°33'00"E
C12	77°11'21"	25.00'	33.68'	31.19'	N38°30'48"E
C13	41°56'43"	65.00'	47.59'	46.53'	N05°59'22"E
C14	40°59'30"	65.00'	46.51'	45.52'	N62°29'31"E
C15	7°03'40"	65.00'	8.01'	8.01'	N88°28'10"E
C16	17°36'39"	65.00'	20.39'	20.27'	S81°14'14"E
C17	31°18'31"	65.00'	35.48'	35.04'	S86°22'58"E
C18	31°18'31"	65.00'	35.48'	35.04'	S25°28'39"E
C19	8°30'59"	65.00'	10.75'	10.77'	N48°40'19"W
C20	90°00'00"	25.00'	39.27'	35.36'	N43°00'00"E
C21	90°00'00"	25.00'	39.27'	35.36'	N45°00'00"E
C22	90°00'00"	25.00'	39.27'	35.36'	N45°00'00"W
C23	90°00'00"	25.00'	39.27'	35.36'	S45°00'00"W
C24	92°17'30"	25.00'	40.27'	36.09'	N48°04'45"W
C25	20°03'58"	485.00'	169.86'	168.59'	S77°47'31"W
C26	2°38'42"	515.00'	23.93'	23.92'	S88°58'23"W
C27	70°18'14"	25.00'	30.68'	28.79'	S38°09'07"W
C28	160°59'18"	25.00'	44.62'	56.55'	N02°29'58"W
C29	9°33'07"	515.00'	85.86'	85.77'	S83°32'27"W
C30	1°20'03"	515.00'	12.00'	12.00'	S89°17'29"W
C31	11°33'19"	25.00'	48.68'	41.34'	S65°49'39"E
C32	90°00'00"	35.00'	54.98'	49.50'	S45°00'00"W
C33	90°00'00"	35.00'	54.98'	49.50'	N45°00'00"W
C34	88°02'53"	25.00'	38.42'	34.79'	N44°1'28"E
C35	10°11'33"	515.00'	91.60'	91.54'	N82°58'36"E
C36	9°24'18"	515.00'	84.64'	84.44'	N73°08'30"E

Marion County Approval Stamp

McMan & Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #2006

REVISIONS

NO.	DATE	DESCRIPTION

IMPROVEMENT PLANS
 MCGINLEY RESIDENTIAL PHASE 2
 MARION COUNTY, FLORIDA
GEOMETRY PLAN

DATE: 9/28/2024
 DRAWN BY: AS
 CHKD BY: JMM
 JOB NO.: 21-8291
 SHEET: 06.01

- NOTES:**
- ALL RIGHT-OF-WAY RADIAT INTERSECTIONS TO BE 30'
 - PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' UTILITY EASEMENT
 - TRACTS A,B,C,D,E,G,H,I ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITY MAINTENANCE, WALKWAYS, FENCES, NORRIS, SIGNAGE AND BUCK OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
 - STREET RIGHT-OF-WAY DESIGNATED AS TRACT A ARE COMMON AREAS.
 - LIFT STATION TRACT (F) IS TO BE CONVEYED TO MARION COUNTY.
 - ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
 - ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION REQUIREMENTS FOR DRIVEWAY/VEHICLE ACCESS.
 - ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
 - HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
 - WATER SEWER UTILITIES PROVIDED BY MARION COUNTY UTILITIES DEPARTMENT.
 - H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
 - ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
 - ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

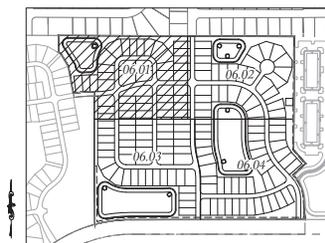
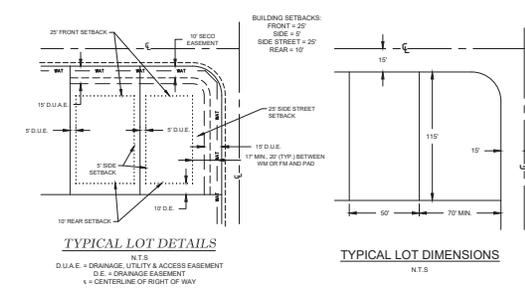
Summary

ITEM	VALUE
FUTURE LAND USE	EMPLOYMENT CENTER
TOTAL SINGLE FAMILY LOTS	160 LOTS
PROJECT AREA	41.89 ACRES
TOTAL RESIDENTIAL AREA	24.36 ACRES
RESIDENTIAL RW	4.84 ACRES (TRACT A)
TOTAL TRACTS	9 TRACTS
ROAD DENSITY	3.82 LINES/ACRE
ZONING	PUD
ROAD LENGTH	1.24 MILES
WATER SUPPLY	CENTRAL
SEWAGE DISPOSAL SYSTEM	CENTRAL

TYPE	MINIMUM	MAXIMUM
STANDARD - PRINCIPLE STRUCTURE	50'	5,750 SF
ACCESSORY STRUCTURE	10'	5' X 8' X 8'
ACCESSORY STRUCTURE - E.G. POOL, POOL SCREEN ENCLOSURE, OR STORAGE SPAN, ETC.	N/A - NOT APPLICABLE	X = MISSING OR NOT PROVIDED

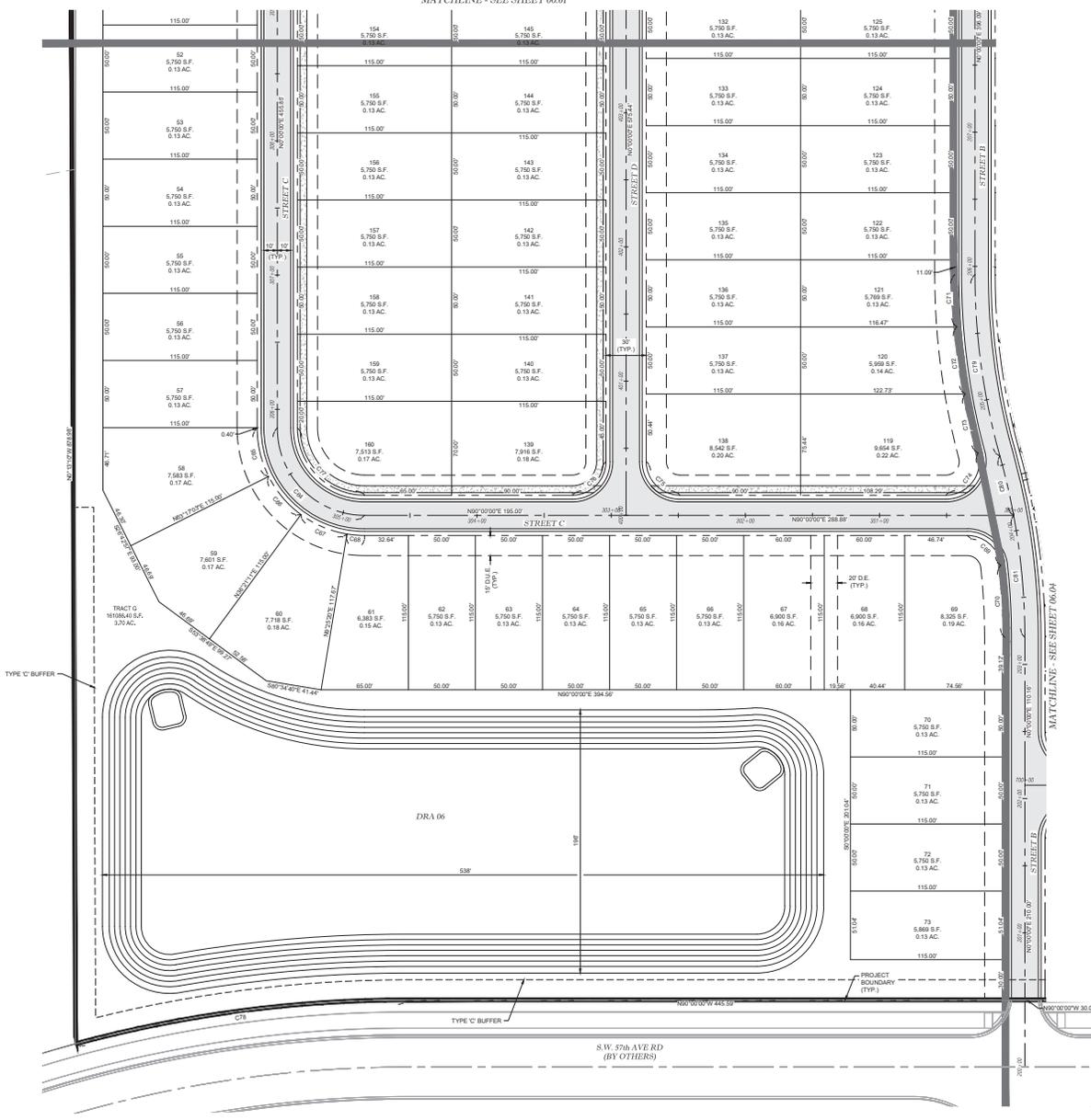
REQUIRED OPEN SPACE CALCULATIONS
 (20% OF PHASE 2 PROJECT AREA AS MINIMUM OPEN SPACE)
 PHASE 2 PROJECT AREA = 41.89 AC.
 MINIMUM REQUIRED OPEN SPACE PHASE 2 = 0.20 X 41.89 = 8.37 AC.

TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (20% OF DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
B	2.20	1.01	1.19	0.23	1.39
C	0.30	N/A	0.30	N/A	0.30
D	2.76	0.65	2.11	0.33	2.24
E	0.06	N/A	0.06	N/A	0.06
F	0.95	N/A	0.95	N/A	0.95
G	3.70	2.35	1.35	0.47	1.82
H	3.13	2.28	0.85	0.46	1.31
				TOTAL	7.96

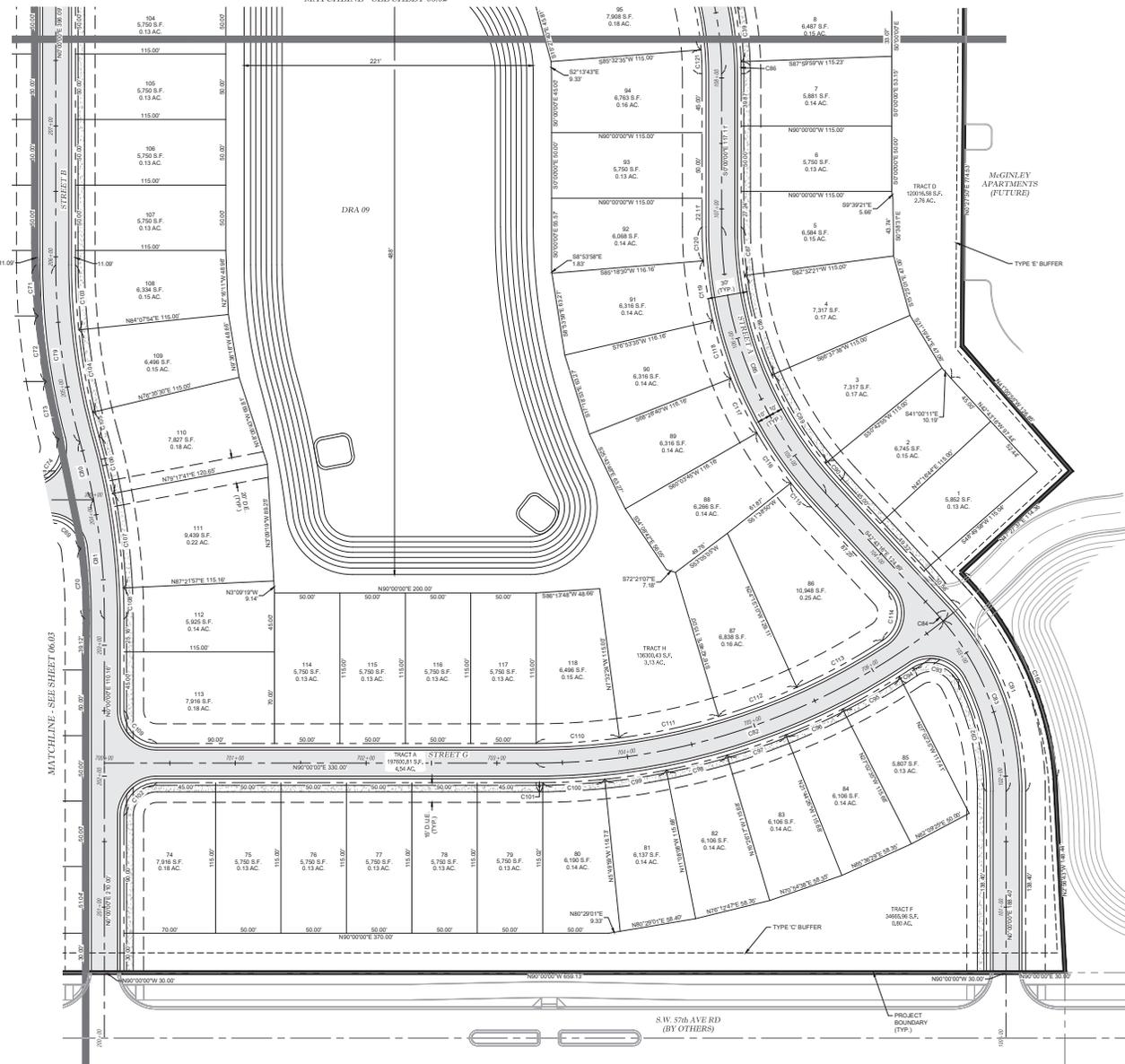


NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

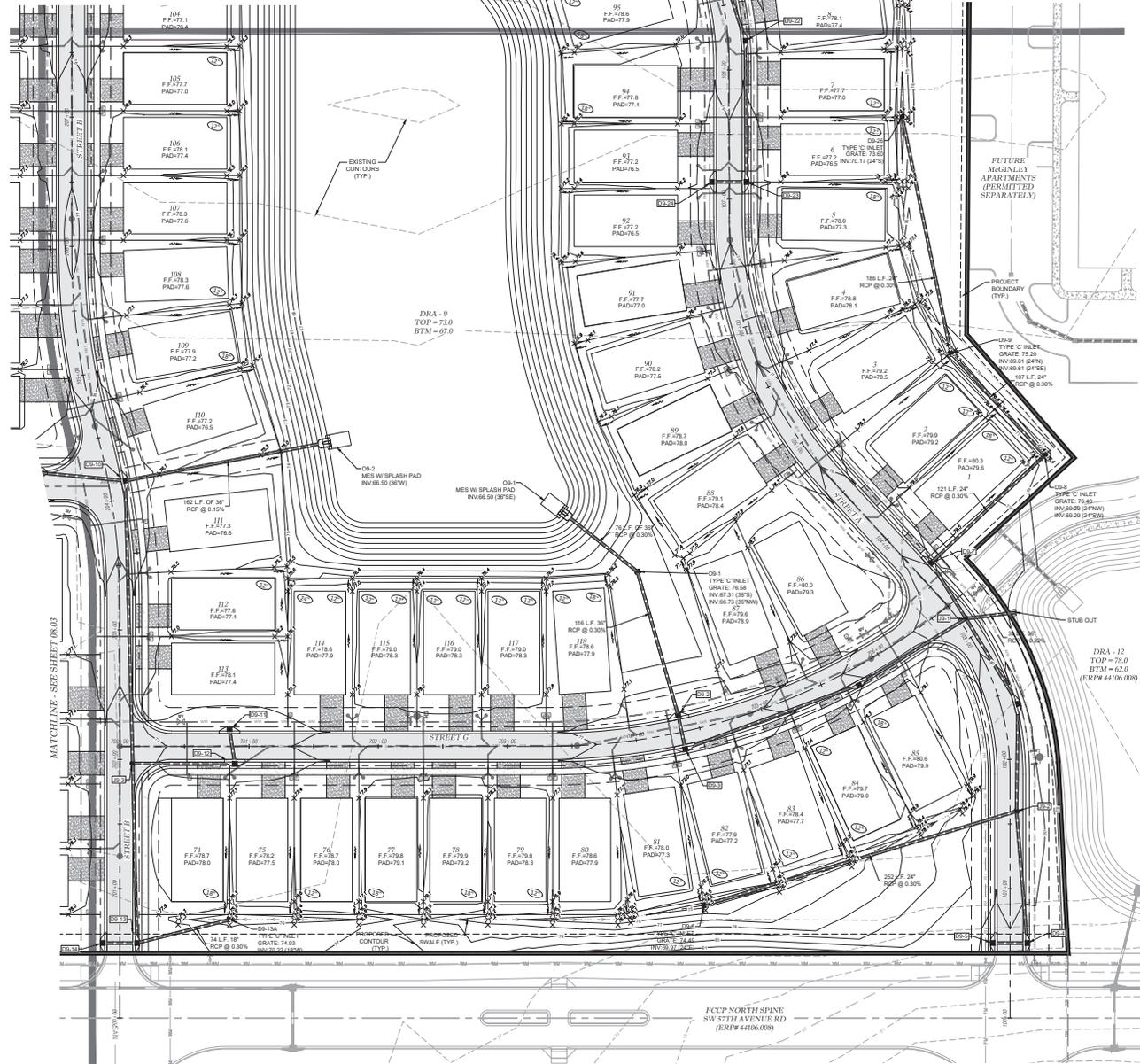
MATCHLINE - SEE SHEET 06.01

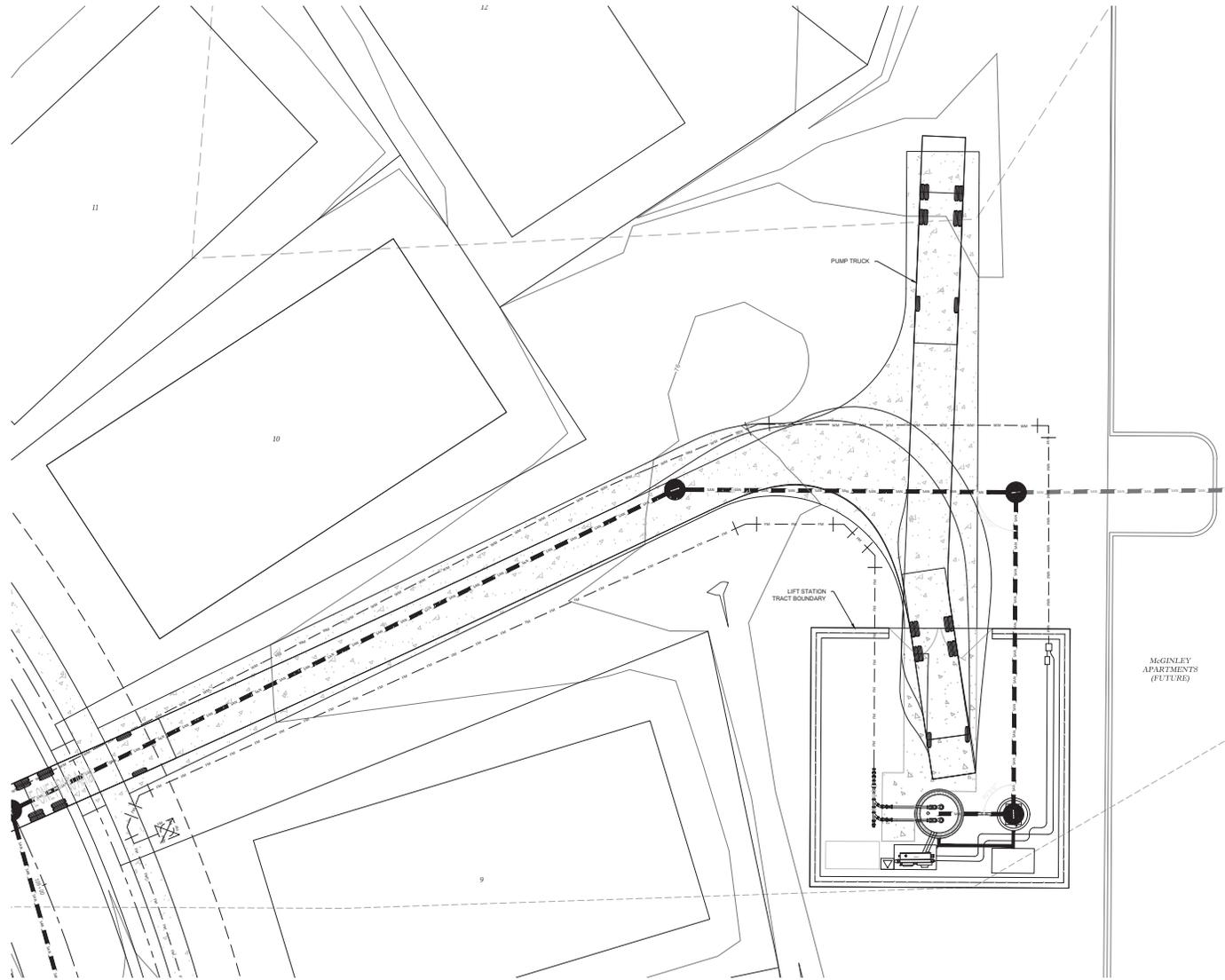


MATCHLINE - SEE SHEET 06.02

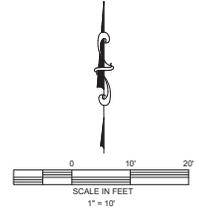


MATCHLINE - SEE SHEET 08.02





Marion County Approval Stamp



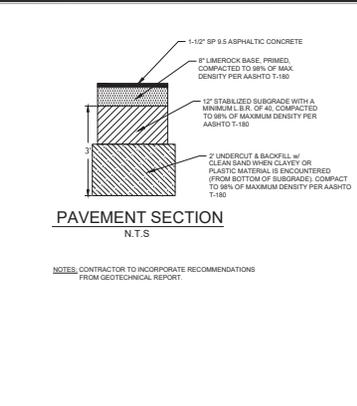
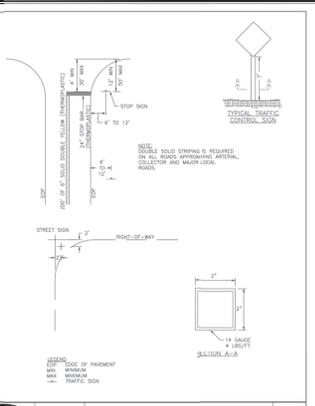
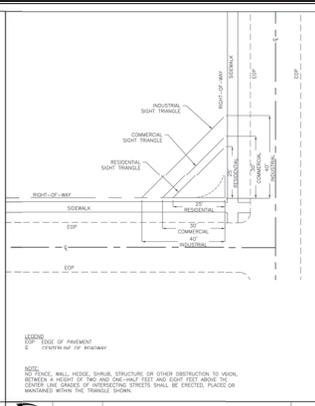
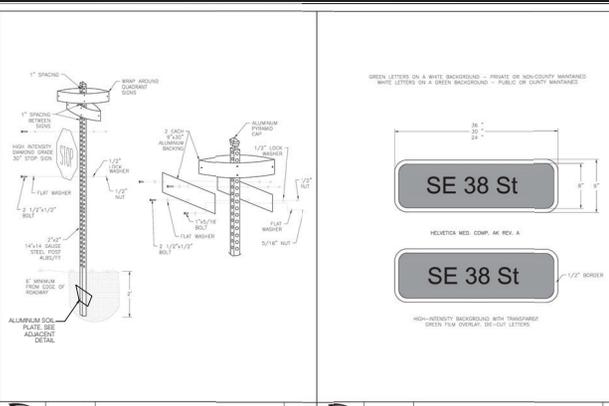
William & Associates
ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 367-4540 Fax: (352) 367-4645
 CERTIFICATE OF AUTHORIZATION #26796

DATE	REVISIONS

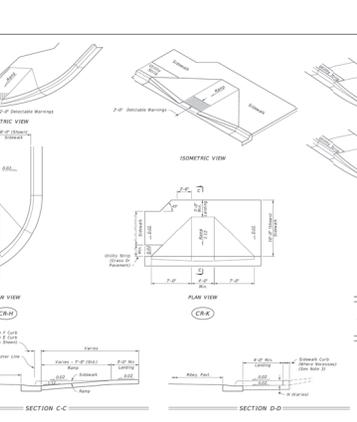
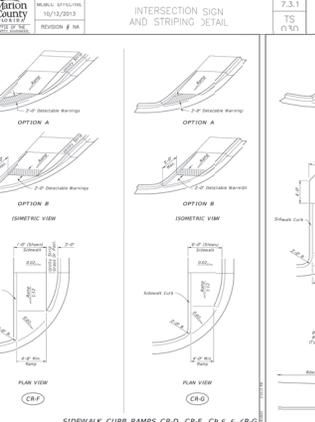
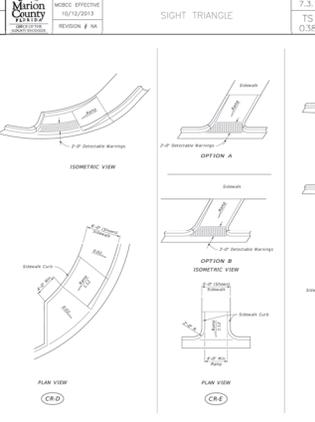
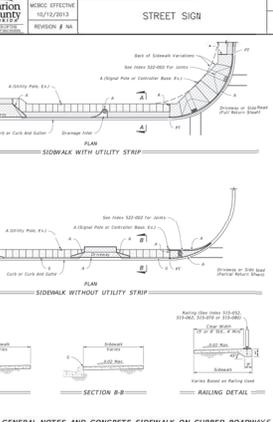
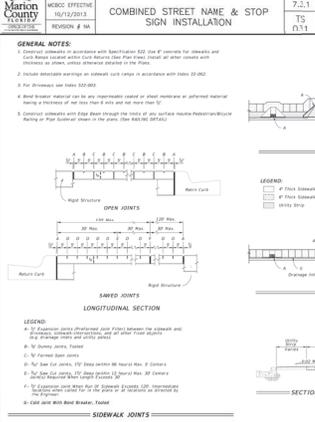
IMPROVEMENT PLANS
 MGINLEY RESIDENTIAL PHASE 2
 MARION COUNTY, FLORIDA
LIFT STATION
PLAN AND DETAILS

DATE: 9/20/2024
 DRAWN BY: JS
 CHECKED BY: JMM
 JOB NO.: 23-5291

SHW. 12.03



Marion County Approval Stamp



Marion County Approval Stamp

DATE	DESCRIPTION	INDEX	SHEET
9/20/2024	STANDARD PLANS	522-001	1 of 2

DATE	DESCRIPTION	INDEX	SHEET
9/20/2024	STANDARD PLANS	522-002	4 of 7

DATE	DESCRIPTION	INDEX	SHEET
