

September 11, 2025

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.8 - Topographical Contours  
STATUS OF REVIEW: INFO  
REMARKS: Criteria to be reviewed with improvement plan(s).
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: Final drainage easements and right-of-way need will be reviewed and assessed at the improvement plan and final platting phases. Minimum easements widths to be per the LDC.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Existing Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: Criteria to be reviewed with improvement plan(s).
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: Criteria to be reviewed with improvement plan(s).
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing  
STATUS OF REVIEW: INFO  
REMARKS: Criteria to be reviewed with improvement plan(s).
- 6 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map  
STATUS OF REVIEW: INFO  
REMARKS: Stormwater master plan sheet indicates that there is runoff coming onto this site from offsite. This will need to be accommodated in the stormwater improvements made onsite.
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13 - Stormwater Management  
STATUS OF REVIEW: INFO  
REMARKS: Criteria to be reviewed with improvement plan(s).
- 8 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas  
STATUS OF REVIEW: INFO  
REMARKS: Criteria to be reviewed with improvement plan(s).
- 9 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.

- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 12/20/21 - Add waivers if requested in the future
- 11 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.
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(1) - Parcel number  
STATUS OF REVIEW: INFO  
REMARKS: Please note that the parcels indicated in cover sheet have since been changed, per MCPA, since the initial submittal of this Master Plan.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements.  
STATUS OF REVIEW: INFO  
REMARKS: Typicals in sheet 03 follow standards for single-family attached. Staff notes that no light industrial uses are proposed in this Master Plan.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering  
STATUS OF REVIEW: INFO  
REMARKS: 1/21/25 - Define a "modified" 475 overlay buffer. A modified buffer was not approved with PUD. Additionally, no renderings showing what plants/trees buffers include was provided as a means to verify.  
Buffer Widths need to comply with the PUD approval letter.  
6/16/25 - New landscape sheet details added for Buffer 11.01 and Buffer 11.02 describing the modified 20' Wide 475A buffer.  
191107Z approval letter conditions states that specific buffer areas need to comply with current CR 475A Overlay Buffer requirements in the applicable code section.  
The proposed modified 475A buffers A-A, B-B, and C-C comply with code requirement for buffer width, berm specs, number/type/spacing of trees, and layered visual effect for shrubs/groundcover.  
Code states that an eight-foot sidewalk is required for the 475A buffer. Applicant proposes to use the existing twelve-foot sidewalk for Section C-C which exceeds code requirements. Applicant proposes to use the existing five-foot sidewalk without expanding it for Sections A-A and B-B. Five (5) feet deviates from code's required eight (8) feet width, so the Applicant will need explain the deviation to BCC and get BCC to approve this deviation as required by 191107Z approval letter condition #3.  
8/27/25 - In sheet 11, Staff notes that boundary line between shared boundary between PID 41200-056-03 (commercial) and McGinley Landing Phase 1 subdivision (residential) are partially aligned by public access ROW with final alignment connection to be determined at final design. Pursuant to Table 7A of PUD

conditions, internal buffers shall comply with LDC at time of development; however, modifications shall be considered through waiver process.

15 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.9 - Show adjacent streets serving development

STATUS OF REVIEW: INFO

REMARKS: For future reference, please indicate SW 133rd Street Road on all sheets given proposed connection.

16 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi-occupancy complex like shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO

REMARKS: Master signage plan provided in sheet 12. Future development review processes, including subdivisions/Major Site Plans, shall be based on provided signage plan and LDC sign provisions.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: 6/18/ 25 - [1] Staff reviewed Phasing plan-13 v4 (uploaded 1/7/25) and Phasing Plan-13 v5 (uploaded 6/9/25). Phase 1a and Phase 1b were combined into a cohesive Phase 1, and Phase 5 was removed from Phasing Plan-13 v5. The number of phases was not adjusted. Please explain why these changes were made. Also, please explain changes made to future submittals, if any.

[2] Staff reviewed history of waivers. Four (4) waivers were submitted and approved by DRC in 2022/2023 under AR 28208 for pre-plat of McGinley Landing. These waivers only apply to the land area associated with AR 28208. The applicant will need to schedule a DRC meeting to apply the waivers to the master plan. Once associated with the master plan, the waivers would then apply to all future sub-projects such as the pre-plat for phase 1 commercial currently under review (AR #32120).

8/27/25 - Please note that Item 2 still applies. Only one waiver has been specifically applied to this Master Plan submittal.

18 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: N/A

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Special Planning Items:

STATUS OF REVIEW: INFO

REMARKS: CONDITIONAL APPROVAL: Subject to the following:'

1) County Engineer approval and acceptance of alternative vehicular connection method (e.g., cross access easement in lieu of a direct roadway) from SW 57th Avenue Road west to SW 133rd Street though the southwest corner of the overall PUD site,

2) The central north-south roadway connecting from SW 57th Avenue Road to SW 54th Court through the McGinley Residential Subdivision Phase II shall remain a publicly accessible through street that shall not be gated,

3) All final PUD signage shall comply with the Master Sign Plan and the LDC, whichever may be more restrictive per PUD Condition #5.

20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: INFO

REMARKS: Zoning Dept to confirm buffer requirements

Feel free to contact us at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) with questions.

Sincerely,

*Your Development Review Team*

**Office of the County Engineer**





**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

27373

**DEVELOPMENT REVIEW PLAN APPLICATION**

Date: \_\_\_\_\_

**A. PROJECT INFORMATION:**

Project Name: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Land Use \_\_\_\_\_ Zoning Classification \_\_\_\_\_

Commercial Residential Industrial Institutional Mixed Use Other \_\_\_\_\_

Type of Plan: \_\_\_\_\_

Property Acreage \_\_\_\_\_ 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: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_

Email(s) for contact via ePlans: \_\_\_\_\_

**Surveyor:**

Firm Name: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_

Email(s) for contact via ePlans: \_\_\_\_\_

**Property Owner:**

Owner: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_

Email address: \_\_\_\_\_

**Developer:**

Developer: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_

Email address: \_\_\_\_\_

Revised 6/2021

CODE 2212IGHT OF WAY WIDTH: WAIVER APPROVED TO ALLOW 80' OF PAVEMENT WITHIN 197' UTILITY EASEMENT ON EITHER SIDE.

DESIGN SPEED: WAIVER APPROVED TO REDUCE DESIGN SPEED AND RELATED INFRASTRUCTURE. WAIVER APPROVED TO REDUCE DESIGN SPEED TO A MINIMUM OF 30 MPH PROPOSED CURVES WARRANTING THIS DESIGN SPEED WILL HAVE PROPER SIGNAGE PER MUTCD

LANDSCAPE: WAIVER APPROVED TO DEVIATE FROM LANDSCAPE PLAN REQUIREMENTS. WAIVER APPROVED TO DEFER THE BUFFER ON THE FUTURE AMENITY SITE ALONG THE 35TH AVENUE ROAD FRONTAGE (4' - 200 FEET ON THE NORTH SIDE OF THE ROAD). DESIGN SHALL BE PROVIDED ALONG WITH THE AMENITY IMPROVEMENT PLAN.

LAND 211 - ORDER OF PLAN APPROVAL

WAIVER APPROVED PRE-PLAN AND IMPROVEMENT PLAN APPROVAL PRIOR TO MASTERPLAN APPROVAL FOR EARLY WORK.

THE EXISTING TURN LANES ADJACENT TO THE DEVELOPMENT MEET THE PROPOSED TURN BASED ON THE EXISTING TRAFFIC VOLUMES AND THE DESIGNER HAS CHOSEN TO MEMORIALIZE THE OPTIMUM TURN LANE IMPROVEMENTS PER THE APPROVED TRAFFIC STUDY.

07-11-2022  
06-20-2022  
03-10-2022  
03-27-2022

SECTIONS 9, 16 TOWNSHIP 17 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

PARCEL # 41200-056-03, 41200-056-02, 41200-056-00, 41200-056-08

FUTURE LAND USE: EMPLOYMENT CENTER  
ZONING: P.U.D (PLANNED UNIT DEVELOPMENT)

41200-056-03  
SEC 09 TWP 17 RGE 21  
W 1/2 OF NW 1/4 N OF SR 484  
EXCEPT N 10 FT OF S 60 FT OF N 1/2 OF SEC 9 EXCEPT E 350 FT THEREOF.

