



**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

Fawn Lake Estates Preliminary Plat
#PrelimPlat-001036-2026

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

6.12.9 (K) - Subdivision Roads and Related Infrastructure

Section Details from Code:

CODE states K. Centerline radii shall be designed to accommodate the minimum design speed of 30 mph for subdivision local and minor local roads, 40 mph for major local and collector roads, and 45 mph for arterial roads in accordance with FDOT and AASHTO Standards.

Reason/Justification for Request:

Request a waiver for the roadway centerline curves less than 275' centerline radii (30 mph Designed Speed) will be posted with the appropriate signage per MUTCD. Waivers are being applied for the curves less than 275' (30 mph Designed Speed).

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:



SUBMITTAL SUMMARY REPORT

PrelimPlat-001036-2026

PLAN NAME:	Fawn Lake Estates	LOCATION:	
APPLICATION DATE:	07/06/2026	PARCEL:	9027-0000-02
DESCRIPTION:	Fawn Lake Estates		

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.1	07/06/2026	07/20/2026	07/21/2026	Requires Re-submit
OCE: Plan Review (DR) v.2				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Sarah Gurczynski	07/20/2026	07/15/2026	Requires Re-submit
Corrections	2.12.28 - Road identification (Not Resolved) - Corrective Action: On Sheets 04-01 and 04-08 there is a undeveloped road to the west of this subdivision labeled as Fire Drive Pass. Please delete the road name or correct it to "Fir Drive Pass- (undeveloped)". - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
Comments	There is an existing segment of Bahia Trce, to the East, with 14 customers addressed from it. If Bahia Trce continues from the West, into this subdivision, it will cause address changes to all 14 customers.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	07/20/2026	07/19/2026	Approved
Fire Marshal (Plans) (Fire)	Amanda Ramage	07/20/2026	07/06/2026	Approved
Comments	Preplat Approved will need to show hydrants and lines on improvement plan.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	sarah wells	07/20/2026	07/15/2026	Requires Re-submit
Corrections	2.12/2.12.21 - Open space and natural areas (Not Resolved) - Corrective Action: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. - 2.12/2.12.21 - Open space and natural areas: Provide list of open space and natural areas in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
Corrections	2.1.3 - Order of plan approval and consistency (Not Resolved) - Corrective Action: Master plan shall be approved prior to Pre Plat review. This item will remain as NO until MasterPlan-000864-2026 is approved. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
Corrections	2.12.4.L - DRI/FQD Compliance Note? (Not Resolved) - Corrective Action: Provide advisory note on the cover sheet. - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS SUBDIVISION PLAT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SILVER SPRINGS SHORES DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES.			
Corrections	2.12/3.2.3 - Land Use Consistency (Not Resolved) - Corrective Action: Please provide a full list of proposed uses and a list of area (in sqft/acre) for each existing and proposed uses. - 2.12/3.2.3 - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in squarefootage/acreage for each existitng and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	07/20/2026	07/07/2026	Requires Re-submit
Comments	Please show all existing trees greater than 10" DBH on the preliminary plat per LDC 2.12.18			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	07/20/2026	07/16/2026	Approved

SUBMITTAL SUMMARY REPORT (PrelimPlat-001036-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		07/20/2026	07/09/2026	Informational
Comments	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]." ---- - DR 7/9/26			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	07/20/2026	07/06/2026	Informational
Comments	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/20/2026	07/20/2026	Requires Re-submit
Corrections	6.2.1.A. - Licensed Professional (Not Resolved) - 6.2.1.A. - Licensed Professional: Plans shall be prepared by a professional licensed by the State of Florida. The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet. The same shall be provided on the cover page of any supporting documents and calculations.			
Corrections	6.2.1.F - North Arrow (Not Resolved) - 6.2.1.F - North Arrow: Provide north arrow and graphic drawing and written scale			
Corrections	2.12.8 - Current boundary and topographic survey (Not Resolved) - Corrective Action: Please provide - 2.12.8 - Current boundary and topographic survey: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
Corrections	6.2.1.E - Drawing legend (Not Resolved) - 6.2.1.E - Drawing legend: Provide a drawing legend as needed.			