9/20/2024	STANDARD PLANS	522-002	5 of 7

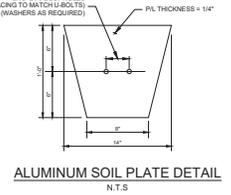
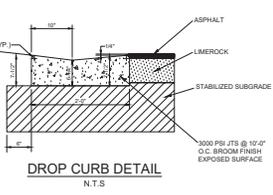
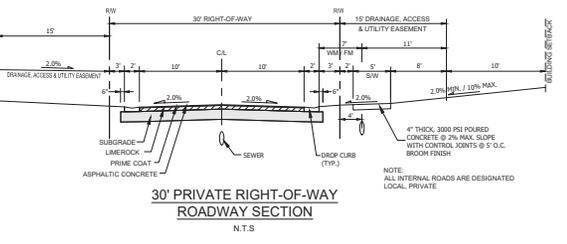
DATE	DESCRIPTION	INDEX	SHEET
9/20/2024	STANDARD PLANS	522-002	5 of 7

DATE	DESCRIPTION	INDEX	SHEET
9/20/2024	STANDARD PLANS	522-002	5 of 7

DATE	DESCRIPTION	INDEX	SHEET
9/20/2024	STANDARD PLANS	522-002	5 of 7

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

- NOTES:
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL OBTAIN FROM THE ENGINEER OR OWNER A COPY OF ALL PERMIT PERMITS RELATED TO THIS PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ASSURE THAT ALL CONSTRUCTION ACTIVITIES ARE IN COMPLIANCE WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS.
 - GRASS AND MULCH, OR SOLID SOIL, ALL AREAS IN EXISTING RIGHTS-OF-WAY DISTURBED BY CONSTRUCTION.
 - CONTRACTOR IS TO COORDINATE ALL WORK WITHIN, BUT NOT LIMITED TO, THE CITY OF BELLEVILLE RIGHTS-OF-WAY WITH UTILITY COMPANIES IN ORDER TO PREVENT DAMAGE TO UTILITY LINES AND THE MAKING OF ADJUSTMENTS TO SAME, IF REQUIRED.
 - CONTRACTOR SHALL CONTACT THE ENGINEER AND/OR THE OWNER PRIOR TO ANY CONSTRUCTION THAT MAY DAMAGE TREES.



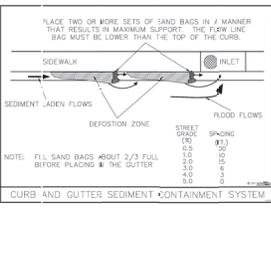
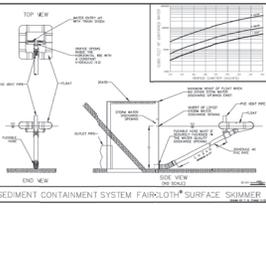
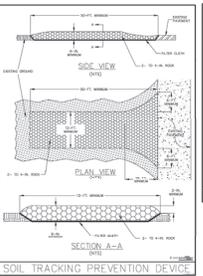
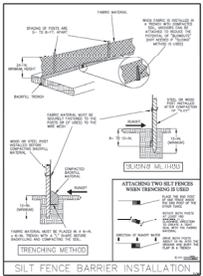
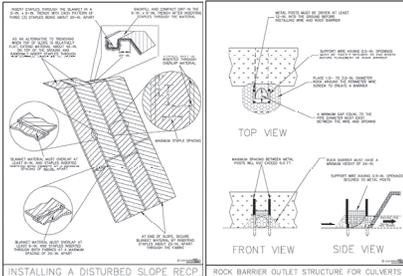
- NOTES:
- ALIGN SOIL PLATE BOTTOM AT 20% OF FOUNDATION DEPTH.
 - SLOTT UP TO 1/2" LONG IS ALLOWED TO ACCOMMODATE VARIOUS POST SIZES.
 - RECTANGULAR SOIL PLATE OF SIZE 1"x2"x1/2" MAY BE USED AS AN ALTERNATIVE.