41200-056-02  
SEC 09 TWP 17 RGE 21  
N 1/4 OF NE 1/4 E & 1/2 OF NW 1/4 E S 50 FT FOR RD  
EXCEPT N 10 FT OF S 60 FT OF N 1/2 OF SEC 9 EXCEPT E 350 FT THEREOF.  
EXCEPT SW 4TH AVE N OF N 484 SEC AS FOLLOWS:  
COM AT E 1/4 OF SEC 9 TH N 89-44-18 N 42-00-42 FT TH N 00-15-42 TO POB TH N 89-44-18 N  
550.50  
TH N 45-45-42 E 66.67 FT TH N 10-45-42 E 30.03 FT TH N 14-50-09 E 51.66 FT TH N 00-15-42 E 206.04 FT  
BEG OF CURVE SENSELY HAVING RAD OF 1492 FT A CENTRAL ANGLE OF 46-54-27 CHORD  
BEARING & DIS OF N 2-42-56 E 187.66 FT TH NELY ALG ARC OF CURVE A DIS OF 1221.49 FT TH  
N 47-00-09 E 392.92 FT TO BEG OF CURVE CONCAVE NWLY HAVING RAD OF 895 FT & CENTRAL  
ANGLE OF 16-20-04 CHORD BEARING & DIS OF N 44-00-09 E 358.18 FT  
TH N 00-11-34 W 20.05 FT TO BEG OF NON TANGENT CURVE CONCAVE NWLY HAVING RAD OF  
1015 FT & CENTRAL ANGLE OF 06-19-28 & CHORD BEARING & DIS OF S 44-00-25 W 119.87 FT TH ALG  
ARC OF 112.04 TH N 47-00-09 E 392.92 FT P' BEING BEG OF CURVE SENSELY HAVING RAD OF  
1315 FT & CENTRAL ANGLE OF 04-56-27 & CHORD BEARING & DIS OF S 21-42-56 W 1079.57 FT TH  
SWLY ALG ARC OF CURVE 110.31 FT TH N 00-15-42 E 555.59 FT TH S 40-03-15 E 43.27 FT TH N 89-44-18 E  
30.50 FT TH N 75-09-50 E 51.66 FT TO POB.

[illegible]

41200-056-08

SEC 09 TWP 17 RGE 21  
NE 1/4 OF SEC 9 T LYING S & E SW 49TH CT RD ROW  
EXC THE S 640 FT OF E 350 FT  
EXC CNTY RD 484

BEING MORE PART DESC AS:  
COM AT SE COR NE 1/4 OF SEC 9 TH N 00-11-30 E 640 FT TO POB TH N 00-11-30 E 1364.86 FT  
TO INTERSECTION WITH SW 49TH CT RD SAID PT BEING ON A CURVE CONCAVE NWLY HAVING A  
RAD OF 1015 FT A CENTRAL ANGLE OF 60-26-16 TH PROCEED SWLY ALONG THE ARC OF SAID  
CURVE AND SAID RLY ROW 112.27 FT (CHORD BEARING & DIST OF S 44-00-11 W 12.22 FT) TO A PT  
OF TANGENCY TH N 40-03-49 W 397.92 FT TO A PT OF CURVATURE OF A CURVE CONCAVE  
SELY HAVING A RAD 1356.1 FT & CENTRAL ANGLE OF 46-54-28 TH SWLY ALONG THE ARC OF SAID  
CURVE & SAID RLY ROW LINE 110.32 FT (CHORD BEARING & DIST OF S 23-42-56 W 1079.57 FT)  
TO THE PT OF TANGENCY TH N 00-15-42 W 555.59 FT TH S 40-03-15 E 43.27 FT TH S 89-44-18 E 301.50  
FT TH S 75-09-10 E 51.66 FT TH S 89-44-18 E 70.73 FT TO THE INTERSECTION WITH LINE OF E 350  
FT OF SEC 9 TWP 17 N 00-11-30 E 580 FT TO A PT ON N LINE OF THE S 640 FT OF SAID NE 1/4 TH  
S 89-41-31 E 314 FT TO POB

**OWNER/DEVELOPER:**  
**ROAD RUNNER RESOURCES LLC**  
**RICHARD W. MCGINLEY**  
**5700 SW HWY 484**  
**OCALA, FL 34473**  
**PHONE: (352)-875-6519**

**CIVIL ENGINEER:**  
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.  
JEFFREY McPHERSON, P.E.  
1720 SE 16th AVE. BLDG. 100  
OCALA, FLORIDA 34471  
PHONE: (352) 307-1947 FAX (352) 307-2420

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

01	COVER SHEET
02-03	DEVELOPMENT STANDARDS
04	AERIAL PHOTOGRAPH
05-5B	EXISTING CONDITIONS PLAN
06	LAND USE AND ZONING PLAN
07	MASTER PLAN
08	CIRCULATION PLAN
09	MASTER DRAINAGE PLAN
10	MASTER UTILITY PLAN
11	BUFFER PLAN & TREE PRESERVATION PLAN
12	SIGNAGE PLAN
13	PHASING PLAN
14	TYPICAL CROSS SECTIONS
15	ARCHITECTURAL STYLES

S1-S4 TOPOGRAPHIC AND TREE SURVEY  
(ROGERS ENGINEERING, LLC)

1. THIS PROJECT IS LOCATED IN THE SECONDARY SPACING PROTECTION ZONE.
2. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT STAGES. THIS PLAN HAS, BUT IS NOT LIMITED TO, THE FOLLOWING: FINAL PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN, OR BUILDING PERMIT REVIEW.

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

RICHARD W. MCGINLEY  
COYOTE CROSSING HOLDINGS LLC

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

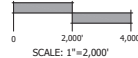
JEFFREY McPHERSON, P.E.  
Registered Engineer No. 69905  
STATE OF FLORIDA

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. THIS DOCUMENT IS BEING ELECTRONICALLY SIGNED AND SEALED AND A MANIFEST PROVIDED

RODNEY K. ROGERS, P.S.M.  
ROGERS ENGINEERING, LLC.  
Registered Land Surveyor No. 6553  
STATE OF FLORIDA



SCALE: 1" = 2,000'



1. The project shall be developed consistent with the conditions outlined herein and with the project PUD Concept Plan (Dated 9/11/2019) reflected in Table #6A, including development uses, types, standards, & amounts; buffer requirements; and architectural graphic images as listed within this approval.

- ## SECTION 2: GENERAL STANDARDS

1. **PUD APPROVAL** WILL BE OBTAINED FOR EACH PHASE AND TRAIL, AND EACH WILL REQUIRE PLATTING PORTIONS OF PHASES CAN BE PLATTED IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 2 OF THE LAND DEVELOPMENT CODE.
2. **OPEN SPACE REQUIREMENT** SHALL ADHERE TO: 6.6.3 - OPEN SPACE OF THE MASONRY COUNTRY CLUB.
3. **THE MINIMUM CONSTRUCTION REQUIREMENTS FOR STREETS, SIDEWALKS, SEWER FACILITIES, UTILITIES AND DRAINAGE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 2 OF THE LAND DEVELOPMENT CODE.**
4. **MASON FINELY LANDSCAPE AREAS (PARK) LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS PER 6.6.5.8 RESIDENTIAL DEVELOPMENTS. THIS DEVELOPMENT IS WITHIN THE SECONDARY SPRINGS PROTECTED ZONE, 15% OF THE AREA SHALL BE MAINTAINED AS OPEN SPACE.**
5. **STORMWATER TREATMENT WILL BE PROVIDED PER THE LAND DEVELOPMENT CODE REQUIREMENTS. TREATMENT MAY INCLUDE THE USE OF VEGETATED NATURAL BUFFERS BUT MAY INCLUDE SHELDS IN LIEU OF VEGETATED NATURAL BUFFERS.**
6. **ROAD NAMES FOR THE PROJECT WILL BE PROVIDED BY OWNER AND SUBMITTED THROUGH 911 ADDRESSING. ROAD NAMES SHALL SUBMIT CHANGES BASED ON LAYOUT CHANGES. ALL ROAD NAME CHANGES WILL BE COORDINATED THROUGH OSC.**
7. **THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER MAY NOTIFY THE CITY OF PROPOSED PHASING AT THE TIME OF SITE PLAN SUBMITTALS. EACH PHASE MAY INCLUDE TEMPORARY SUBMITTALS (INCLUDING BUT NOT LIMITED TO) SHELDS, CONSTRUCTION AND DEVELOPMENT OFFICES WHICH SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 2 OF THE LAND DEVELOPMENT CODE. EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A COLLECTION OF PLATTING AND SITE PLAN APPROVAL.**
8. **THE LAYOUT OF THE COMMENCE NORTH MASTER PLAN IS ANTICIPATED ON THIS MASTER PLAN IS SHOWN FOR INFORMATION PURPOSES ONLY AND SUBJECT TO CHANGE.**
9. **INTERNAL BUFFERS SHALL ADHERE TO THE MASON COUNTRY CLUB STANDARDS, HOWEVER WAIVERS THROUGH OSC MAY BE CONSIDERED. EXTERNAL BUFFERS SHALL ADHERE TO THE CITY OF SPRINGFIELD SUBMITTAL TABLE 3.3 OF APPLICABLE PUD.**
10. **ALL OPEN SPACE / COMMON AREAS SHALL BE OPERATED AND MAINTAINED BY DEVELOPER, OR BY A PROPERTY OWNERS ASSOCIATION.**