SUBMITTAL SUMMARY REPORT (PrelimPlat-001036-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	07/20/2026	07/20/2026	Requires Re-submit
Corrections	6.4.3 - Preliminary Plat Requirements (Not Resolved) - 6.4.3 - Preliminary Plat Requirements: All plats and surveys shall adhere to the minimum plan requirements in Division 2 and the requirements listed in Section 6.4.3.A. through M. of the LDC. A. Current boundary survey of the project boundary including location of all interior improvements, not more than one year old, or as approved by the County Surveyor, and meeting requirements as set forth in Ch. 5J-17.52 FAC. If the Preliminary Plat is one phase of lands to be platted, a survey of the overall proposed site is acceptable. B. Lot and tract areas and dimensions. C. Show proposed typical building setbacks and the zoning designations. D. The quadrant number (as assigned by Marion County 911 Management), location, and right-of-way width of all proposed and existing streets, identifying maintenance responsibilities. Include location and names of any proposed rights-of-way to be vacated. E. Locate and identify all known easements, existing and proposed, indicating width, maintenance responsibilities, recording information, and purpose. Include any easements proposed to be vacated. F. The location of the existing one percent (100-year) flood plain as shown on FEMA maps with zone, elevation, and vertical datum noted. A note shall appear on the Preliminary Plat stating the source and method used to obtain the flood plain line shown. G. Show all contiguous property in accordance with § 177.091(17) FS by plat book and page number or Marion County Property Appraiser parcel identification number, if not platted. Graphically show and identify all adjacent streets, existing utilities, and individual lots. H. A current topographic survey at one-foot intervals will be submitted with the Preliminary Plat to provide sufficient information to support preliminary design and based on an approved vertical datum by the Office of the County Engineer. Contours shall extend a minimum of 100 feet beyond the project boundary. The topographic survey will have a statement detailing source of information shown and field survey methods used to obtain and verify data. I. Line and curve tables can be used but must be shown on the sheet to which they apply. J. The legal description shall include a metes and bounds description, with the point of commencement and/or the point of beginning indicated, together with all bearings and distances of the boundary lines, and stating the total number of acres platted. The point of commencement or point of beginning in the description shall be tied to the nearest section corner or established identifiable, real property corner. K. Show all existing improvements on the site. Buildings, fencing, wells, septic, utilities, driveways/roads shall be dimensioned and tied to the plat boundary. Intended use or removal of improvements shall be noted. L. Show all apparent means of access on site to adjoining properties. M. Show existing stormwater facilities and cross drains, and general location of the proposed stormwater facilities.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Sydney Oberdorfer	07/20/2026	07/07/2026	Requires Re-submit
Corrections	6.12.9 - Subdivision roads (Not Resolved) - Corrective Action: Several of the curves do not meet design speed requirements. Staff supports a waiver subject to providing the appropriate curve signage per the MUTCD on the improvement plan. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	07/20/2026	07/14/2026	Approved
Comments	The project will be served by Marion County Utilities through the extension of and connection to the public water and wastewater systems. A public lift station is proposed as part of this development. The tract containing the lift station has been dedicated to Marion County Utilities, beginning on Sheet 04.01. Marion County Utilities reserves the right to provide additional comments regarding the proposed utility infrastructure during the Improvement Plan and Final Plat review processes.			
REVIEW SESSION FILES:				
_Combined Plans.pdf _Supplimental Files.pdf 03.01 MASTER PLAN.pdf 1- AerialMap.pdf 2- QuadMap.pdf 28.01 Route Survey.pdf 3- NWImap.pdf 4- FEMAMap.pdf 5- SoilsMap.pdf Fawn Lake Estates EA 5-27-2026.pdf Geo-Tech Report No. 26-6828.04.2 - Fawn Lake Estates, Karst Assessment.pdf				
REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Sarah.Gurczynski	Undeveloped road is labeled incorrectly. It should be removed or labeled as "Fir Drive Pass (undeveloped)"	07/15/2026 4:22 PM	PM_Combined Plans.pdf	4
Sarah.Gurczynski	Undeveloped road is labeled incorrectly. It should be removed or labeled as "Fir Drive Pass (undeveloped)"	07/15/2026 4:27 PM	PM_Combined Plans.pdf	11

1. MARION COUNTY PUD - FILE #260107ZP - APPROVED 1/20/2026
2. MARION COUNTY PUD - MASTER PLAN - PENDING
3. MARION COUNTY - PRELIMINARY PLAT - PENDING
4. S.J.R.W.M.D. - E.R.P. - PENDING
5. FDEP - POTABLE WATER - PENDING
6. FDEP - SANITARY SEWER - PENDING
7. FDEP - NPDES (BY OTHERS)

LDC 612.9 - SUBDIVISION ROADS AND RELATED INFRASTRUCTURE
CODE STATES CENTERLINE RADII SHALL BE DESIGNED TO ACCOMMODATE THE MINIMUM DESIGN SPEED OF 30 MPH FOR SUBDIVISION LOCAL AND MINOR LOCAL ROADS, 40 MPH FOR MAJOR LOCAL AND COLLECTOR ROADS, AND 45 MPH FOR ARTERIAL ROADS IN ACCORDANCE WITH FDOT AND AASHTO STANDARDS. APPLICANT REQUESTS A WAIVER TO REDUCE DESIGN SPEEDS TO A MINIMUM OF 10 MPH. PROPOSED CURVES WARRANTING THIS DESIGN SPEED WILL HAVE PROPER SIGNAGE PER MUTCD.

PARCEL 9027-0000-02
SEC 33 TWP 15 RGE 23
PLAT BOOK J PAGE 233
SILVER SPRINGS SHORES UNIT 27
BLK 1858 LOTS 1-19
BLK 1859 LOTS 1-26
BLK 1860 LOTS 1-26
BLK 1863 LOTS 1-12
BLK 1864 LOTS 1-19
BLK 1865 LOTS 1-26
BLK 1866 LOTS 1-37
BLK 1867 LOTS 1-35
BLK 1868 LOTS 1-18
BLK 1869 LOTS 1-20
BLK 1870 LOTS 1-13
BLK 1871 LOTS 2-13
BLK 1872 LOTS 1-19
BLK 1873 LOTS 1-9
BLK 1874 LOTS 1-7
BLK 1874A LOTS 1-4
BLK 1875 LOTS 1-8
BLK 1876 LOTS 8,9
TRACT B-F &
WRA BETWEEN LOTS 7 & 8 &
WRA N OF LOT 12 &
WRA SW OF LOT 1 &
WRA SELY OF LOT 18 BLK 1868 &
PLAT BOOK J PAGE 236
SILVER SPRINGS SHORES UNIT 27 A REPLAT
BLK 1876A LOT 1 &
ALL REVERSIONARY INT IN ALL NON PAVED
THESE BDYS

BEARINGS BASED ON MAP OR PLAT OF SILVER SPRINGS SHORES UNIT
NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF
THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

TEMPORARY BENCHMARK (#1) - TOP OF 4X4 CONCRETE MONUMENT, ELEV = 55.58

TEMPORARY BENCHMARK (#2) - TOP OF LIFT STATION #022, ELEV = 51.94

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0545D, EFFECTIVE DATE OF 08/28/08. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X", AND ZONE "A" AN AREA WITHOUT A BASE FLOOD ELEVATION (BFE)
2. ALL UTILITIES INSTALLED BENEATH EXISTING OR PROPOSED PAVEMENT SHALL BE ENCASED OR SLEEVED IN COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF ARTICLE 7, DIVISION 2 OF THE MARION COUNTY BUILDING DEVELOPMENT CODE, INCLUSION 7.2.5 (TRENCHLESS PIPE INSTALLATION) AND SECTION 7.2.6 (GENERAL CONSTRUCTION REQUIREMENT).
3. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS PRIMARY SPRINGS PROTECTION ZONE.
4. PORTION OF THIS PROPERTY IS IN THE ENVIRONMENTAL SENSITIVE OVERLAY ZONE.
5. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
6. DESIGN SPEED = 30 M.P.H. TO BE POSTED AT 25 M.P.H. EXCEPT FOR CURVES AS DEPICTED ON SIGNAGE & STRIPING PLAN
7. 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/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
8. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
9. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE OFFICE OF THE COUNTY ENGINEER.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PROJECT