IMPROVEMENT PLANS
 MCGINLEY RESIDENTIAL PHASE 2
 MARION COUNTY, FLORIDA

NO.	DATE	REVISIONS
1		
2		
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DATE: 9/20/2024
 DRAWN BY: AS
 CHKD. BY: JMM
 JOB NO.: 23-8291

DATE: 9/20/2024
 DRAWN BY: AS
 CHKD. BY: JMM
 JOB NO.: 23-8291



EROSION CONTROL LEGEND

— PROJECT BOUNDARY

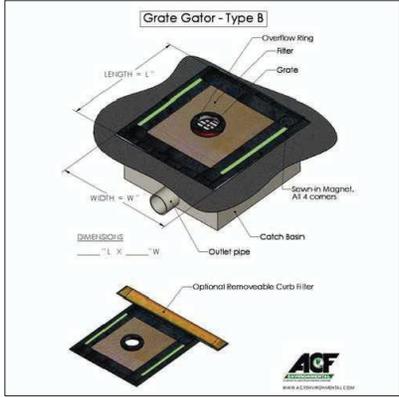
— PROPOSED SILT FENCE

Marion County Approval Stamp

William & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 367-4540 Fax: (352) 367-4545
CERTIFICATE OF AUTHORIZATION #20596



- GENERAL NOTES:**
- THE FOLLOWING LIST REPRESENTS A BASIC EROSION AND SEDIMENT CONTROL PROGRAM WHICH IS TO BE IMPLEMENTED TO HELP PREVENT OFF SITE SEDIMENTATION DURING AND AFTER CONSTRUCTION OF THE PROJECT.
 - TEMPORARY EROSION CONTROL TO BE UTILIZED DURING CONSTRUCTION AT AREAS DESIGNATED BY THE ENGINEER OR AREAS ON SITE WHERE UNSTABILIZED GRADES MAY CAUSE EROSION PROBLEMS. EROSION CONTROL MAY BE REMOVED AFTER UPSLOPE AREA HAS BEEN STABILIZED BY SOIL OR COMPACTED AS DETERMINED BY THE OWNER.
 - PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AT THE EARLIEST PRACTICAL TIME CONSISTENT WITH GOOD CONSTRUCTION PRACTICES. ONE OF THE FIRST CONSTRUCTION ACTIVITIES SHOULD BE THE PLACEMENT OF PERMANENT AND TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES AROUND THE PERIMETER OF THE PROJECT OR THE INITIAL WORK AREA TO PROTECT THE PROJECT, ADJACENT PROPERTIES AND WATER RESOURCES.
 - TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH PERMANENT MEASURES TO ASSURE ECONOMIC, EFFECTIVE AND CONTINUOUS CONTROL THROUGHOUT THE CONSTRUCTION PHASE. TEMPORARY MEASURES SHALL NOT BE CONSTRUCTED FOR EXPEDIENCY IN LIEU OF PERMANENT MEASURES.
 - EROSION AND SEDIMENT CONTROL MEASURES SHALL BE ADEQUATELY MAINTAINED TO PERFORM THEIR INTENDED FUNCTION DURING CONSTRUCTION OF THE PROJECT.
 - NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT OF BARRIERS MUST BE ACCOMPLISHED PROMPTLY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
 - MATERIAL FROM SEDIMENT TRAPS SHALL NOT BE STOCKPILED OR DISPOSED OF IN A MANNER WHICH MAKES THEM READILY SUSCEPTIBLE TO BEING WASHED INTO ANY WATERCOURSE BY RUNOFF OR HIGH WATER.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIERS ARE NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDS.
 - SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (L.F.).
 - ALL INLETS TO BE PROTECTED BY DETAILS AS OUTLINED IN F.G.D.T. EROSION SEDIMENT CONTROL MANUAL (LATEST EDITION).
 - CONTRACTOR MUST MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF THE CONSTRUCTION WORK.
 - CONTRACTOR MUST COORDINATE WITH ALL OF THE RESPONSIBLE AGENCIES PERTAINING TO EROSION AND SEDIMENT CONTROL WORK AND MAKE NECESSARY CHANGES BASED ON THE AGENCY'S GUIDANCE/DIRECTION AT NO ADDITIONAL COST TO THE OWNER.
 - THE EROSION CONTROL MEASURES SHOWN ON THIS PLAN ARE, IN THE OPINION OF THE ENGINEER, THE MINIMUM THAT MAY BE REQUIRED. ACTUAL FIELD CONDITIONS MAY REQUIRE EITHER ADDITIONAL OR REDUCED EROSION CONTROL MEASURES TO BE IMPLEMENTED. THE CONTRACTOR IS DIRECTED TO FOLLOW STANDARD BEST MANAGEMENT PRACTICES IN IMPLEMENTING A SUCCESSFUL EROSION CONTROL PLAN.
 - ALL DISTURBED AREAS TO BE SOODED OR SEEDS AND MULCHED WITHIN 7 DAYS AFTER FINAL GRADING.



DATE	9/20/2021
DRAWN BY	AS
CHECKED BY	JMM
JOB NO.	21-5291
EROSION CONTROL PLAN	
IMPROVEMENT PLANS MAGINLEY RESIDENTIAL PHASE 2 MARION COUNTY, FLORIDA	
SHEET 15.01	

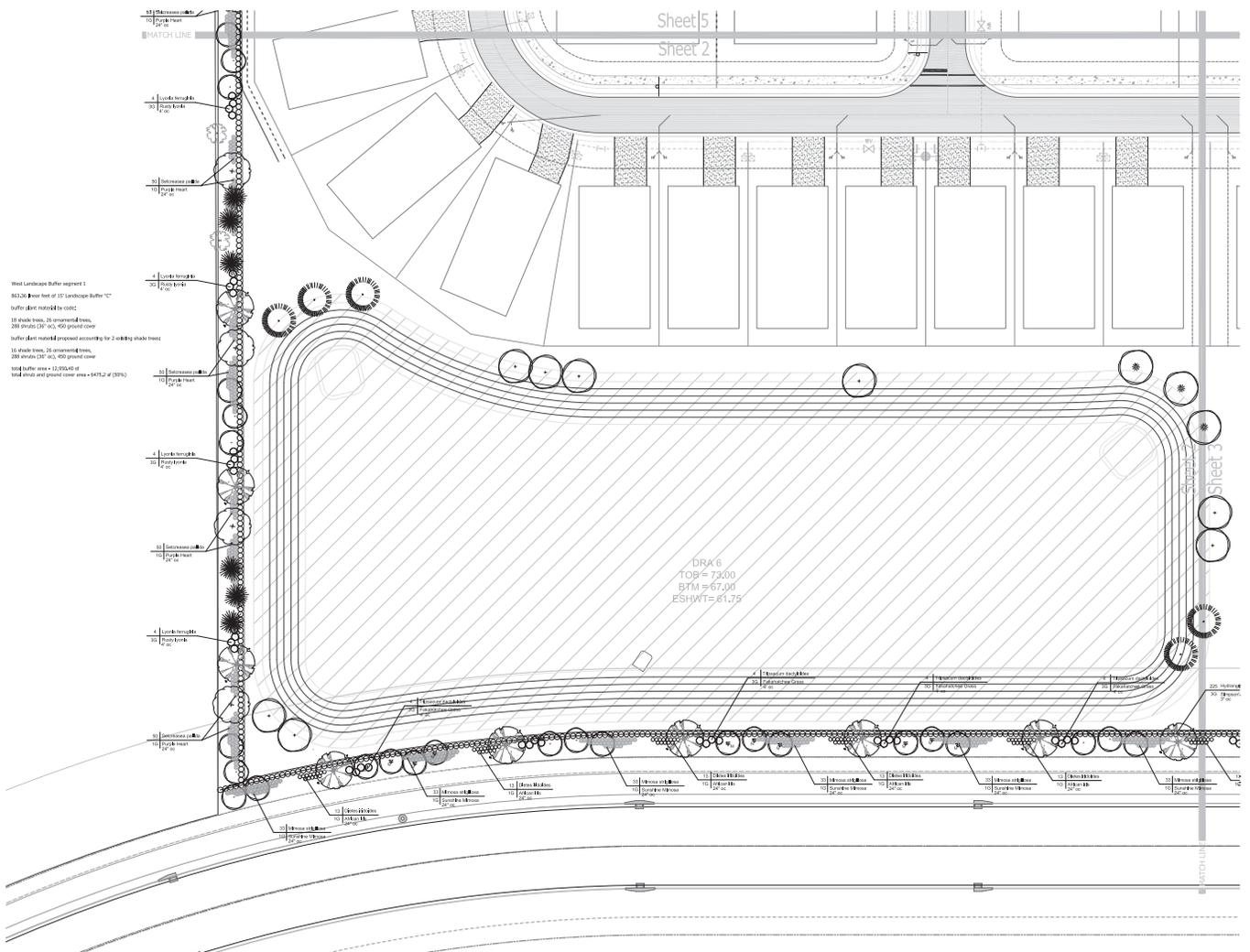
NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Log of Borehole: ASB-07

Project: PROF. MOORELY NORTH DEVELOPMENT, MARION COUNTY
 Report No: 21-776A.1
 Boring Location: (SEE SITE PLAN)
 Client: COVOTI CROSSING HOLDINGS, LLC
 Engineer: NATHAN HIGDON
 Discipline: SITE PLAN

GEO-TECH
 ENGINEERING CONSULTANTS
 1918 N. W. 10th Avenue
 Fort Lauderdale, FL 33304
 Phone: (954) 333-3333
 Fax: (954) 333-3334
 www.geotechinc.com

Depth (ft)	Soil	Description	Depth (ft)	Remarks
0	Ground Surface	0.0		
0.5	FINE SAND	BROWN FINE SAND (SF)	0.5	
1.0				
1.5				
2.0				
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3.0				
3.5	CLAYEY SAND	YELLOWISH BROWN CLAYEY SAND (SC)	3.5	
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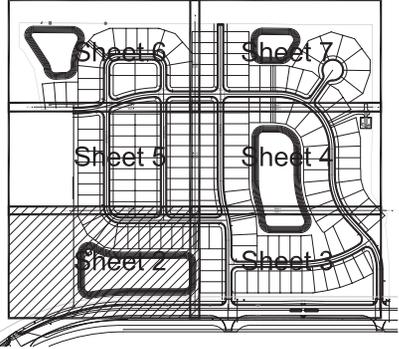