- 1. AASHTO - AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
- 2. AEC - AMERICAN ENGINEERING COUNCIL
- 3. AECM - AMERICAN SOCIETY FOR TEST METHODS MATERIALS
- 4. AEP - AMERICAN ENVIRONMENTAL PROTECTION
- 5. C - CENTRELINE OF RIGHT OF WAY
- 6. CMA - COMMUNITY RECREATION ELEMENT AREA
- 7. D.I.E. - DRAINAGE & ILLY RAINMENT
- 8. D.C. - DRAINAGE EASEMENT
- 9. D.E. - DRAINAGE EASEMENT
- 10. F.A. - FEDERAL AGRICULTURE ADMINISTRATION
- 11. F.B. - FEDERAL BUREAU OF INVESTIGATION
- 12. F.B.C. - FLORIDA BALANCE CODE
- 13. F.C. - FEDERAL COMMUNICATIONS COMMISSION
- 14. F.D.P. - FEDERAL DEPARTMENT OF ENVIRONMENTAL PROTECTION
- 15. F.F. - FEDERAL LAND MANAGEMENT
- 16. F.F.A. - FEDERAL EGRESS MANAGEMENT AGENCY
- 17. F.F.C. - FEDERAL FINANCIAL COMMISSION
- 18. F.F.M. - FLOOD INSURANCE RATE MAP
- 19. F.F. - F.F. FOR FLOOD
- 20. F.W.C. - FEDERAL WILDLIFE AND WILDLIFE PROTECTION COMMISSION
- 21. G.C. - GROUND COVER
- 22. G.F. - GROUND FLOOR AREA
- 23. G.F.M. - GROUND FLOOR AREA
- 24. H.D. - HOLDING AND URBAN DEVELOPMENT
- 25. H.C. - HOLDING AND URBAN DEVELOPMENT
- 26. H.F. - HOLDING AND URBAN DEVELOPMENT
- 27. H.F. - HOLDING AND URBAN DEVELOPMENT
- 28. H.F. - HOLDING AND URBAN DEVELOPMENT
- 29. H.F. - HOLDING AND URBAN DEVELOPMENT
- 30. H.F. - HOLDING AND URBAN DEVELOPMENT
- 31. H.F. - HOLDING AND URBAN DEVELOPMENT
- 32. H.F. - HOLDING AND URBAN DEVELOPMENT
- 33. H.F. - HOLDING AND URBAN DEVELOPMENT
- 34. H.F. - HOLDING AND URBAN DEVELOPMENT
- 35. H.F. - HOLDING AND URBAN DEVELOPMENT
- 36. H.F. - HOLDING AND URBAN DEVELOPMENT
- 37. H.F. - HOLDING AND URBAN DEVELOPMENT
- 38. H.F. - HOLDING AND URBAN DEVELOPMENT
- 39. H.F. - HOLDING AND URBAN DEVELOPMENT
- 40. H.F. - HOLDING AND URBAN DEVELOPMENT
- 41. H.F. - HOLDING AND URBAN DEVELOPMENT
- 42. H.F. - HOLDING AND URBAN DEVELOPMENT
- 43. H.F. - HOLDING AND URBAN DEVELOPMENT
- 44. H.F. - HOLDING AND URBAN DEVELOPMENT
- 45. H.F. - HOLDING AND URBAN DEVELOPMENT
- 46. H.F. - HOLDING AND URBAN DEVELOPMENT
- 47. H.F. - HOLDING AND URBAN DEVELOPMENT
- 48. H.F. - HOLDING AND URBAN DEVELOPMENT
- 49. H.F. - HOLDING AND URBAN DEVELOPMENT
- 50. H.F. - HOLDING AND URBAN DEVELOPMENT
- 51. H.F. - HOLDING AND URBAN DEVELOPMENT
- 52. H.F. - HOLDING AND URBAN DEVELOPMENT
- 53. H.F. - HOLDING AND URBAN DEVELOPMENT
- 54. H.F. - HOLDING AND URBAN DEVELOPMENT
- 55. H.F. - HOLDING AND URBAN DEVELOPMENT
- 56. H.F. - HOLDING AND URBAN DEVELOPMENT
- 57. H.F. - HOLDING AND URBAN DEVELOPMENT
- 58. H.F. - HOLDING AND URBAN DEVELOPMENT
- 59. H.F. - HOLDING AND URBAN DEVELOPMENT
- 60. H.F. - HOLDING AND URBAN DEVELOPMENT
- 61. H.F. - HOLDING AND URBAN DEVELOPMENT
- 62. H.F. - HOLDING AND URBAN DEVELOPMENT
- 63. H.F. - HOLDING AND URBAN DEVELOPMENT
- 64. H.F. - HOLDING AND URBAN DEVELOPMENT
- 65. H.F. - HOLDING AND URBAN DEVELOPMENT
- 66. H.F. - HOLDING AND URBAN DEVELOPMENT
- 67. H.F. - HOLDING AND URBAN DEVELOPMENT
- 68. H.F. - HOLDING AND URBAN DEVELOPMENT
- 69. H.F. - HOLDING AND URBAN DEVELOPMENT
- 70. H.F. - HOLDING AND URBAN DEVELOPMENT
- 71. H.F. - HOLDING AND URBAN DEVELOPMENT
- 72. H.F. - HOLDING AND URBAN DEVELOPMENT
- 73. H.F. - HOLDING AND URBAN DEVELOPMENT
- 74. H.F. - HOLDING AND URBAN DEVELOPMENT
- 75. H.F. - HOLDING AND URBAN DEVELOPMENT
- 76. H.F. - HOLDING AND URBAN DEVELOPMENT
- 77. H.F. - HOLDING AND URBAN DEVELOPMENT
- 78. H.F. - HOLDING AND URBAN DEVELOPMENT
- 79. H.F. - HOLDING AND URBAN DEVELOPMENT
- 80. H.F. - HOLDING AND URBAN DEVELOPMENT
- 81. H.F. - HOLDING AND URBAN DEVELOPMENT
- 82. H.F. - HOLDING AND URBAN DEVELOPMENT
- 83. H.F. - HOLDING AND URBAN DEVELOPMENT
- 84. H.F. - HOLDING AND URBAN DEVELOPMENT
- 85. H.F. - HOLDING AND URBAN DEVELOPMENT
- 86. H.F. - HOLDING AND URBAN DEVELOPMENT
- 87. H.F. - HOLDING AND URBAN DEVELOPMENT
- 88. H.F. - HOLDING AND URBAN DEVELOPMENT
- 89. H.F. - HOLDING AND URBAN DEVELOPMENT
- 90. H.F. - HOLDING AND URBAN DEVELOPMENT
- 91. H.F. - HOLDING AND URBAN DEVELOPMENT
- 92. H.F. - HOLDING AND URBAN DEVELOPMENT
- 93. H.F. - HOLDING AND URBAN DEVELOPMENT
- 94. H.F. - HOLDING AND URBAN DEVELOPMENT
- 95. H.F. - HOLDING AND URBAN DEVELOPMENT
- 96. H.F. - HOLDING AND URBAN DEVELOPMENT
- 97. H.F. - HOLDING AND URBAN DEVELOPMENT
- 98. H.F. - HOLDING AND URBAN DEVELOPMENT
- 99. H.F. - HOLDING AND URBAN DEVELOPMENT
- 100. H.F. - HOLDING AND URBAN DEVELOPMENT

[illegible]

- [illegible]

- [illegible]



**Tillman & 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



STRUCTURE TYPE	Minimum Lot			Minimum Setbacks <sup>1,2</sup>			Max Height <sup>3</sup>
	Width	Depth	Area	Front	Rear	Side/Corner <sup>4</sup>	
<b>Single-Family Residential Detached</b>							
Principle	40'	80'	1,400 SF	20'	10'	5' / 10'	30'
Accessory	N/A	N/A	N/A	20'	10'	5' / 10'	30'
Mechanical	N/A	N/A	N/A	24'	8'	5' / 10'	10'
<b>Single-Family Residential Attached (Duplex)<sup>5</sup></b>							
Principle	31'	38'	1,100 SF	20'	10'	5' / 10'	30'
Accessory	N/A	N/A	N/A	25'	8'	10' / 7.5' - 8' / 10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	10' / 7.5' - 8' / 10'	10'
<b>Multiple-Family Residential (Apartment, Condominium, Townhome)<sup>6,7</sup></b>							
Multiple-Principal Structure	40'	80'	2,400 SF	20'	20'	10' / 15'	60'
Principle Structure - Accessory Unit	27'	34'	1,000 SF	20'	20'	10'	40'
Principle Structure - Single Unit	27'	34'	1,000 SF	20'	20'	10' / 7.5' - 8' / 10'	40'
Principle Structure - Single Unit	27'	34'	1,000 SF	20'	20'	10' / 7.5' - 8' / 10'	40'
Principle Structure - Single Unit	27'	34'	1,000 SF	20'	20'	10' / 7.5' - 8' / 10'	40'
Accessory	N/A	N/A	N/A	25'	8'	10' / 7.5' - 8' / 10'	20'
Mechanical	N/A	N/A	N/A	25'	8'	10' / 7.5' - 8' / 10'	10'

**RESIDENTIAL STRUCTURE TYPE DESCRIPTIONS**  
 Principle = Primary building located on the lot. A residential building, child house, commercial recreation amenity (e.g. pool, playground) or other structure that is the primary structure on the lot.  
 Accessory = Outbuilding (individual unit detached accessory use: e.g. storage shed, individual unit swimming pool, outdoor screen enclosure, etc.)  
 Mechanical = Mechanical structure (e.g. pool house, storage shed, etc.)  
 Multiple-Principal = Multiple units on the lot.