BAHIA TRACE

BAHIA TRACE

SCALE:
1"=1000'

WATER/SEWER
ELECTRIC
CABLE/PHONE/INTERNET
CABLE/PHONE/INTERNET

MARION COUNTY UTILITIES COSTUMER SERVICE
DUKE ENERGY
CENTURY LINK
COMCAST CABLE

352-307-6000
407-629-1010
850-599-1444
904-738-6898

MIDWAY 65 LLC
277 MIDWAY RD
OCALA, FLORIDA 34472-4223

THOMAS M. VENTRE PROF. LAND SURVEYOR, INC.
THOMAS VENTRE
3661 SE 56TH STREET
OCALA, FLORIDA 34470
TELEPHONE: (352) 629-1696

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

GEO-TECH, INC
CRAIG HAMPY
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	MASTER PLAN
04.01 - 04.11	PRELIMINARY PLAT

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

MIDWAY 65, 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.

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.

THOMAS M. VENTRE, P.L.S.
THOMAS M. VENTRE PROF. LAND SURVEYOR, INC.,
REGISTERED LAND SURVEYOR NO. 5245
STATE OF FLORIDA

MARION COUNTY APPROVAL STAMP

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
 CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE _____

PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

COVER SHEET

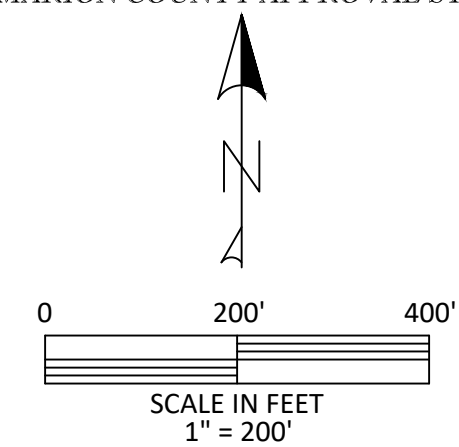
DATE 7/6/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

SHT. 01.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



MARION COUNTY APPROVAL STAMP



Tillman & Associates
ENGINEERING, LLC

_____ **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 #26756

[illegible]