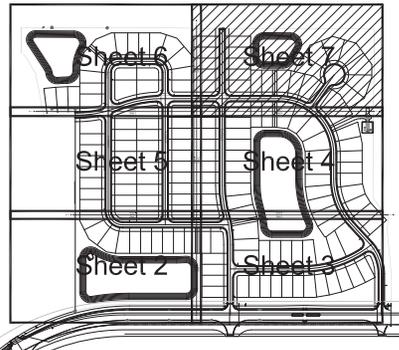
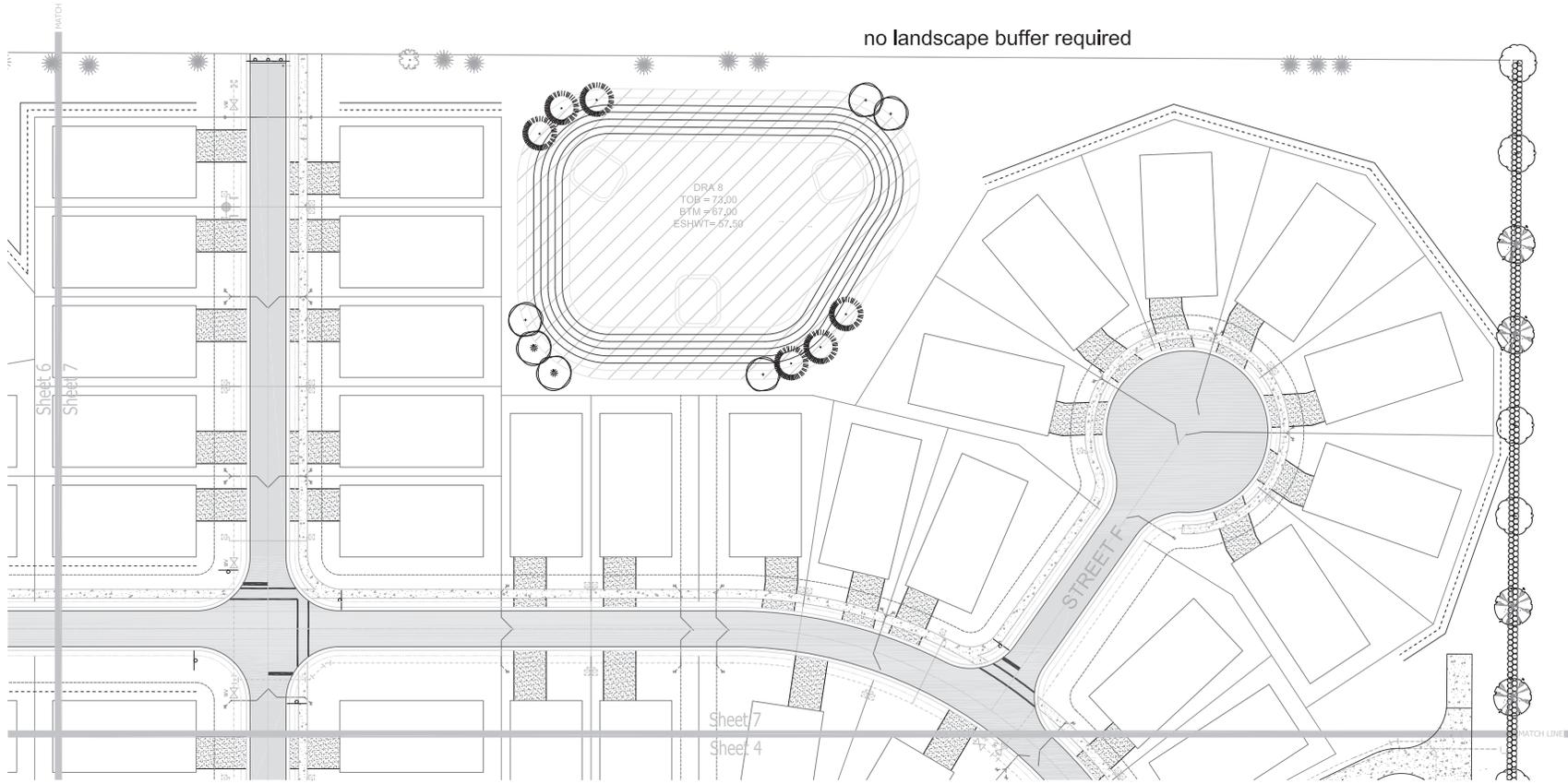
West Landscape Buffer segment 2
 853.26 linear feet of 15' Landscape Buffer "C"
 buffer plant material to consist:
 10 shade trees, 20 ornamental trees,
 200 shrubs (37' x 50, 400 ground cover)
 buffer plant material proposed accounting for 2 existing shade trees:
 10 shade trees, 20 ornamental trees,
 200 shrubs (37' x 50, 400 ground cover)
 total buffer area = 32,950.40 sq
 total shrub and ground cover area = 6479.2 sq (20%)

HARDEN FRIENDLY LANDSCAPE AREA (MFLA)
 The MFLA is an area of reduced impervious cover that is designed to reduce runoff and improve water quality. It is located in the middle of the lot and is bounded by the driveway, the lawn, and the existing trees and shrubs. The MFLA is shown in the plan with a hatched pattern.

OUTSIDE PRIMARY SPRING PROTECTION ZONE = 1% OF PROJECT AREA SHALL BE A HARDEN FRIENDLY LANDSCAPE AREA

- PROJECT AREA = 4.68 ACRES (total project area)
- RESERVED = 0.28 AC (6.1%)
- PROPOSED = 4.40 AC





MARION FRIENDLY LANDSCAPE AREA (MFLA)
 The goal of a Marion Friendly Landscape Area (MFLA) is to provide a framework for the development of a landscape plan that is both functional and aesthetically pleasing. The MFLA is a designated area within a project that is intended to provide a high quality landscape environment for the residents of the project. The MFLA is a designated area within a project that is intended to provide a high quality landscape environment for the residents of the project.

OUTSIDE PRIMARY SPREAD PROTECTION ZONE - 3% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA:

- PROJECT AREA - ALL AREAS SHOWN ON THIS PLAN
- PROVIDER - L.R. HUFFSTETLER, INC.

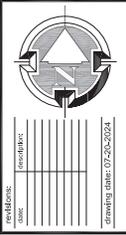


L.R. HUFFSTETLER, INC.
 Landscape Architecture & Planning
 30955 Lake Yale Drive
 Grand Island, FL 32735
 (352) 516-5254

L.R. Huffstetler III • Lic. # 0000744



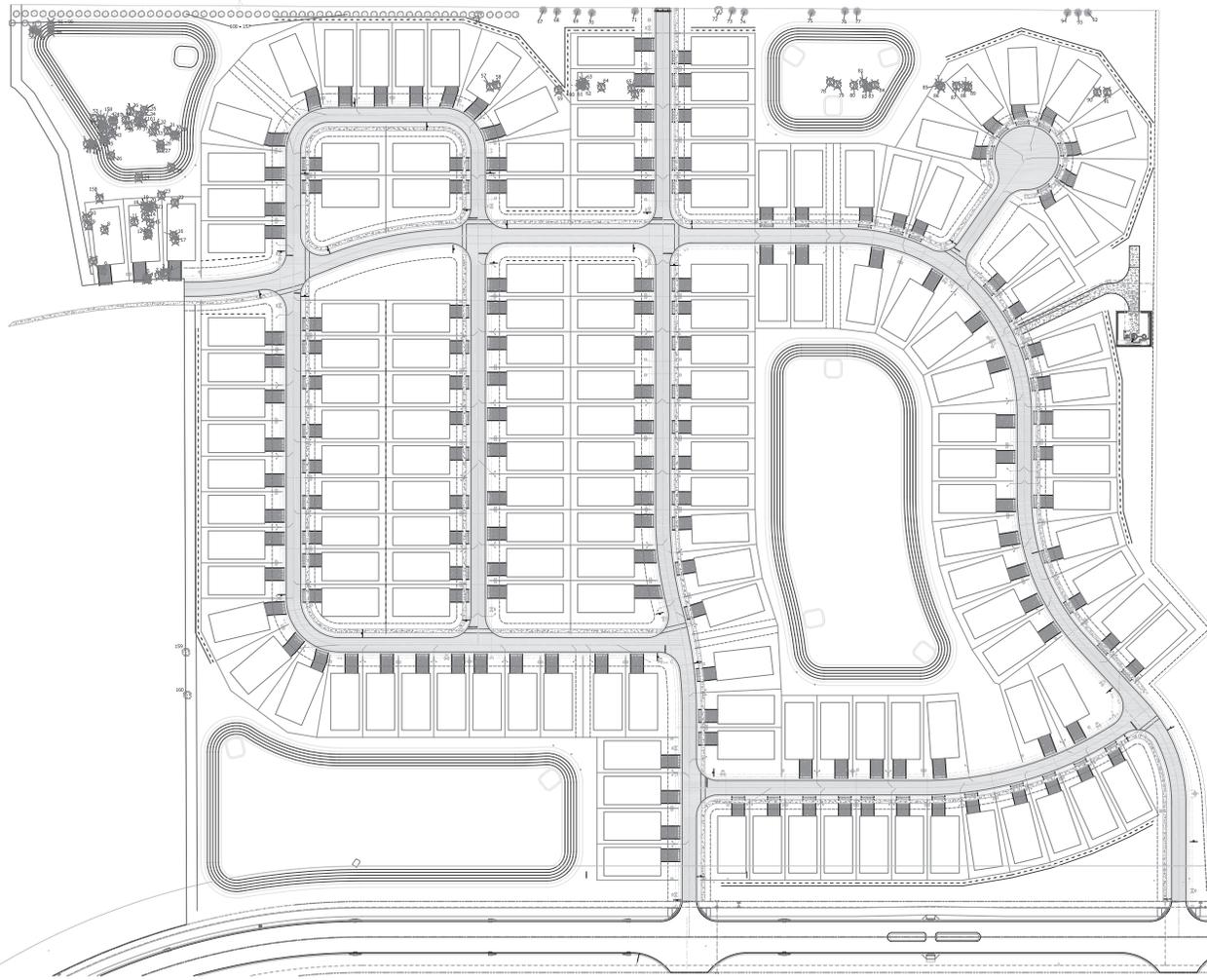
scale: 1"=30'
 when plotted on
 24" x 36" sheet
 sheet: L7
 of: 8