**Commercial**  
 Conforms with L-4 (Retail Business) zoning uses and development standards.

\* COMMERCIAL DEVELOPMENT STANDARDS

COMMERCE NORTH MASTER PLANS  
MCCINLEY PROPERTY  
MARION COUNTY, FLORIDA

DATE 4/3/2025  
DRAWN BY GH, NR  
CHKD. BY JMM  
JOB NO. 22-8198





**Tillman & 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

DATE	REVISIONS

COMMERCE NORTH MASTER PLANS  
MCGINLEY PROPERTY  
MARION COUNTY, FLORIDA  
**AERIAL PHOTOGRAPH**

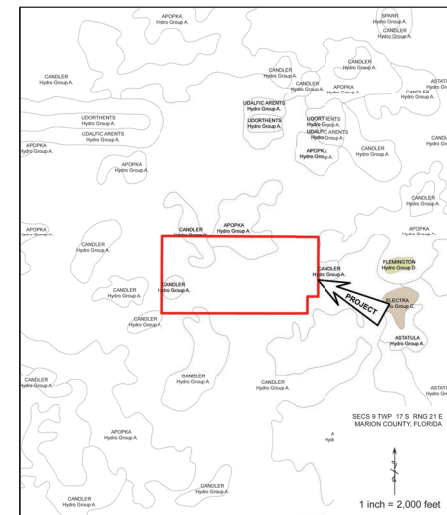
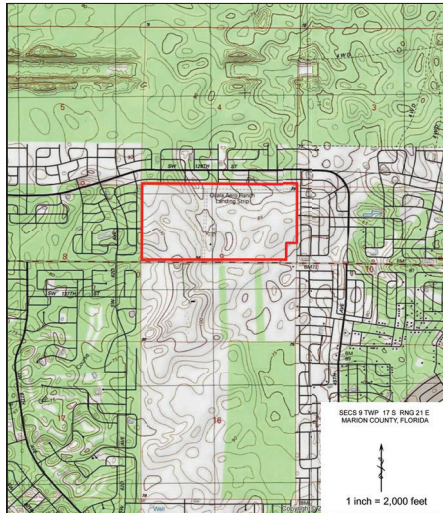
DATE: 7/18/2025  
DRAWN BY: GH, NR  
CHKD. BY: JMM  
JOB NO.: 22-5198

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL









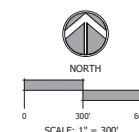
\*NOTE: ENVIRONMENTAL, KARST, AND GEOLOGICAL ASSESSMENTS TO BE PROVIDED PRIOR TO APPROVAL OF DEVELOPMENT

[illegible]

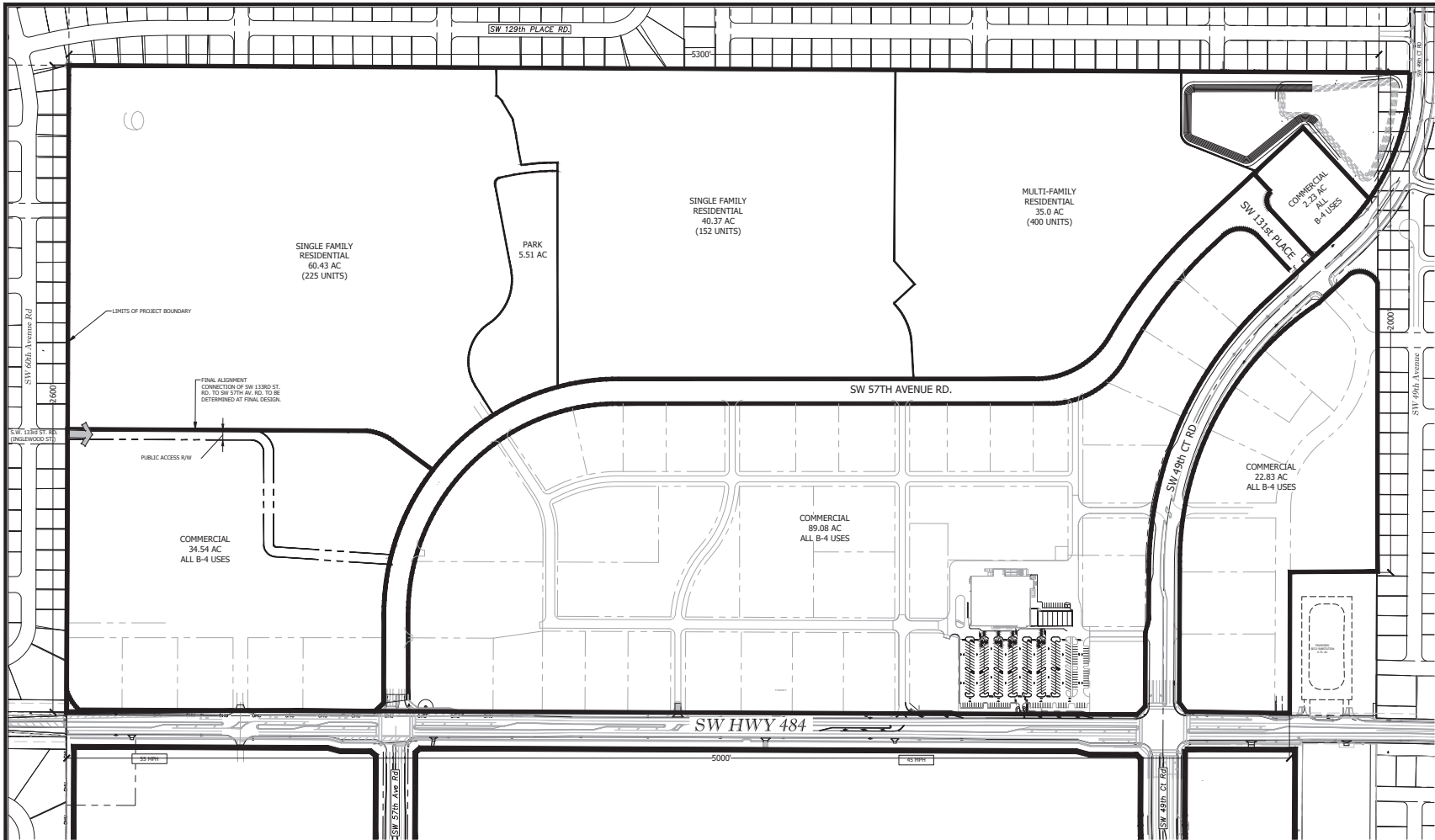
COMMERCE NORTH MASTER PLANS  
MCGINLEY PROPERTY  
MARION COUNTY, FLORIDA

DATE 4/3/2025  
DRAWN BY GH, NR  
CHKD. BY JMM  
JOB NO. 22-8198





DATE 4/3/2025  
DRAWN BY GH, NR  
CHKD. BY JMM  
JOB NO. 22-8198



## LEGEND

— COMMERCE NORTH PUD BODY.  
 - - - R/W LINE  
 (PUBLIC / PRIVATE)

**NOTE:**  
 ALL CONSTRUCTION ACCESS IS TO COME FROM  
 SW 49th AVENUE ROAD OR FROM CR 484.  
 NO LOCAL SUBDIVISION STREETS SHALL BE USED  
 FOR CONSTRUCTION ACCESS.

## SITE DATA

**PARCELS:**  
 41200-056-03, 41200-056-02, 41200-056-05, 41200-056-08

**TOTAL PROJECT AREA:** 312.98 AC.

**ALLOWABLE USES:**  
 SEE TABLES ON SHEET 03 DEVELOPMENT STANDARDS.

### LAND USE AREAS:

COMMERCIAL: 152.14 AC (6,627,218.4 SF)  
 RESIDENTIAL: 141.11 AC (6,146,751.8 SF)  
 ROW: 19.75 AC (860,131 SF)  
 (6,708,240 SF GSF MAX.)

**TOTAL CRA AREA:**  
 PROVIDED: 49.21 AC (15.72%)

### OPEN SPACE:

REQUIRED: 61.20 AC (106.62 AC X 0.20)  
 PROVIDED: 41.20 AC TO BE SHOWN ON DEVELOPMENT  
 SUBMITTALS

### MELA:

REQUIRED: 61.20 AC (106.62 X 0.15).  
 PROVIDED: TO BE DETERMINED.

