

January 28, 2025

PROJECT NAME: MCGINLEY LANDING (PHASE 2)

PROJECT NUMBER: 2024040044

APPLICATION: PRELIMINARY PLAT #31417

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.8 - Topographical Contours  
STATUS OF REVIEW: INFO  
REMARKS: Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Existing Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: Review of the survey as it relates to existing drainage easements and ROW will be performed with the improvement/site plan review.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: The need for drainage easements will be reviewed with the improvement/site plan and/or final plat submittal.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Please provide the areas in square feet.
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing  
STATUS OF REVIEW: INFO  
REMARKS: Phasing implications to be reviewed with the improvement/site plan.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.22 - Stormwater Tract/Right-of-Way  
STATUS OF REVIEW: INFO  
REMARKS: The need for drainage tracts/ROW will be reviewed with the improvement/site plan and/or final plat submittal.

- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map  
STATUS OF REVIEW: INFO  
REMARKS: Pre- and post-development drainage maps will be required and reviewed with the improvement/site plan.
- 9 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13 - Stormwater Management  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.
- 10 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas  
STATUS OF REVIEW: INFO  
REMARKS: Please provide a signed and sealed Karst Analysis with the improvement/site plan.
- 11 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: Lots are too small for well and septic systems, must be on central water/central sewer
- 12 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 4/19/24-add waivers if requested in future
- 13 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.17.2.G - Verification that a copy of the preliminary plat was provided to each municipality within one mile.  
STATUS OF REVIEW: INFO  
REMARKS:
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.17.2.H - Verification that a copy of the Preliminary Plat was provided to each utility servicing the project, etc. All utility easement requirements shall be resolved before approval of the Improvement Plans. (Letters/emails sent to utility providers)  
STATUS OF REVIEW: INFO  
REMARKS:
- 15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.18.2.G - Easement requirements of each utility shall be indicated by the utility on a copy of the Preliminary Plat or by letter. (Letters/emails of easement acceptance due with improvement plan.)  
STATUS OF REVIEW: INFO  
REMARKS:
- 16 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.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Provision for subdivision signs

STATUS OF REVIEW: INFO

REMARKS: Will there be signs?

18 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Preliminary Plat

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]."



**Marion County  
Board of County Commissioners**

AR 31417

Office of the County Engineer

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

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: 4/10/2024

**A. PROJECT INFORMATION:**

Project Name: McGinley Landing (Phase 2)  
Parcel Number(s): 41200-056-00 & 41200-056-02  
Section 9 Township 17S Range 21E Land Use HR Zoning Classification A-1, PUD  
Commercial  Residential  Industrial  Institutional  Mixed Use  Other \_\_\_\_\_  
Type of Plan: PRELIMINARY PLAT  
Property Acreage 41.89 Number of Lots 160 Miles of Roads 1.24  
Location of Property with Crossroads SW Hwy 484 and SW 49th Ave  
Additional information regarding this submittal: Construction of a residential subdivision

**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 Rodger  
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: 484 Road Runner Resources, 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: \_\_\_\_\_