**McGinley Residential
 Phase 2**
 Marion County, Florida

**Landscape and
 Irrigation Plan**

HUFFSTETLER
 Landscape Architecture & Planning
 30955 Lake Yale Drive
 Grand Island, FL 32735
 Lic. # 0000744 (352) 516-5254
 lrb@lhuff.com



Tree Preservation and Removal Matrix:

Lot #	Category	Species	DBH	Count	DBH Range	Protected	Removed	Notes
101	DR	200' COGSPG	12	1	12-14	2	0	DR
102	DR	200' COGSPG	10	1	10-12	0	0	DR
103	DR	200' COGSPG	10	1	10-12	0	0	DR
104	DR	200' COGSPG	10	1	10-12	0	0	DR
105	DR	200' COGSPG	10	1	10-12	0	0	DR
106	DR	200' COGSPG	10	1	10-12	0	0	DR
107	DR	200' COGSPG	10	1	10-12	0	0	DR
108	DR	200' COGSPG	10	1	10-12	0	0	DR
109	DR	200' COGSPG	10	1	10-12	0	0	DR
110	DR	200' COGSPG	10	1	10-12	0	0	DR
111	DR	200' COGSPG	10	1	10-12	0	0	DR
112	DR	200' COGSPG	10	1	10-12	0	0	DR
113	DR	200' COGSPG	10	1	10-12	0	0	DR
114	DR	200' COGSPG	10	1	10-12	0	0	DR
115	DR	200' COGSPG	10	1	10-12	0	0	DR
116	DR	200' COGSPG	10	1	10-12	0	0	DR
117	DR	200' COGSPG	10	1	10-12	0	0	DR
118	DR	200' COGSPG	10	1	10-12	0	0	DR
119	DR	200' COGSPG	10	1	10-12	0	0	DR
120	DR	200' COGSPG	10	1	10-12	0	0	DR
121	DR	200' COGSPG	10	1	10-12	0	0	DR
122	DR	200' COGSPG	10	1	10-12	0	0	DR
123	DR	200' COGSPG	10	1	10-12	0	0	DR
124	DR	200' COGSPG	10	1	10-12	0	0	DR
125	DR	200' COGSPG	10	1	10-12	0	0	DR
126	DR	200' COGSPG	10	1	10-12	0	0	DR
127	DR	200' COGSPG	10	1	10-12	0	0	DR
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132	DR	200' COGSPG	10	1	10-12	0	0	DR
133	DR	200' COGSPG	10	1	10-12	0	0	DR
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136	DR	200' COGSPG	10	1	10-12	0	0	DR
137	DR	200' COGSPG	10	1	10-12	0	0	DR
138	DR	200' COGSPG	10	1	10-12	0	0	DR
139	DR	200' COGSPG	10	1	10-12	0	0	DR
140	DR	200' COGSPG	10	1	10-12	0	0	DR
141	DR	200' COGSPG	10	1	10-12	0	0	DR
142	DR	200' COGSPG	10	1	10-12	0	0	DR
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199	DR	200' COGSPG	10	1	10-12	0	0	DR
200	DR	200' COGSPG	10	1	10-12	0	0	DR

Lot #	Category	Species	DBH	Count	DBH Range	Protected	Removed	Notes
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202	DR	200' COGSPG	10	1	10-12	0	0	DR
203	DR	200' COGSPG	10	1	10-12	0	0	DR
204	DR	200' COGSPG	10	1	10-12	0	0	DR
205	DR	200' COGSPG	10	1	10-12	0	0	DR
206	DR	200' COGSPG	10	1	10-12	0	0	DR
207	DR	200' COGSPG	10	1	10-12	0	0	DR
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209	DR	200' COGSPG	10	1	10-12	0	0	DR
210	DR	200' COGSPG	10	1	10-12	0	0	DR
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248	DR	200' COGSPG	10	1	10-12	0	0	DR
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250	DR	200' COGSPG	10	1	10-12	0	0	DR

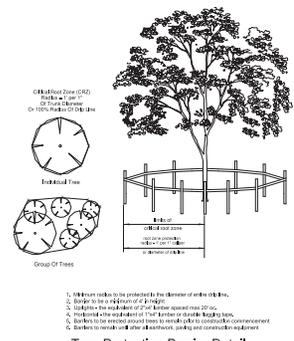
Mitigation Summary:

Total Pre Development DBH: 2076
 Pre Development EBI/acre: 50
 Number of protected trees as a %: 121
 EBI of protected trees to remain: 952
 EBI of protected trees to be removed: 1124

Replacement trees required to meet pre development EBI/acre:
 Pre Development EBI/acre = 50
 952 DBH inches to remain / 41.88 (quantity) = 22.73 DBH/acre
 50 DBH/acre (pre development) - 22.73 DBH/acre (post development) = 27.27 DBH/acre (required replacement caliper/acre)
 27.27 DBH = 41.28" x 114.28" caliper required for mitigation

Tree mitigation provided on site:
 77 1" cal. buffer shade trees, 582 4" cal. net trees (1 shade tree per 6 cal.
 56 1.5" cal. common area shade trees + 1144" caliper replacement trees

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



Map Legend:
 tree to be removed
 tree to remain

Matrix Legend:
 tree to be removed
 tree to remain

HUFFSTETLER
 Landscape Architecture & Planning
 Grand Island, Florida 32735
 (352) 516-5254
 huffstetler.com

**Tree Preservation,
 Removal & Mitigation
 Plan**

**McGinley Residential
 Phase 2**
 Marion County, Florida

Scale: 1"=80'
 within plotted on
 24" x 36" sheet
 sheet: **L8**
 of: **8**

revisions:
 date: _____
 description: _____
 drawing date: 07-20-2024

L.R. HUFFSTETLER, INC.<

Marion County Approval Stamp

REVISIONS

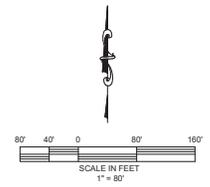
DATE

IMPROVEMENT PLANS
 MCGINLEY RESIDENTIAL PHASE 2
 MARION COUNTY, FLORIDA

SLEEPING PLAN

DATE: 9/20/2024
 DRAWN BY: AS
 CHECKED BY: JMM
 JOB NO.: 23-8291

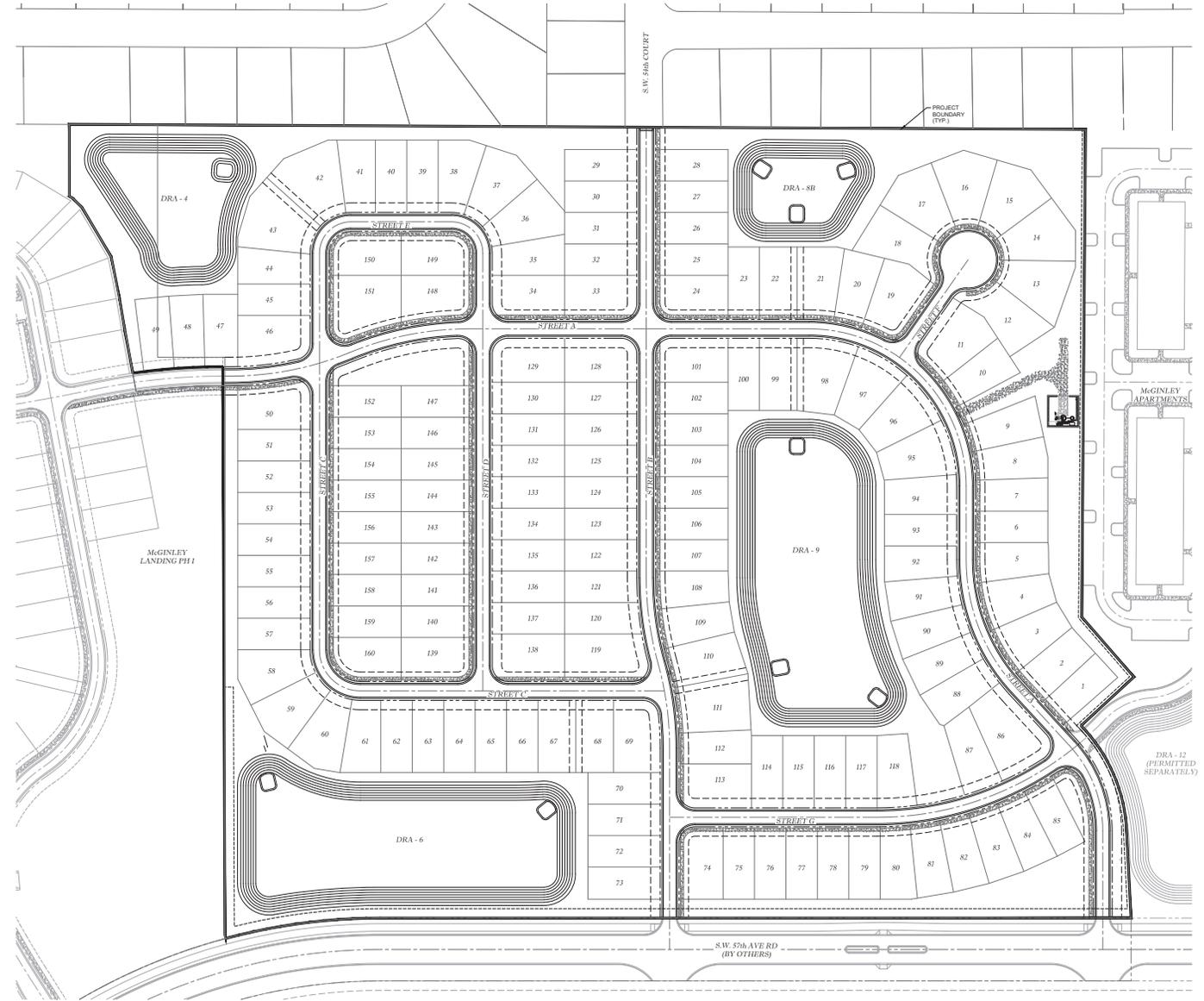
SHT. **SL.01**



LEGEND:

- IRRIGATION SLEEVE
- TECO SLEEVE
- DUKE SLEEVE
- DCM SLEEVE

<p>IRRIGATION SLEEVE SCHEDULE</p> <ul style="list-style-type: none"> (1) 6" SCH 40 PVC SLEEVE (2) 4" SCH 40 PVC SLEEVE (3) 2" SCH 40 PVC SLEEVE 	<p>ELECTRIC SLEEVE SCHEDULE (DUKE)</p> <ul style="list-style-type: none"> (1) 1 1/2" GRAY SCH 40 PVC CONDUIT (2) 1" GRAY SCH 40 PVC CONDUIT (3) 3/4" GRAY SCH 40 PVC CONDUIT
<p>NATURAL GAS SLEEVE SCHEDULE (TECO)</p> <ul style="list-style-type: none"> (1) 1 1/2" SCH 40 PVC SLEEVE 	<p>TELEPHONE CABLE/INTERNET SLEEVE SCHEDULE (DCM)</p> <ul style="list-style-type: none"> (1) 2" SCH 40 PVC SLEEVE (2) 1 1/2" SCH 40 PVC SLEEVE (3) 1" SCH 40 PVC SLEEVE (4) 3/4" SCH 40 PVC SLEEVE



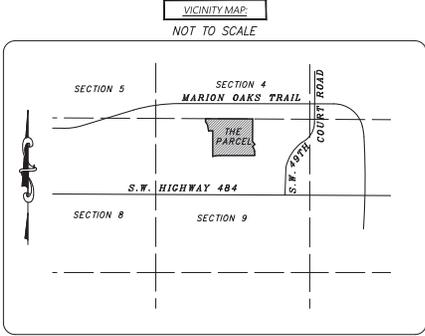
BOUNDARY AND TOPOGRAPHY SURVEY MCGINLEY LANDING PHASE 2 A PORTION OF SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
LD	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
CL	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(F)	FIELD MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.B.	CHORD BEARING
P.O.C.	POINT ON CURVE
P.O.L.	POINT ON LINE
P.C.C.	POINT OF COMPOUND CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
P.T.	POINT OF TANGENCY
P.I.	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PIV	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
NSP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
IRB	IRON ROD AND CAP
ORB	OFFICIAL RECORDS BOOK
POS(S)	POST(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IR	IRON ROD
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
■	CURB INLET GRATE
■	CATCH BASIN
⊙	STORM MANHOLE
⊙	MITERED END SECTION
⊙	SANITARY MANHOLE
⊙	SANITARY CLEANOUT
⊙	ELECTRIC MANHOLE
⊙	ELECTRIC METER
■	ELECTRIC RISER BOX
■	CABLE TELEVISION RISER BOX
■	TELEPHONE RISER BOX
■	UTILITY RISER
■	WELL
■	WATER SPOUT
■	IRRIGATION CONTROL VALVE
■	WATER METER
■	WATER VALVE
■	FIRE HYDRANT
⇒	BACK FLOW PREVENTER
■	AIR CONDITIONER PAD
■	GAS VALVE
■	GAS METER
▲	GAS LINE MARKER
—○—	CONCRETE UTILITY POLE
—○—	METAL UTILITY POLE
—○—	WOOD UTILITY POLE
—○—	UTILITY POLE GUY ANCHOR
○	LIGHT POLE
○	SPOT/GROUND LIGHT
■	ELECTRIC TRANSFORMER
■	WETLAND FLAG
■	SIGN
■	BOLLARD
■	FLAG POLE
■	MAILBOX
—	HEDGE ROW
—	LINE BREAK
—	FENCE LINE AS NOTED
—	OVERHEAD UTILITY LINE
—	APPROXIMATE TOP OF BANK
—	APPROXIMATE TOE OF SLOPE
—	EXISTING CONTOUR
■	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
■	CONTROL/BENCHMARK AS DESCRIBED

**TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)**

○	BAY
○	CAMPHOR
○	CEDAR
○	CREPE MYRTLE
○	CITRUS
○	CHERRY
○	CHINABERRY
○	CYPRESS
○	DOGWOOD
○	ELM
○	GUM
○	HICKORY
○	HOLLY
○	IRONWOOD
○	LAUREL OAK
○	LIVE OAK
○	MAGNOLIA
○	MAPLE
○	MISSISSIPPI
○	MISC
○	MULBERRY
○	OAK
○	PALM
○	PECAN
○	PINE
○	SUGAR HACKBERRY
○	SYCAMORE



LEGAL DESCRIPTION: (AS SURVEYED)

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 17 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 9; THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SECTION 9 THE FOLLOWING TWO (2) COURSES: (1) S.89°42'29"E., 1,731.76 FEET TO THE POINT OF BEGINNING; (2) THENCE S.89°42'29"E., 1,616.90 FEET; THENCE DEPARTING SAID NORTH BOUNDARY LINE, S.00°27'30"W., 774.30 FEET; THENCE S.41°00'55"E., 126.88 FEET; THENCE S.47°27'37"W., 114.36 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 254.57 FEET, A CENTRAL ANGLE OF 39°46'08", AND A CHORD BEARING AND DISTANCE OF S.24°34'32"E., 123.17 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 176.70 FEET TO THE END OF SAID CURVE; THENCE S.02°56'43"E., 148.44 FEET; THENCE N.90°00'00"W., 1,194.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 950.00 FEET, A CENTRAL ANGLE OF 15°05'31", AND A CHORD BEARING AND DISTANCE OF S.82°27'14"W., 249.51 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 250.23 FEET TO THE END OF SAID CURVE; THENCE N.00°00'24"E., 879.07 FEET; THENCE N.90°00'00"W., 3.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 985.00 FEET, A CENTRAL ANGLE OF 08°02'50", AND A CHORD BEARING AND DISTANCE OF S.80°58'35"W., 138.23 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.85 FEET TO THE END OF SAID CURVE; THENCE N.10°28'49"W., 217.73 FEET; THENCE N.30°34'05"W., 90.69 FEET; THENCE N.44°49'04"W., 21.25 FEET; THENCE N.59°03'58"W., 6.46 FEET; THENCE N.00°00'00"W., 114.09 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 41.91 ACRES, MORE OR LESS.

- SURVEY NOTES:**
- DATE OF FIELD SURVEY: AUGUST 22, 2024.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
 - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0712E, EFFECTIVE DATE OF APRIL 19, 2017 AND PANEL NO.12083C0715D, EFFECTIVE DATE AUGUST 8, 2008. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
 - NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
 - THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (SUBURBAN) 1 FOOT IN 7,500 FEET.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
 - SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
 - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 - VERTICAL DATUM IS BASED ON MARION COUNTY VERTICAL CONTROL STATION "TBM-081721 RM1", ELEVATION 71.236' (NAVD 1988), AS SHOWN IN TOPOGRAPHIC SURVEY BY ROGERS ENGINEERING, LLC, DATED 12-7-2023.

SHEET 1 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 547.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HONSON _____ DATE _____
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

Property owner: 211964140488 McGinley Landing, Marion County, Florida Phase 2 - 4159-056-054 - 4159-056-052 (SHEET 1 OF 2) Phase 2 (Boundary & Elevation) Boundary & Topography Survey
 Surveyor: 211964140488 McGinley Landing, Marion County, Florida Phase 2 - 4159-056-054 - 4159-056-052 (SHEET 1 OF 2) Phase 2 (Boundary & Elevation) Boundary & Topography Survey
 Date: 08/22/2024
 Scale: 1" = 100'
 Project: 211964140488 McGinley Landing, Marion County, Florida Phase 2 - 4159-056-054 - 4159-056-052 (SHEET 1 OF 2) Phase 2 (Boundary & Elevation) Boundary & Topography Survey

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	OK'D

LOCATED IN SECTION 9, TOWNSHIP 17
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