**BUILDING HEIGHT:**  
 SEE TABLES ON SHEET 03 DEVELOPMENT STANDARDS

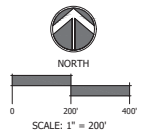
**MINIMUM BUILDING SETBACKS:**  
 SEE TABLES ON SHEET 03 DEVELOPMENT STANDARDS & COVER SHEET.

**PROPOSED BUFFERS:**  
 SEE SHEET 11.01 BUFFER PLAN

**PROPOSED BUILDING UNITS:**  
 RESIDENTIAL = 805 UNITS  
 COMMERCIAL = TO BE DETERMINED

### UTILITIES

PUBLIC WATER AND SEWER UTILITIES SHALL BE PROVIDED BY MARION  
 COUNTY UTILITIES FOR ALL INDUSTRIAL AND COMMERCIAL DEVELOPMENT.



**Tilman & Associates**  
 ENGINEERING, LLC  
 CIVIL/ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1720 SE 18th Ave. Bldg. 100, Ocala, FL 34471  
 Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS

COMMERCE NORTH MASTER PLANS  
 MCGINLEY PROPERTY  
 MARION COUNTY, FLORIDA  
**MASTER PLAN**

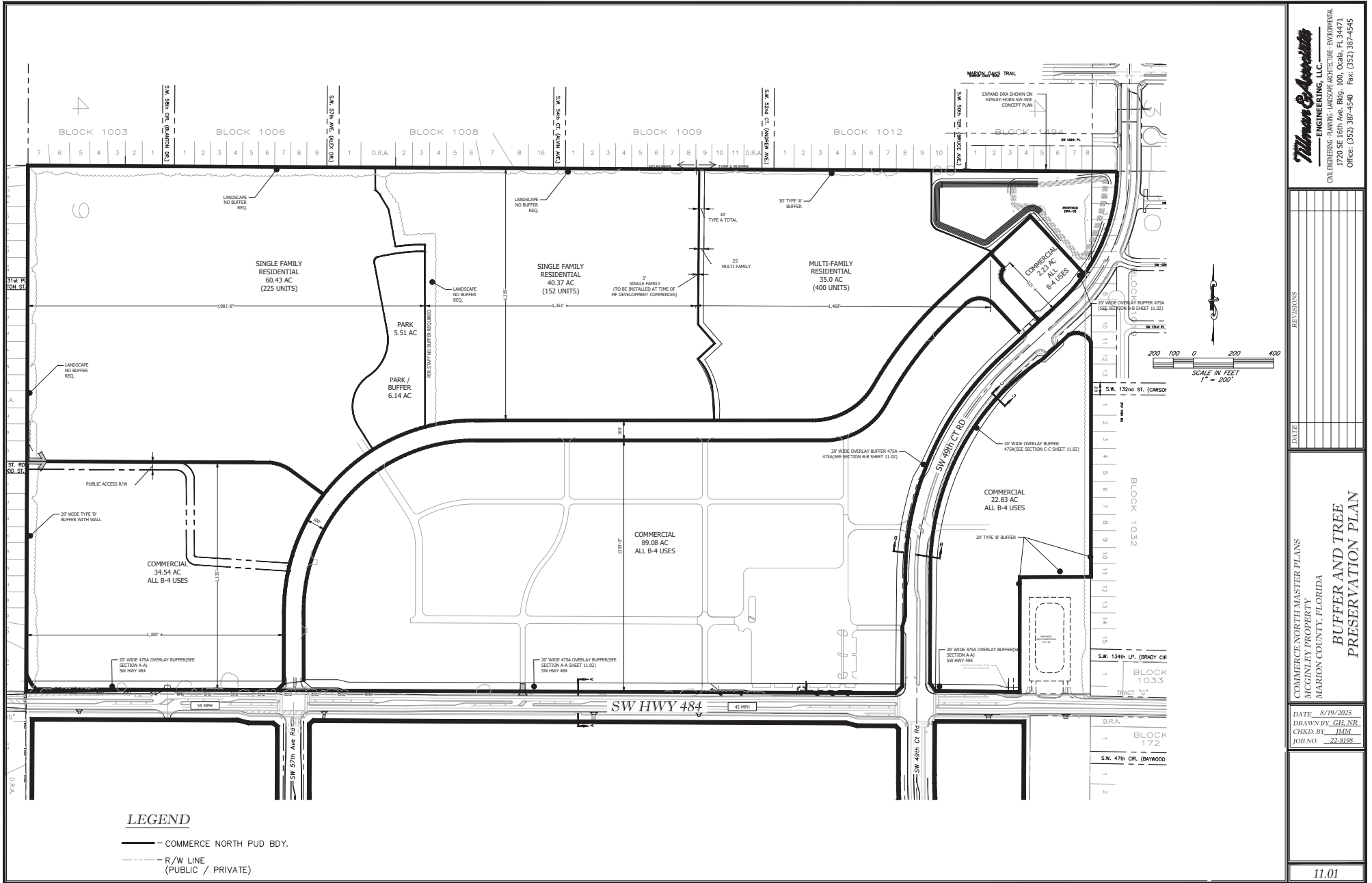
DATE: 8/19/2025  
 DRAWN BY: GH, NR  
 CHKD. BY: JMM  
 JOB NO.: 22-3198











**William & Associates**  
ENGINEERING, LLC  
1720 SE 16th Ave, Bldg. 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545











RETAILRESTAURANT

MULTI-FAMILY RESIDENTIAL



SINGLE FAMILY RESIDENTIAL



NOTE:  
1. THE IMAGES ILLUSTRATED HERE ARE TO REPRESENT THE ANTICIPATED ARCHITECTURAL STYLE FOR THE DEVELOPMENT. FINAL ARCHITECTURAL PLANS AND ELEVATIONS WILL BE SUBMITTED AT THE TIME OF MAJOR SITE PLAN REVIEW FOR EACH LOT.

***Tillman & 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

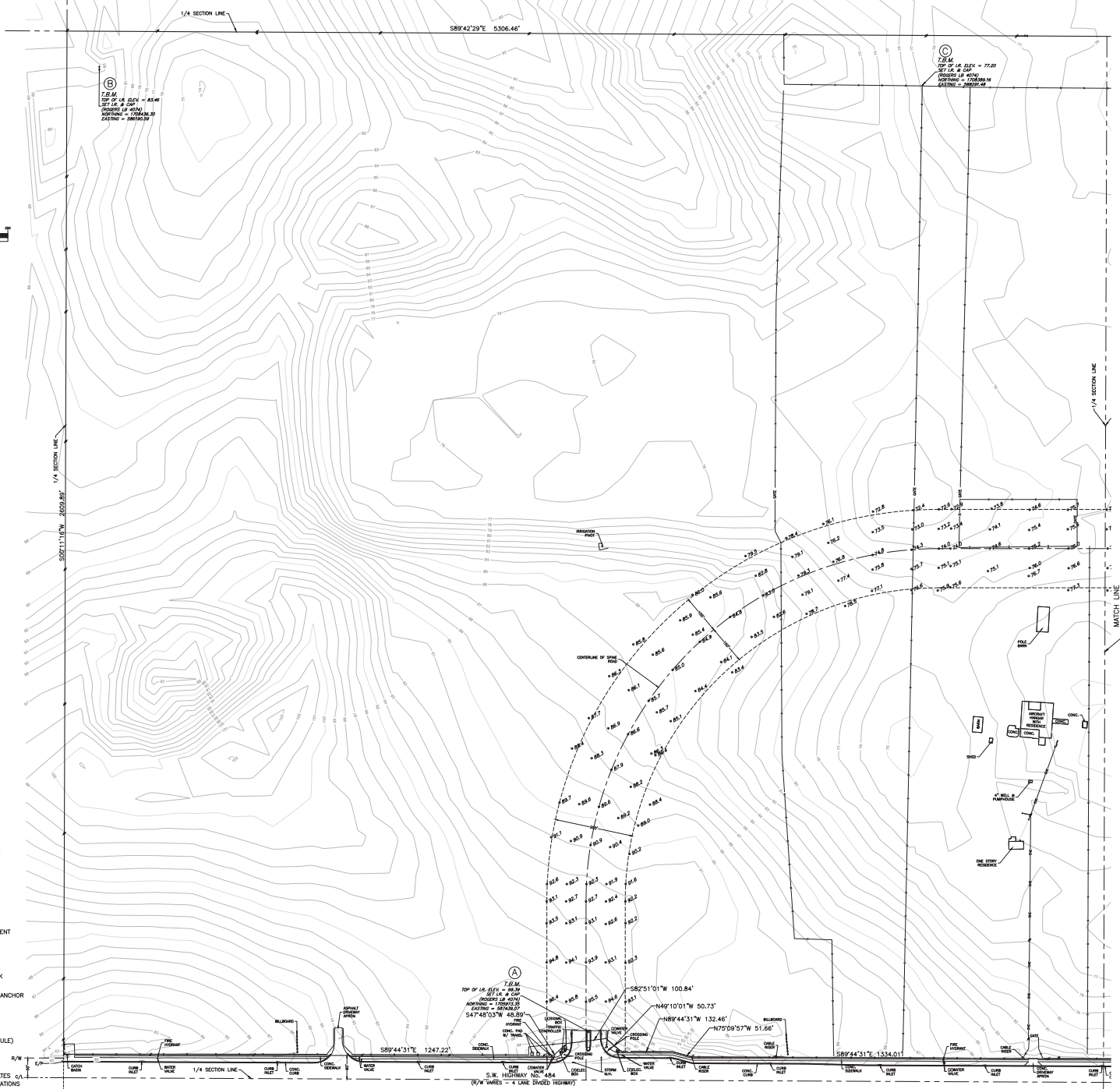
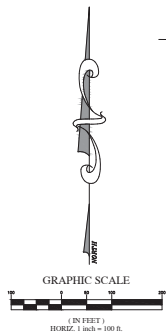
REVISIONS