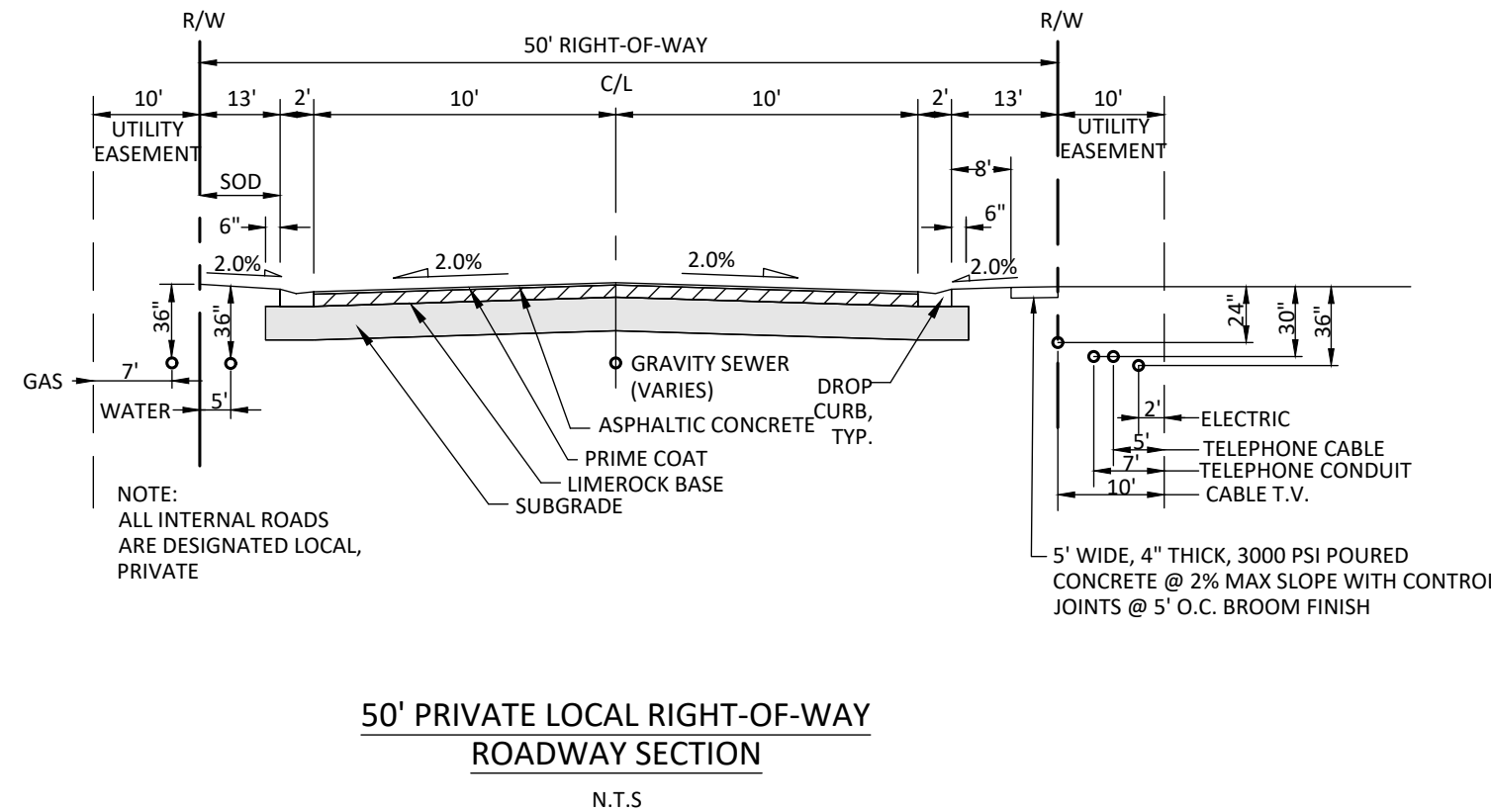
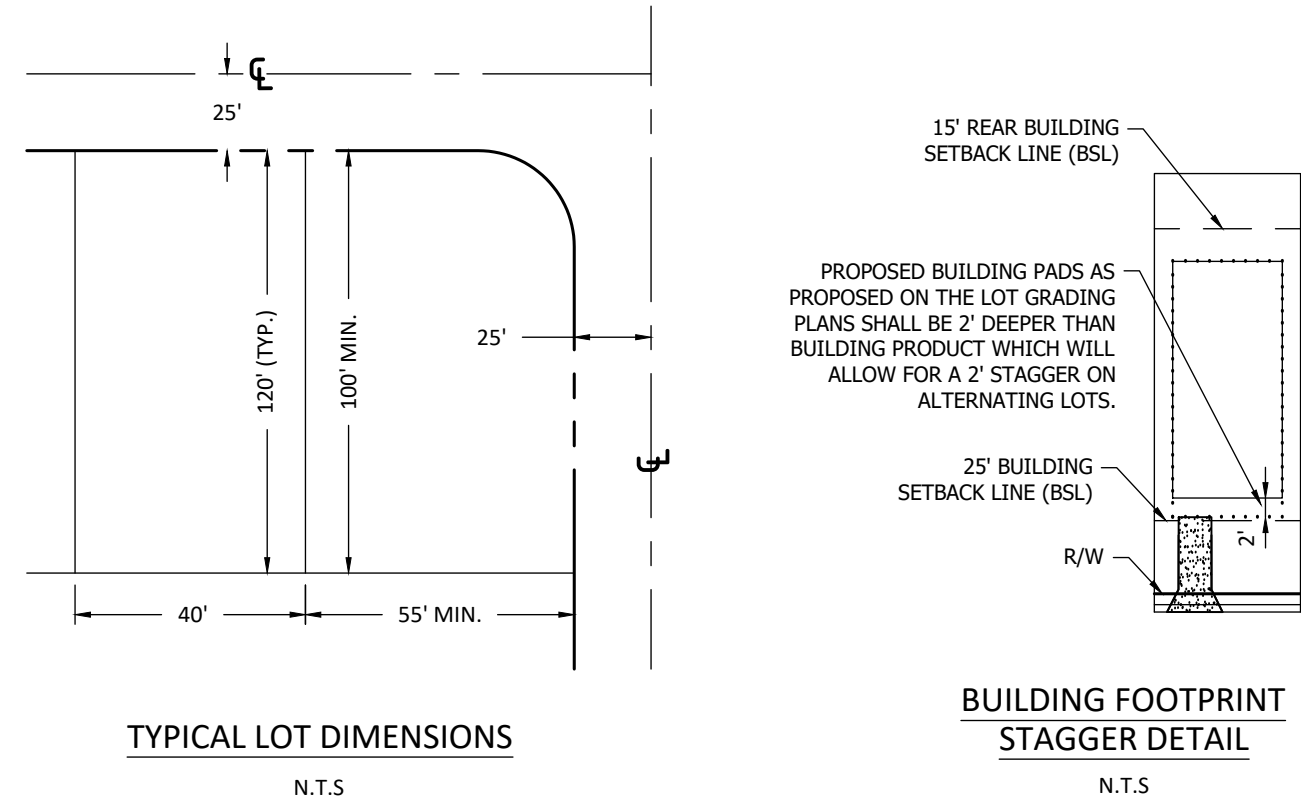
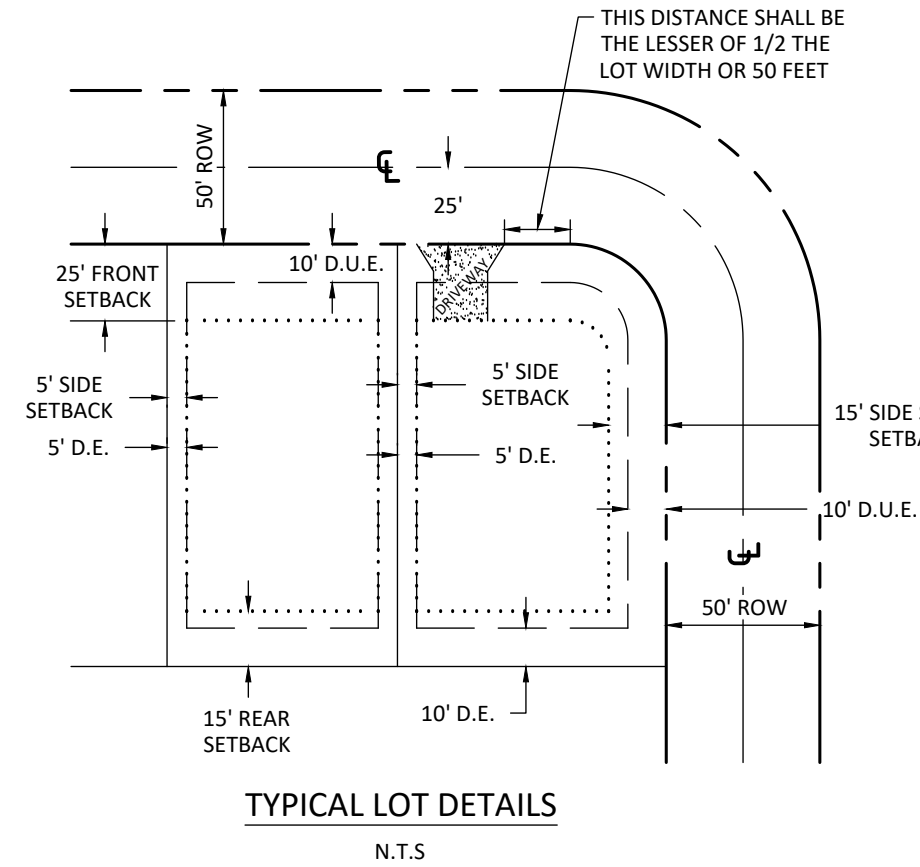
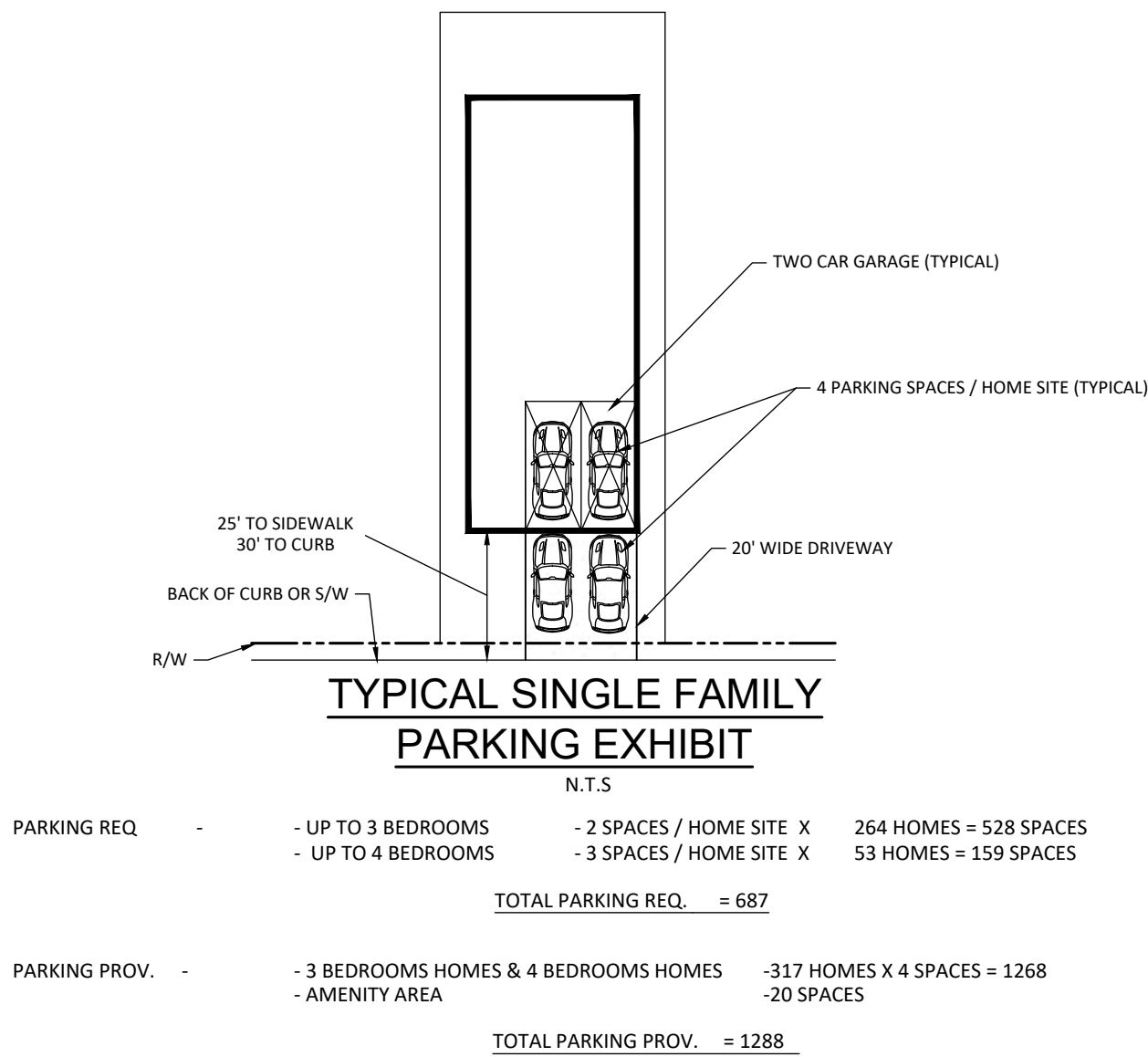
PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