CLEAR FORM

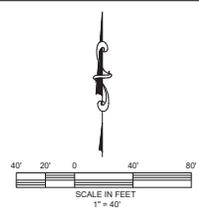
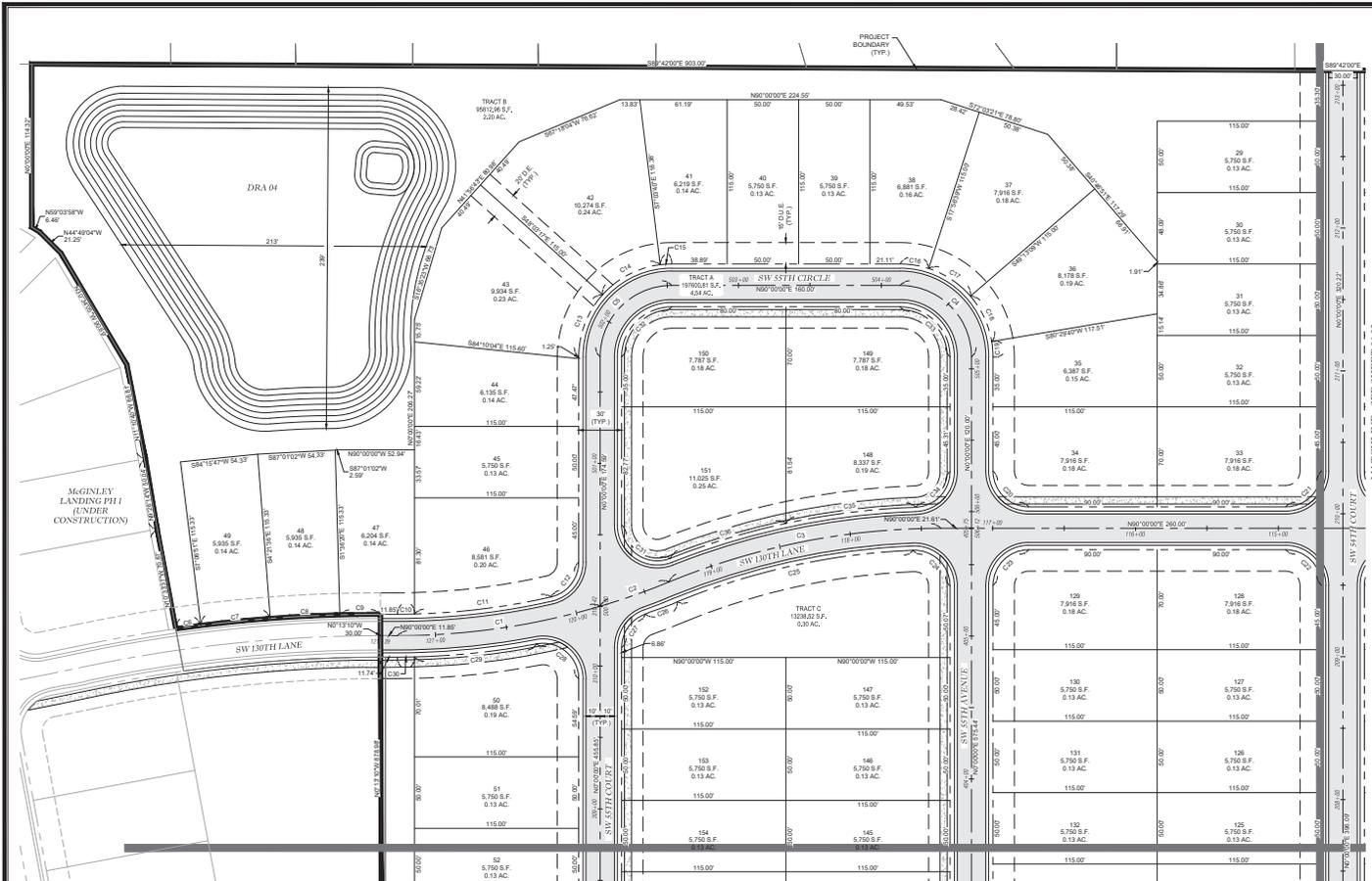
Revised 6/2021

Empowering Marion for Success

marionfl.org







**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°25'52"	500.00'	143.88'	143.48'	N41°45'00"E
C2	5°5'13"	500.00'	51.15'	51.11'	N07°34'48"E
C3	22°21'28"	500.00'	196.11'	193.87'	N78°48'48"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°48'10"	1015.00'	48.79'	48.79'	S84°18'47"W
C8	2°49'10"	1015.00'	48.79'	48.79'	S87°01'32"W
C9	1°36'20"	1015.00'	28.44'	28.44'	S89°11'30"W
C10	1°20'01"	1485.00'	12.00'	12.00'	S89°17'29"W
C11	11°27'38"	485.00'	96.44'	96.28'	N82°37'00"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°36'30"	65.00'	20.39'	20.27'	S81°31'41"E
C17	31°18'31"	65.00'	35.48'	35.04'	S68°22'38"E
C18	31°18'31"	65.00'	35.48'	35.04'	S25°28'38"E
C19	8°30'20"	65.00'	10.75'	10.77'	N48°40'19"W
C20	90°00'00"	25.00'	39.27'	35.38'	S43°30'00"E
C21	90°00'00"	25.00'	39.27'	35.38'	N43°30'00"E
C22	90°00'00"	25.00'	39.27'	35.38'	N43°30'00"W
C23	90°00'00"	25.00'	39.27'	35.38'	S43°30'00"W
C24	92°17'30"	25.00'	40.27'	36.09'	N48°38'45"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'	S68°58'23"W
C27	70°18'14"	25.00'	30.68'	28.79'	S33°09'07"W
C28	160°53'18"	25.00'	44.02'	58.50'	N02°29'38"W
C29	9°33'10"	515.00'	85.86'	85.77'	S83°32'02"W
C30	1°20'02"	1200.00'	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°11'28"E
C35	10°11'33"	515.00'	91.60'	91.54'	N82°58'38"E
C36	9°24'48"	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