DATE	
------	--

COMMERCE NORTH MASTER PLANS  
MCGINLEY PROPERTY  
MARION COUNTY, FLORIDA

ARCHITECTURAL STYLES

DATE 4/3/2025  
DRAWN BY GH, NR  
CHKD. BY JMM  
JOB NO. 22-8198



- 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
  - (C) CENTRAL ANGLE
  - (L) ARC LENGTH
  - (CB) CHORD BEARING
  - (LCH) LENGTH OF CHORD
  - (O.R.B.) OFFICIAL RECORDS BOOK
  - P.C. PAVE
  - CONC. CONCRETE
  - UTILITY POLE AND GUY ANCHOR
  - OVERHEAD WIRES
  - FENCE
  - CONCRETE
  - ASPHALT
  - TELEPHONE PEDESTAL
  - ELECTRIC METER
  - TREE (SEE TREE SCHEDULE)
  - GROUND CONTOUR
  - WATER VALVE
  - TRAFFIC SIGN
  - STATE PLANE COORDINATES
  - SPINE ROAD SPOT ELEVATIONS

- SURVEY REPORT:
1. VERTICAL DATA SHOWN HEREON IS BASED ON THE MARION COUNTY VERTICAL CONTROL STATION "TBM-081721 RM1", ELEVATION: 71.236 NAVD-88.
  2. FIELD SURVEY DATE: 1-6-2022
  3. THE STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAVD-83, AND DERIVED FROM THE L-NET NETWORK.
  4. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON PREVIOUS BOUNDARY SURVEYS OF THESE SAME LANDS AND PREPARED BY THIS FIRM.
  5. THE TREE LOCATION SURVEY WAS LIMITED TO ALL TREES 10" DIAMETER OR LARGER.

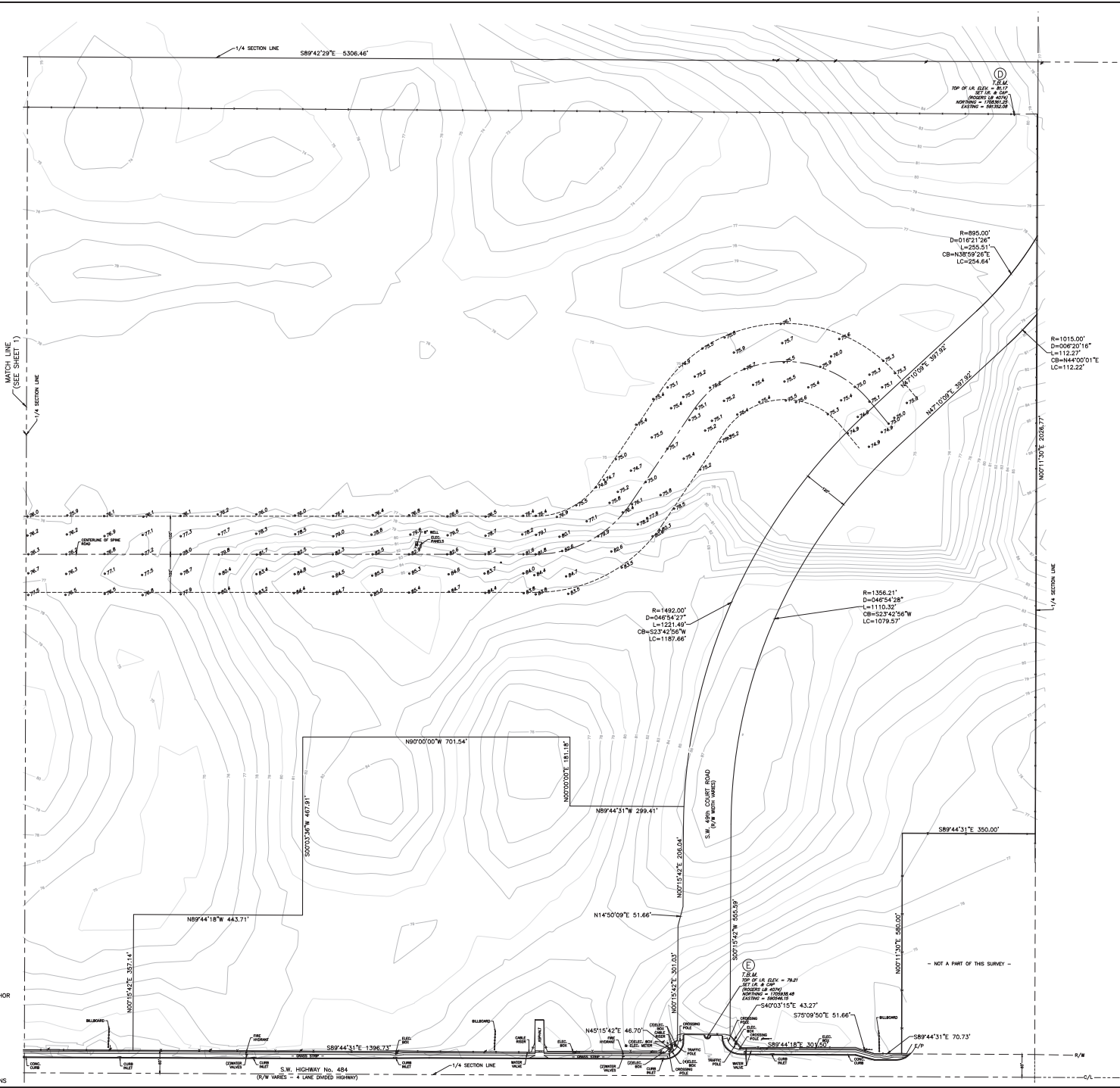
RODNEY K. ROGERS DATE  
PROFESSIONAL SURVEYOR & MAPPER  
REGISTRATION NO. 5274  
STATE OF FLORIDA