DATE 6/30/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

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SHT. 02.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



MARION COUNTY APPROVAL STAMP

PROJECT DATA

PARCELS
9027-0000-02

LAND USE:
MEDIUM RESIDENTIAL: 46.82 ±ACRES
HIGH RESIDENTIAL: 63.32 ±ACRES

SITE
TOTAL AREA 110.14 ±ACRES

LAND USE & ZONING
FUTURE LAND USE MEDIUM/HIGH RESIDENTIAL
CURRENT ZONING PUD

ALLOWABLE DENSITY (MEDIUM RESIDENTIAL: 46.82 ±ACRES)
MINIMUM 1 UNITS PER ACRE = 47 UNITS
MAXIMUM 4 UNITS PER ACRE = 187 UNITS

ALLOWABLE DENSITY (HIGH RESIDENTIAL: 63.32 ±ACRES)
MINIMUM 4 UNITS PER ACRE = 253 UNITS
MAXIMUM 8 UNITS PER ACRE = 506 UNITS

UNITS PROVIDED
LOT SIZE 40' X 120' (LOTS MINIMUM 100') = 264 UNITS
LOT SIZE 50' X 120' (LOTS MINIMUM 100') = 53 UNITS
TOTAL PROPOSED LOTS = 317 UNITS

PARKING SUMMARY FOR AMENITY:

10'X20' SPACES = 20
TOTAL PARKING PROVIDED = 20

DRA AREA
PROVIDED : 8.62 ± AC (7.83%)

OPEN SPACE PROVIDED:

BUFFER: ± 0.76 AC.
OPEN SPACE: ± 16.25 AC.
CONSERVATION EASEMENT ± 24.54 AC.
TOTAL OPEN SPACE PROVIDED: ± 41.55 AC. (37.72%)
MINIMUM OPEN SPACE REQUIRED: ± 22.03 AC. (110.14 X 0.20)
MINIMUM IOS SPACE REQUIRED: ± 1.10 AC. (5% OPEN SPACE)
MINIMUM IOS SPACE PROVIDED: ± 1.60 AC.