DATE: \_\_\_\_\_  
 PRELIMINARY PLAT  
 MCGINLEY RESIDENTIAL PHASE 2  
 MARION COUNTY, FLORIDA

DATE: 10/15/2024  
 DRAWN BY: AS  
 CHKD BY: JMM  
 JOB NO.: 21-8291

SHT. 03.01

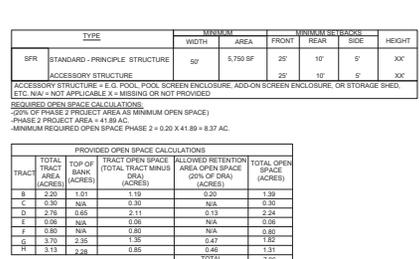
- NOTES:**
- ALL RIGHT-OF-WAY RADIAT INTERSECTIONS TO BE 30'
  - PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' UTILITY EASEMENT
  - TRACTS A, B, C, D, E, F, G, H, I, J ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITY MAINTENANCE, WALKWAYS, FENCES, NORRIS, SIGNAGE AND BUCK OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
  - STREET RIGHT-OF-WAY IS 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 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**

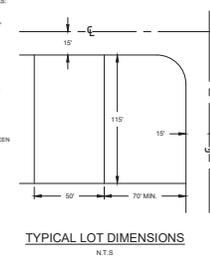
TYPE	MINIMUM SETBACKS	HEIGHT					
SFR	STANDARD - PRINCIPLE STRUCTURE	50'	5,750 SF	20'	10'	5'	XX'
	ACCESSORY STRUCTURE						XX'
	ACCESSORY STRUCTURE - E.G. POOL, POOL SCREEN ENCLOSURE, OR STORAGE SHED, ETC. N/A - NOT APPLICABLE X = MISSING OR NOT PROVIDED						

**REQUIRED OPEN SPACE CALCULATIONS**  
 (20% OF PHASE 2 PROJECT AREA AS MINIMUM OPEN SPACE)  
 PHASE 2 PROJECT AREA = 4.8 ACRES  
 MINIMUM REQUIRED OPEN SPACE PHASE 2 = 0.20 X 4.8 ACRES = 0.96 AC.

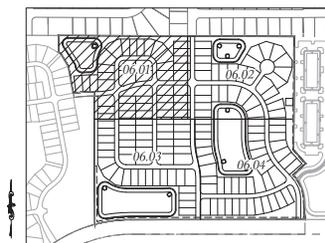
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (ACRES)	ALLOWED RETENTION AREA (ACRES)	TOTAL OPEN SPACE (ACRES)
B	2.20	1.01	1.19	0.20	1.39
C	0.30	N/A	0.30	N/A	0.30
D	2.78	0.65	2.11	0.33	2.44
E	0.06	N/A	0.06	N/A	0.06
F	0.95	N/A	0.95	N/A	0.95
G	3.70	2.35	1.35	0.47	1.82
H	3.13	2.28	0.85	0.46	1.31
				TOTAL	7.96



**TYPICAL LOT DETAILS**  
 N.T.S.  
 D.U.E. = DRAINAGE, UTILITY & ACCESS EASEMENT  
 D.E. = DRAINAGE EASEMENT  
 U.E. = UTILITY EASEMENT  
 C.L. = CENTERLINE OF RIGHT OF WAY