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Div. #4074

A TOPOGRAPHIC & TREE SURVEY  
FOR  
COYOTE CROSSING HOLDINGS, LLC.  
Topographic Map

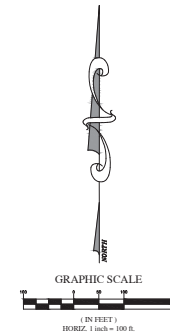
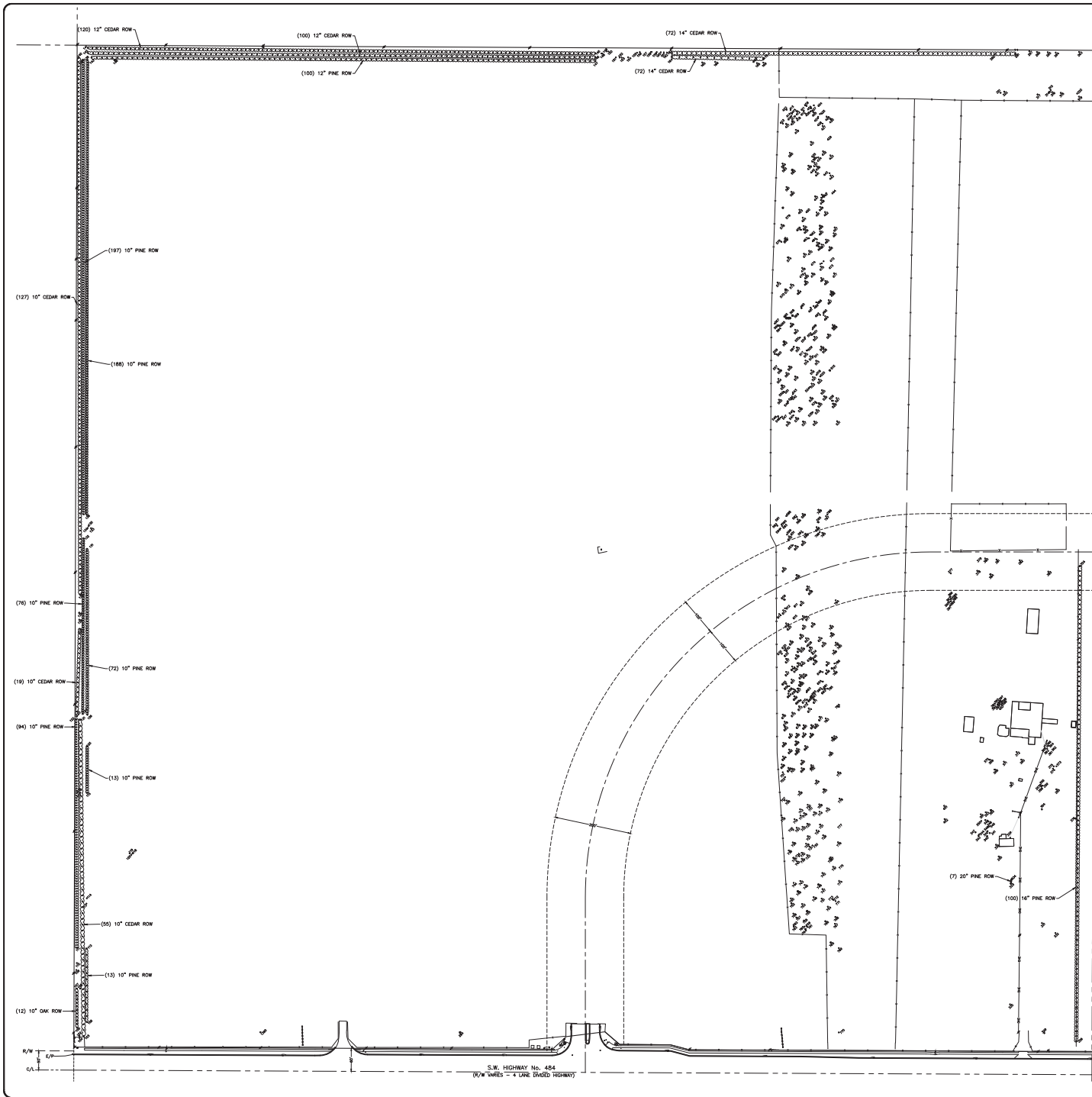
JOB No.  
21-MASTER  
DATE  
1-4-2022  
SCALE  
1" = 100'  
SHEET  
1 OF 4





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

<b>A TOPOGRAPHIC &amp; TREE SURVEY</b> FOR <b>COYOTE CROSSING HOLDINGS, LLC.</b>		<i>Topographic Map</i>	
<b>ROGERS ENGINEERING, LLC</b> Civil Engineering & Land Surveying		1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Blm. #40714	
Robert L. Rogers, PE P. Eng. No. 10227 <a href="mailto:rogers@rogerseng.com">rogers@rogerseng.com</a>		Rodney A. Rogers, PSM PSM No. 10227 <a href="mailto:rogers@rogerseng.com">rogers@rogerseng.com</a>	
JOB No. <b>21-MASTER</b>		DATE <b>1-18-2022</b>	
SCALE <b>1" = 150'</b>		NORTH <b>0° 0' 0"</b>	
DATE <b>1-18-2022</b>		REVISION	



**TREE SCHEDULE**

Tree Number	at Station	Tree Number	at Station	Tree Number	at Station	Tree Number	at Station
101	101+00	101	101+00	101	101+00	101	101+00
102	102+00	102	102+00	102	102+00	102	102+00
103	103+00	103	103+00	103	103+00	103	103+00
104	104+00	104	104+00	104	104+00	104	104+00
105	105+00	105	105+00	105	105+00	105	105+00
106	106+00	106	106+00	106	106+00	106	106+00
107	107+00	107	107+00	107	107+00	107	107+00
108	108+00	108	108+00	108	108+00	108	108+00
109	109+00	109	109+00	109	109+00	109	109+00
110	110+00	110	110+00	110	110+00	110	110+00
111	111+00	111	111+00	111	111+00	111	111+00
112	112+00	112	112+00	112	112+00	112	112+00
113	113+00	113	113+00	113	113+00	113	113+00
114	114+00	114	114+00	114	114+00	114	114+00
115	115+00	115	115+00	115	115+00	115	115+00
116	116+00	116	116+00	116	116+00	116	116+00
117	117+00	117	117+00	117	117+00	117	117+00
118	118+00	118	118+00	118	118+00	118	118+00
119	119+00	119	119+00	119	119+00	119	119+00
120	120+00	120	120+00	120	120+00	120	120+00
121	121+00	121	121+00	121	121+00	121	121+00
122	122+00	122	122+00	122	122+00	122	122+00
123	123+00	123	123+00	123	123+00	123	123+00
124	124+00	124	124+00	124	124+00	124	124+00
125	125+00	125	125+00	125	125+00	125	125+00
126	126+00	126	126+00	126	126+00	126	126+00
127	127+00	127	127+00	127	127+00	127	127+00
128	128+00	128	128+00	128	128+00	128	128+00
129	129+00	129	129+00	129	129+00	129	129+00
130	130+00	130	130+00	130	130+00	130	130+00
131	131+00	131	131+00	131	131+00	131	131+00
132	132+00	132	132+00	132	132+00	132	132+00
133	133+00	133	133+00	133	133+00	133	133+00
134	134+00	134	134+00	134	134+00	134	134+00
135	135+00	135	135+00	135	135+00	135	135+00
136	136+00	136	136+00	136	136+00	136	136+00
137	137+00	137	137+00	137	137+00	137	137+00
138	138+00	138	138+00	138	138+00	138	138+00
139	139+00	139	139+00	139	139+00	139	139+00
140	140+00	140	140+00	140	140+00	140	140+00
141	141+00	141	141+00	141	141+00	141	141+00
142	142+00	142	142+00	142	142+00	142	142+00
143	143+00	143	143+00	143	143+00	143	143+00
144	144+00	144	144+00	144	144+00	144	144+00
145	145+00	145	145+00	145	145+00	145	145+00
146	146+00	146	146+00	146	146+00	146	146+00
147	147+00	147	147+00	147	147+00	147	147+00
148	148+00	148	148+00	148	148+00	148	148+00
149	149+00	149	149+00	149	149+00	149	149+00
150	150+00	150	150+00	150	150+00	150	150+00
151	151+00	151	151+00	151	151+00	151	151+00
152	152+00	152	152+00	152	152+00	152	152+00
153	153+00	153	153+00	153	153+00	153	153+00
154	154+00	154	154+00	154	154+00	154	154+00
155	155+00	155	155+00	155	155+00	155	155+00
156	156+00	156	156+00	156	156+00	156	156+00
157	157+00	157	157+00	157	157+00	157	157+00
158	158+00	158	158+00	158	158+00	158	158+00
159	159+00	159	159+00	159	159+00	159	159+00
160	160+00	160	160+00	160	160+00	160	160+00
161	161+00	161	161+00	161	161+00	161	161+00
162	162+00	162	162+00	162	162+00	162	162+00
163	163+00	163	163+00	163	163+00	163	163+00
164	164+00	164	164+00	164	164+00	164	164+00
165	165+00	165	165+00	165	165+00	165	165+00
166	166+00	166	166+00	166	166+00	166	166+00
167	167+00	167	167+00	167	167+00	167	167+00
168	168+00	168	168+00	168	168+00	168	168+00
169	169+00	169	169+00	169	169+00	169	169+00
170	170+00	170	170+00	170	170+00	170	170+00
171	171+00	171	171+00	171	171+00	171	171+00
172	172+00	172	172+00	172	172+00	172	172+00
173	173+00	173	173+00	173	173+00	173	173+00
174	174+00	174	174+00	174	174+00	174	174+00
175	175+00	175	175+00	175	175+00	175	175+00
176	176+00	176	176+00	176	176+00	176	176+00
177	177+00	177	177+00	177	177+00	177	177+00
178	178+00	178	178+00	178	178+00	178	178+00
179	179+00	179	179+00	179	179+00	179	179+00
180	180+00	180	180+00	180	180+00	180	180+00
181	181+00	181	181+00	181	181+00	181	181+00
182	182+00	182	182+00	182	182+00	182	182+00
183	183+00	183	183+00	183	183+00	183	183+00
184	184+00	184	184+00	184	184+00	184	184+00
185	185+00	185	185+00	185	185+00	185	185+00
186	186+00	186	186+00	186	186+00	186	186+00
187	187+00	187	187+00	187	187+00	187	187+00
188	188+00	188	188+00	188	188+00	188	188+00
189	189+00	189	189+00	189	189+00	189	189+00
190	190+00	190	190+00	190	190+00	190	190+00
191	191+00	191	191+00	191	191+00	191	191+00
192	192+00	192	192+00	192	192+00	192	192+00
193	193+00	193	193+00	193	193+00	193	193+00
194	194+00	194	194+00	194	194+00	194	194+00
195	195+00	195	195+00	195	195+00	195	195+00
196	196+00	196	196+00	196	196+00	196	196+00
197	197+00	197	197+00	197	197+00	197	197+00
198	198+00	198	198+00	198	198+00	198	198+00
199	199+00	199	199+00	199	199+00	199	199+00
200	200+00	200	200+00	200	200+00	200	200+00