UTILITIES

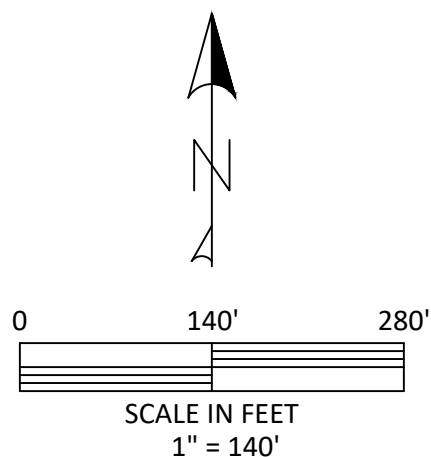
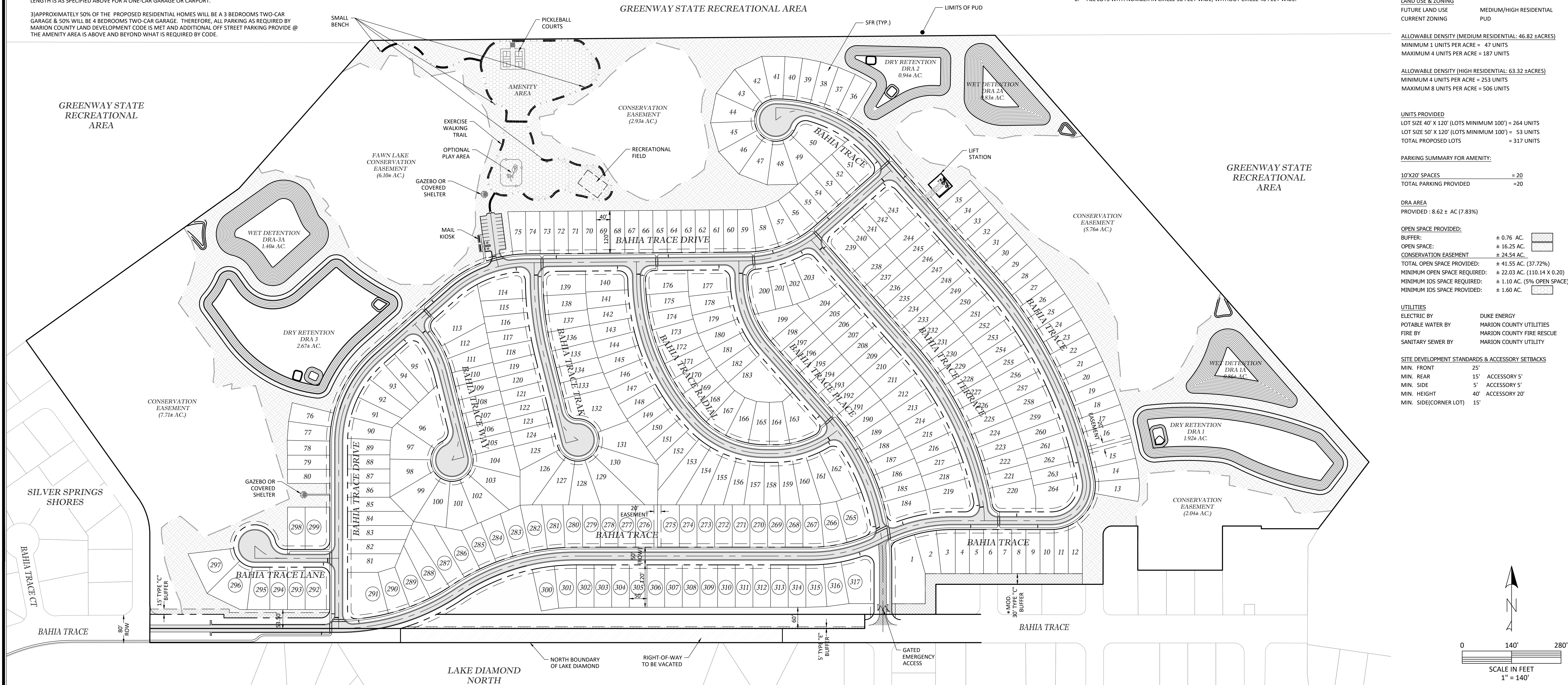
ELECTRIC BY DUKE ENERGY
POTABLE WATER BY MARION COUNTY UTILITIES
FIRE BY MARION COUNTY FIRE RESCUE
SANITARY SEWER BY MARION COUNTY UTILITY

SITE DEVELOPMENT STANDARDS & ACCESSORY SETBACKS

MIN. FRONT 25'
MIN. REAR 15' ACCESSORY 5'
MIN. SIDE 5' ACCESSORY 5'
MIN. HEIGHT 40' ACCESSORY 20'
MIN. SIDE(CORNER LOT) 15'

NARRATIVE:

1. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL STREETS AS NEEDED. PAY FEE IN LEU OF MAY BE UTILIZED AT DEVELOPERS OPTION.
2. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
3. PROJECT IS WITHIN FLOOD ZONE "X, A" ACCORDING TO FIRM PANEL #12083C0545D, EFFECTIVE ON 08/28/2008.
4. DEVELOPER HAS THE OPTION TO PLAT UNITS IN DEVELOPMENT.
5. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
6. ALL LOTS WITH NUMBER IN CIRCLE 50 FEET WIDE, WITHOUT CIRCLE 40 FEET WIDE.