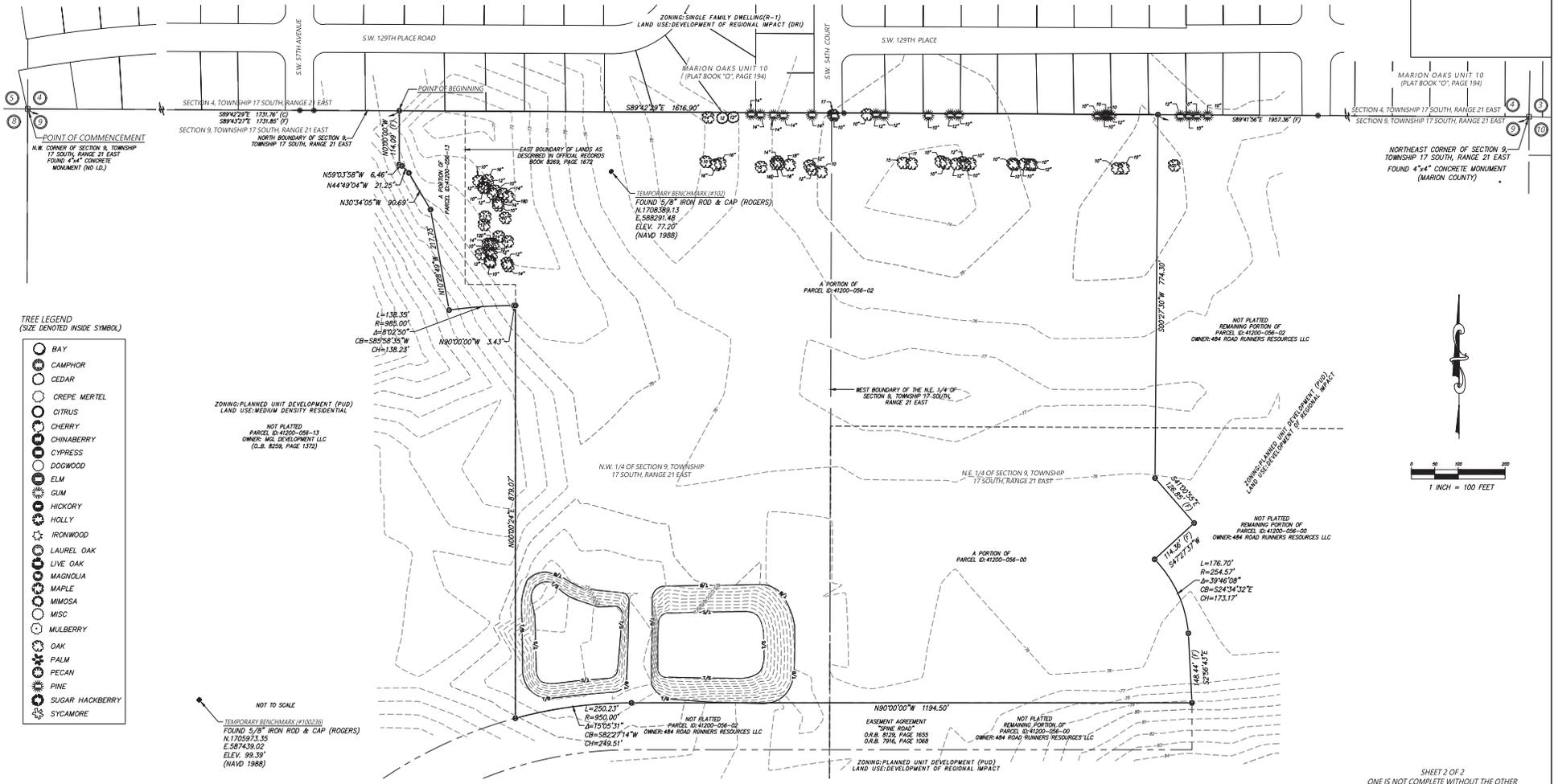
PLAT OF BOUNDARY AND TOPOGRAPHIC
SURVEY
-FOR-
HTM DEVELOPERS LLC

FB/PC	FIELD DATE	JOB NO.	1 OF 2
24-7-45-46	08/22/2024	240984BND&TOPO	
DRAWING DATE	BY	APPROVED	SCALE
09/09/2024	M.A.	CJH	1" = 100.

BOUNDARY AND TOPOGRAPHY SURVEY

MCGINLEY LANDING PHASE 2

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



TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

	BAY
	CAMPBOR
	CEDAR
	CREPE MERTEEL
	CITRUS
	CHERRY
	CHINABERRY
	CYPRESS
	DOGWOOD
	ELM
	GUM
	HICKORY
	HOLLY
	IRONWOOD
	LAUREL OAK
	LIVE OAK
	MAGNOLIA
	MAPLE
	MIMOSA
	MISC
	MULBERRY
	OAK
	PALM
	PECAN
	PINE
	SUGAR HACKBERRY
	SYCAMORE



Drawing name: 2:\Projects\140584_McGinley_Landing_Phase_2_41200-056-02\140584_McGinley_Landing_Phase_2_41200-056-02\140584_McGinley_Landing_Phase_2_41200-056-02.dwg
 Date: 08/15/2024 4:38pm
 User: Administrator

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	OK'D

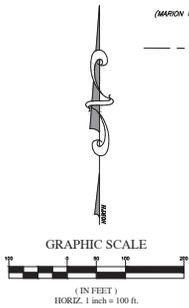
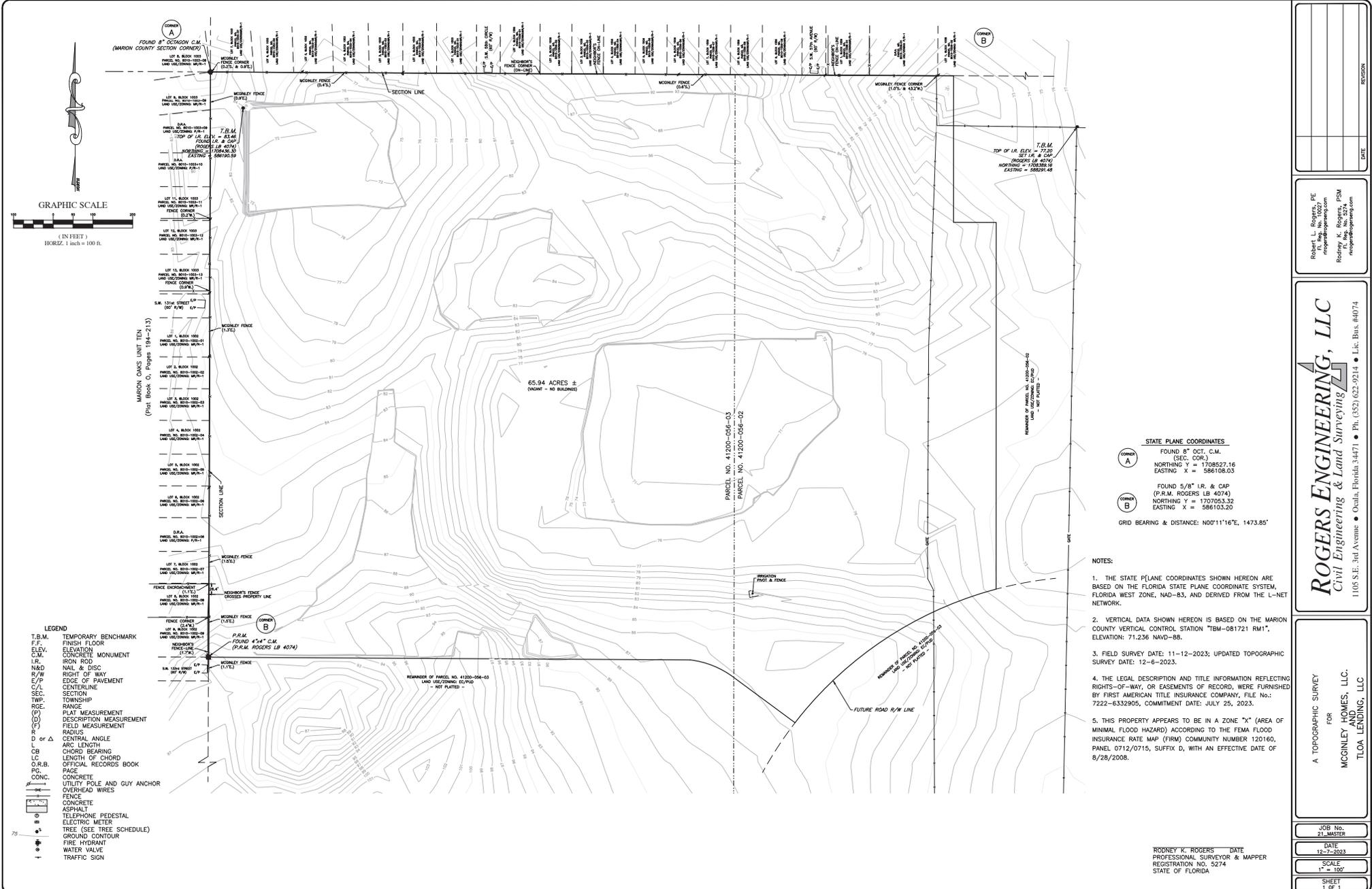
JCH
 CONSULTING GROUP, INC.
 LAND DEVELOPMENT, SURVEYING & MAPPING
 PLANNING, ENVIRONMENTAL, & GIS
 4050 FORT WASHINGTON AVENUE, SUITE 100
 FT. WASHINGTON, FLORIDA 32547
 PHONE: 904.494.1402 FAX: 904.272.2038 www.jchgroup.com
 4050 FORT WASHINGTON AVENUE, SUITE 100 - L.R. 607

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

PLAT OF BOUNDARY AND TOPOGRAPHIC
 SURVEY
 -FOR-
 HTM DEVELOPERS LLC

FB/PC	FIELD DATE	JOB NO.	2 OF 2
24-745-46	08/15/2024	240984BND&TOPO	
DRAWING DATE	BY	APPROVED	SCALE
09/09/2024	M.A.	CJH	1" = 100'

SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER



- LEGEND**
- T.B.M. TEMPORARY BENCHMARK
 - F.F. FINISH FLOOR
 - ELEV. ELEVATION
 - C.M. CONCRETE MONUMENT
 - I.R. IRON ROD
 - N&D NAIL & DISC
 - R/W RIGHT OF WAY
 - E/P EDGE OF PAVEMENT
 - C/L CENTERLINE
 - SEC. SECTION
 - TWP. TOWNSHIP
 - RGE. RANGE
 - (P) PLAT MEASUREMENT
 - (D) DESCRIPTION MEASUREMENT
 - (F) FIELD MEASUREMENT
 - R RADIUS
 - D or Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - LC LENGTH OF CHORD
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - CONC. CONCRETE
 - UTILITY POLE AND GUY ANCHOR
 - OVERHEAD WIRES
 - FENCE
 - CONCRETE
 - ASPHALT
 - TELEPHONE PEDESTAL
 - ELECTRIC METER
 - TREE (SEE TREE SCHEDULE)
 - GROUND CONTOUR
 - FIRE HYDRANT
 - WATER VALVE
 - TRAFFIC SIGN

STATE PLANE COORDINATES

CORNER A
 FOUND 8" OCT. C.M.
 (SEC. COR.)
 NORTHING Y = 1705527.16
 EASTING X = 586108.03

CORNER B
 FOUND 5/8" I.R. & CAP
 (P.R.M. ROGERS LB 4074)
 NORTHING Y = 1707053.32
 EASTING X = 586103.20

GRID BEARING & DISTANCE: N00°11'16"E, 1473.85'

- NOTES:**
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 SHOWN HEREON IS BASED ON THE MARION COUNTY VERTICAL CONTROL STATION "TBM-081721 RM1", ELEVATION: 71.236 NAVD-88.
 3. FIELD SURVEY DATE: 11-12-2023; UPDATED TOPOGRAPHIC SURVEY DATE: 12-6-2023.
 4. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 7222-6332905, COMMITMENT DATE: JULY 25, 2023.
 5. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 120160, PANEL 0712/0715, SUFFIX D, WITH AN EFFECTIVE DATE OF 8/28/2008.

RODNEY K. ROGERS DATE
 PROFESSIONAL SURVEYOR & MAPPER
 REGISTRATION NO. 5274
 STATE OF FLORIDA

PROJECT	
DATE	

Robert L. Rogers, PE
 rrogers@rogerseng.com
 Rodney K. Rogers, PSM
 R. Reg. No. 5274
 rrogers@rogerseng.com

ROGERS ENGINEERING, LLC
 Civil Engineering & Land Surveying
 1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph: (352) 622-9214 • Lic. Bus. #H074

A TOPOGRAPHIC SURVEY FOR
 MCGINLEY HOMES, LLC.
 TLOA LEADING, LLC

JOB No.	21-MASTER
DATE	11-7-2023
SCALE	1" = 100'
SHEET	1 OF 1