SEE SHEET 1 FOR SURVEY REPORT

**ROGERS ENGINEERING, LLC**  
Civil Engineering & Land Surveying  
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Div. #4074

**RODNEY K. ROGERS, P.E.**  
Professional Engineer  
Registration No. 5274  
State of Florida

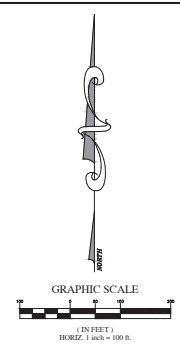
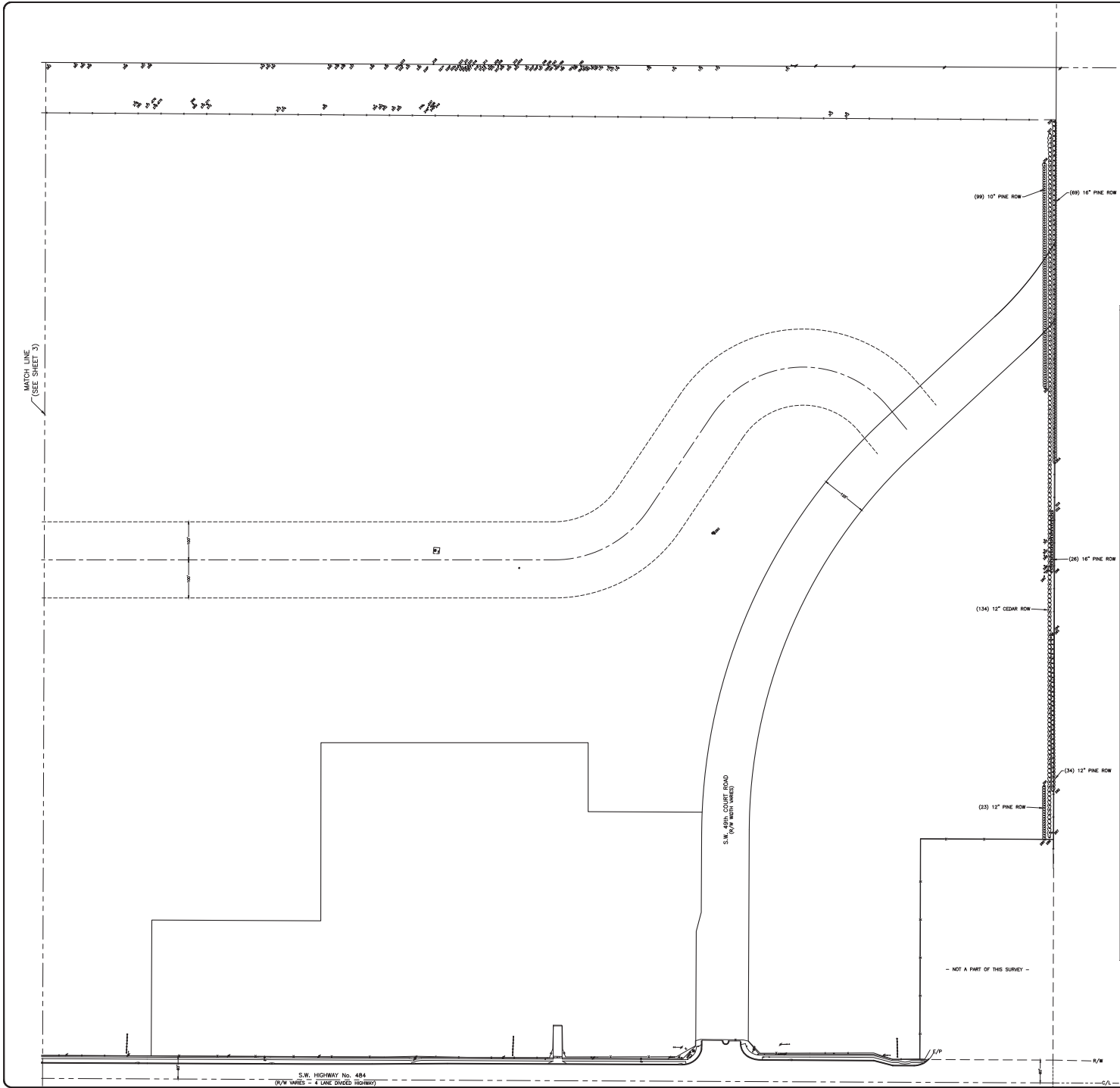
**DATE**  
1-4-2022

**SCALE**  
1" = 100'

**SHEET**  
3 OF 4

**PROJECT**  
A TOPOGRAPHIC & TREE SURVEY FOR COYOTE CROSSING HOLDINGS, LLC.

**Tree Location Map**



TREE SCHEDULE			
Tree Number	Tree Species	Tree Diameter (inches)	Tree Height (feet)
101	SP. PINE	10	15
102	SP. PINE	10	15
103	SP. PINE	10	15
104	SP. PINE	10	15
105	SP. PINE	10	15
106	SP. PINE	10	15
107	SP. PINE	10	15
108	SP. PINE	10	15
109	SP. PINE	10	15
110	SP. PINE	10	15
111	SP. PINE	10	15
112	SP. PINE	10	15
113	SP. PINE	10	15
114	SP. PINE	10	15
115	SP. PINE	10	15
116	SP. PINE	10	15
117	SP. PINE	10	15
118	SP. PINE	10	15
119	SP. PINE	10	15
120	SP. PINE	10	15
121	SP. PINE	10	15
122	SP. PINE	10	15
123	SP. PINE	10	15
124	SP. PINE	10	15
125	SP. PINE	10	15
126	SP. PINE	10	15
127	SP. PINE	10	15
128	SP. PINE	10	15
129	SP. PINE	10	15
130	SP. PINE	10	15
131	SP. PINE	10	15
132	SP. PINE	10	15
133	SP. PINE	10	15
134	SP. PINE	10	15
135	SP. PINE	10	15
136	SP. PINE	10	15
137	SP. PINE	10	15
138	SP. PINE	10	15
139	SP. PINE	10	15
140	SP. PINE	10	15
141	SP. PINE	10	15
142	SP. PINE	10	15
143	SP. PINE	10	15
144	SP. PINE	10	15
145	SP. PINE	10	15
146	SP. PINE	10	15
147	SP. PINE	10	15
148	SP. PINE	10	15
149	SP. PINE	10	15
150	SP. PINE	10	15
151	SP. PINE	10	15
152	SP. PINE	10	15
153	SP. PINE	10	15
154	SP. PINE	10	15
155	SP. PINE	10	15
156	SP. PINE	10	15
157	SP. PINE	10	15
158	SP. PINE	10	15
159	SP. PINE	10	15
160	SP. PINE	10	15
161	SP. PINE	10	15
162	SP. PINE	10	15
163	SP. PINE	10	15
164	SP. PINE	10	15
165	SP. PINE	10	15
166	SP. PINE	10	15
167	SP. PINE	10	15
168	SP. PINE	10	15
169	SP. PINE	10	15
170	SP. PINE	10	15
171	SP. PINE	10	15
172	SP. PINE	10	15
173	SP. PINE	10	15
174	SP. PINE	10	15
175	SP. PINE	10	15
176	SP. PINE	10	15
177	SP. PINE	10	15
178	SP. PINE	10	15
179	SP. PINE	10	15
180	SP. PINE	10	15
181	SP. PINE	10	15
182	SP. PINE	10	15
183	SP. PINE	10	15
184	SP. PINE	10	15
185	SP. PINE	10	15
186	SP. PINE	10	15
187	SP. PINE	10	15
188	SP. PINE	10	15
189	SP. PINE	10	15
190	SP. PINE	10	15
191	SP. PINE	10	15
192	SP. PINE	10	15
193	SP. PINE	10	15
194	SP. PINE	10	15
195	SP. PINE	10	15
196	SP. PINE	10	15
197	SP. PINE	10	15
198	SP. PINE	10	15
199	SP. PINE	10	15
200	SP. PINE	10	15

SEE SHEET 1 FOR SURVEY REPORT

DATE

1-4-2022

SCALE

1" = 100'

SHEET

4 OF 4

JOE No.

21-MASTER

DATE

1-4-2022

SCALE

1" = 100'

SHEET

4 OF 4

RODNEY K. ROGERS, DATE

PROFESSIONAL SURVEYOR & MAPPER

REGISTRATION NO. 5274

STATE OF FLORIDA

RODNEY K. ROGERS, PE

REGISTERED PROFESSIONAL ENGINEER

RODNEY K. ROGERS, F.S.M.

REGISTERED PROFESSIONAL SURVEYOR

1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Div. #0074

A TOPOGRAPHIC & TREE SURVEY FOR COYOTE CROSSING HOLDINGS, LLC.

Tree Location Map