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

REVISIONS

DATE

PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

DATE 07-06-26
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

SHT. 03.01

Undeveloped road is labeled incorrectly. It should be removed or labeled as "Fir Drive Pass (undeveloped)"

- NOTES:
- ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
 - PRIVATE ROAD STATUS WITH 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
 - TRACTS A,B,C & D ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
 - STREET RIGHT-OF-WAYS, DELINEATED AS TRACT (A) ARE COMMON AREAS.
 - LIFT STATION TRACT (D) ARE 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 ROADWAYS 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:

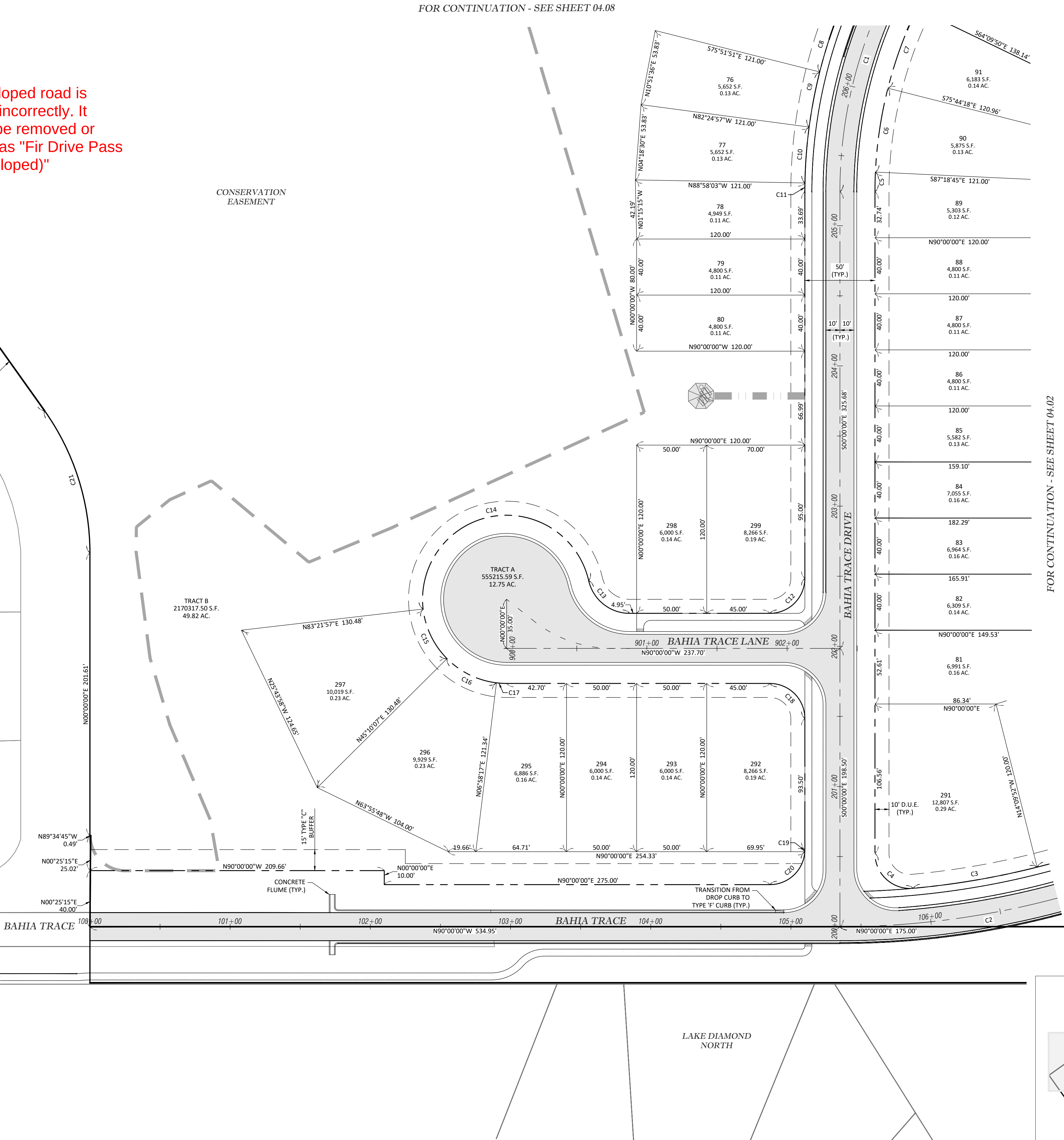
TOTAL RESIDENTIAL AREA45.31 ACRES
RESIDENTIAL R/W.....12.75 ACRES (TRACT A)
TOTAL TRACTS4 TRACTS
GROSS DENSITY.....2.88 UNITS /ACRE
ROAD LENGTH.....2.12 MILES
WATER SUPPLY.....CENTRAL
SEWAGE DISPOSAL SYSTEM.....CENTRAL

REQUIRED OPEN SPACE CALCULATIONS:
-FAWN LAKE (20% OF PROJECT AREA AS MINIMUM OPEN SPACE)
-PROJECT AREA = 110.14 AC.
-MINIMUM REQUIRED OPEN SPACE PHASE 5 = 0.2 X 110.14 = 22.03 AC.

PROVIDED OPEN SPACE CALCULATIONS				
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
B	49.82	8.63	41.19	1.73
C	2.10	N/A	2.10	2.10
D	0.06	N/A	0.06	0.06
TOTAL				45.08