**TYPICAL LOT DIMENSIONS**  
 N.T.S.



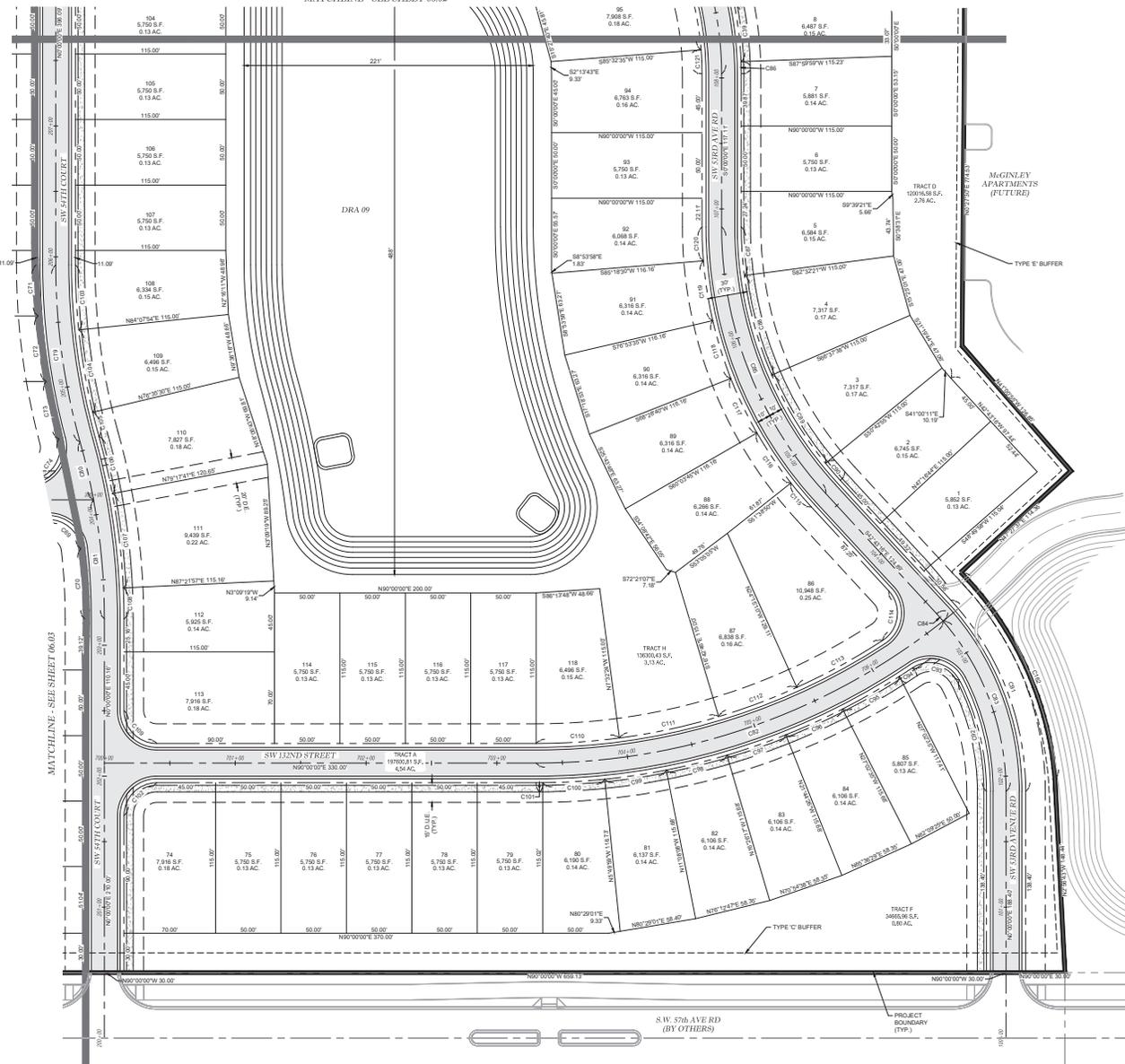
**KEY MAP**  
 1" = 400' SCALE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER





MATCHLINE - SEE SHEET 06.02

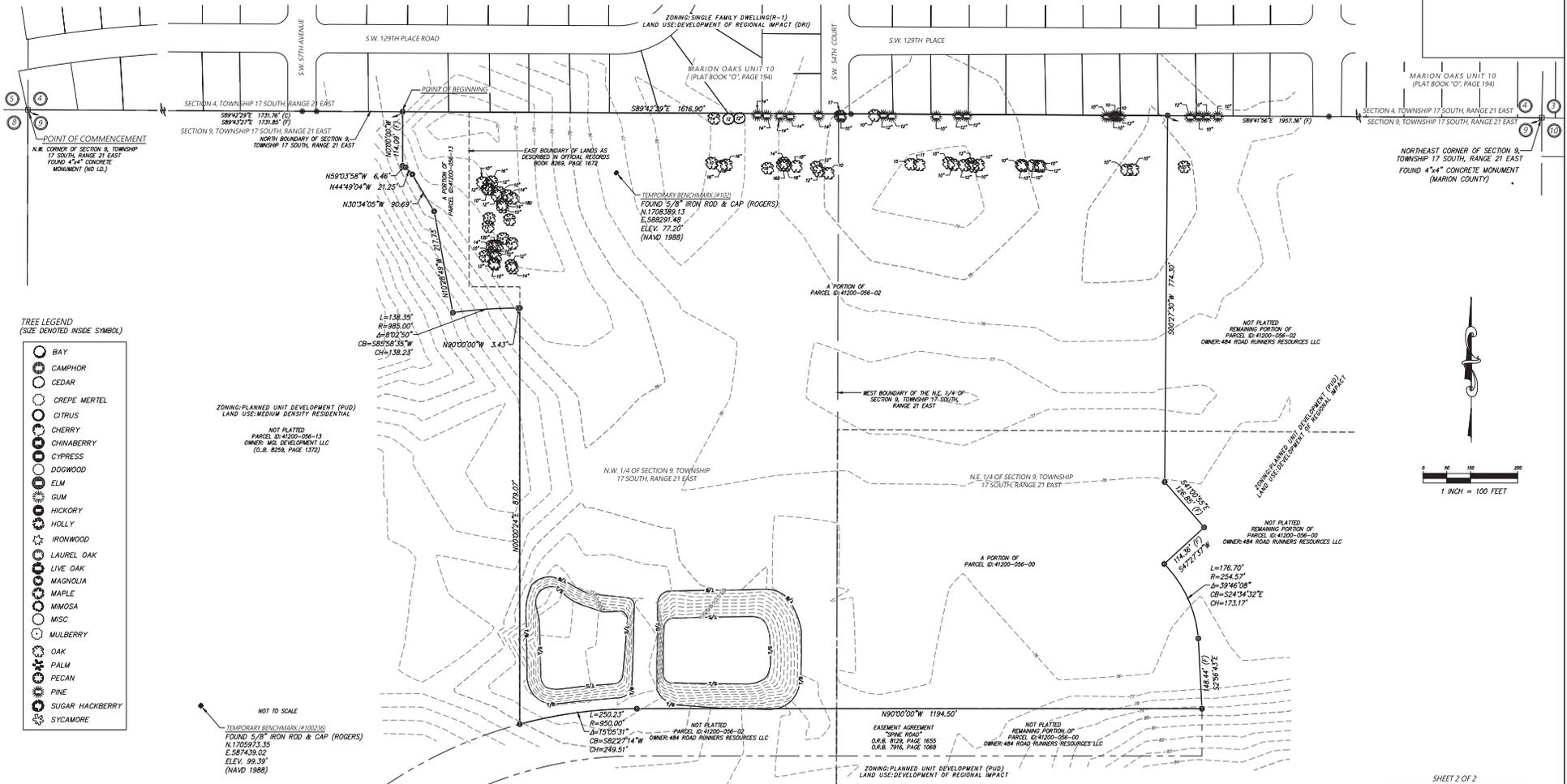




# BOUNDARY AND TOPOGRAPHY SURVEY

## 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\Drawings\17\Boundary & Topo\140584\_Boundary & Topography.dwg SHEET 2 OF 2 Date: 08/15/2024 4:38pm By: Administrator

REVISIONS				
FB/PC	DATE	DRAWN	REVISION	OK'D

**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT, SURVEYING & MAPPING  
 PLANNING, ENVIRONMENTAL, & GIS  
 4050 FORTWORTH AVENUE, SUITE 100  
 FT. WORTH, TEXAS 76104  
 PHONE: (817) 412-1402 FAX: (817) 275-2338 www.JCHgroup.com  
 4100 TEXAS AVENUE, SUITE 1000 - FT. WORTH, TEXAS 76102

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
24-7/45-46	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