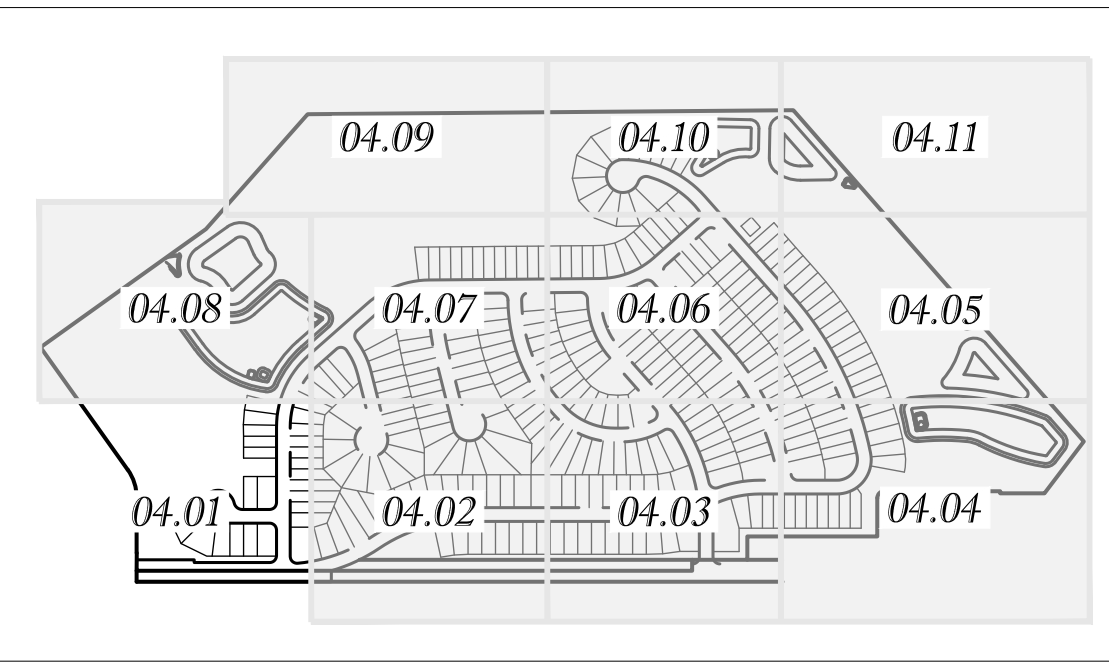
TYPE	MINIMUM		MINIMUM SETBACKS			HEIGHT
	WIDTH	AREA	FRONT	REAR	SIDE	
STANDARD - PRINCIPLE STRUCTURE	40'	3080 SF	25'	15'	5'	40'
ACCESSORY STRUCTURE	30'	2310 SF	25'	15'	5'	40'
ACCESSORY STRUCTURE	N/A	N/A	N/A	N/A	N/A	N/A

ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC.
N/A = NOT APPLICABLE X = MISSING OR NOT PROVIDED



C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	48.53	325.00	275.28	146.51	267.13
C2	33.99	600.00	355.91	183.36	350.71

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C3	8.95	575.00	89.80	44.99	89.71
C4	95.22	25.00	41.55	27.39	36.93
C5	2.69	300.00	14.07	7.04	14.07
C6	11.57	300.00	60.60	30.40	60.50
C7	11.57	300.00	60.60	30.40	60.50
C8	34.40	350.00	210.11	108.33	206.97
C9	6.55	350.00	40.02	20.03	40.00
C10	6.55	350.00	40.02	20.03	40.00
C11	1.03	350.00	6.31	3.15	6.31
C12	90.00	25.00	39.27	25.00	35.36
C13	77.16	30.00	40.40	23.93	37.42
C14	173.79	60.00	182.00	1106.91	119.82
C15	38.20	60.00	40.00	20.78	39.26
C16	38.20	60.00	40.00	20.78	39.26
C17	6.97	60.00	7.30	3.65	7.30
C18	90.00	25.00	39.27	25.00	35.36
C19	3.44	25.00	1.50	0.75	1.50
C20	86.56	25.00	37.77	23.54	34.28
C21	35.44	175.00	108.25	55.92	106.53



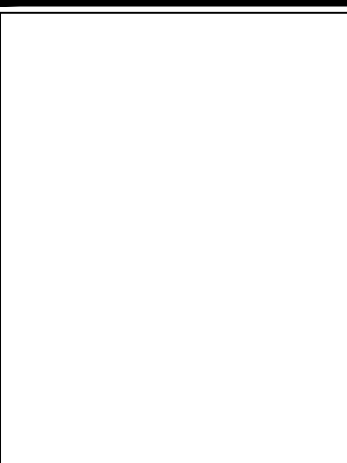
KEY MAP
1" = 700' SCALE

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
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS	
DATE	DESCRIPTION

PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

DATE 7/6/2026
DRAWN BY AS
CHKD. BY IMM
JOB NO. 25-0103



SHT. 04.01

FOR CONTINUATION - SEE SHEET 04.06

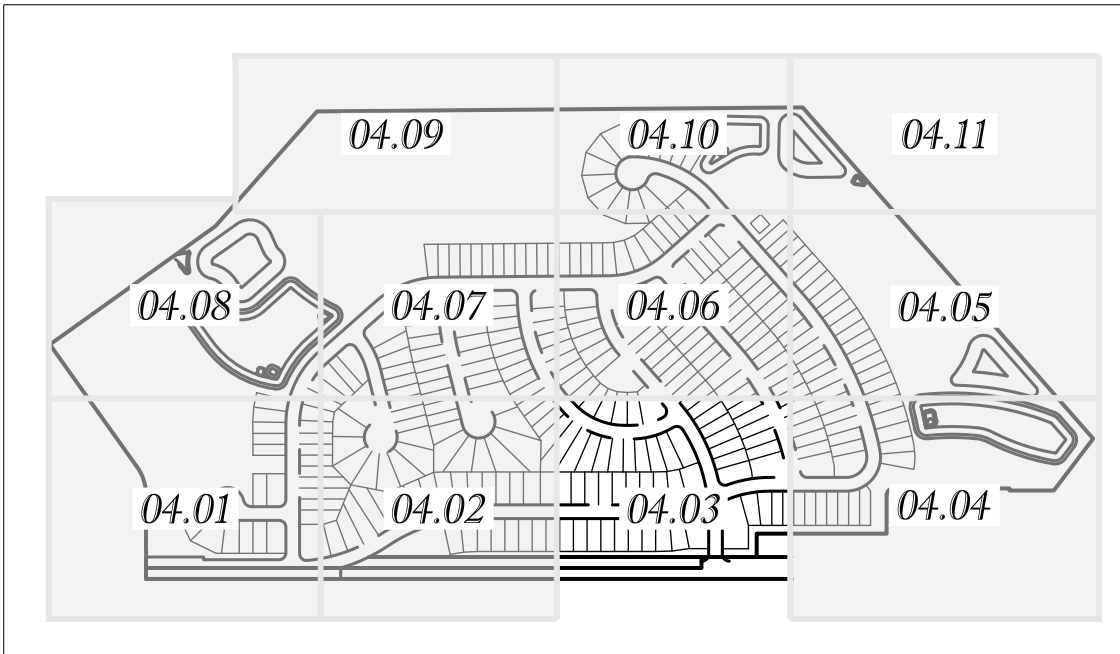
FOR CONTINUATION - SEE SHEET 04.02



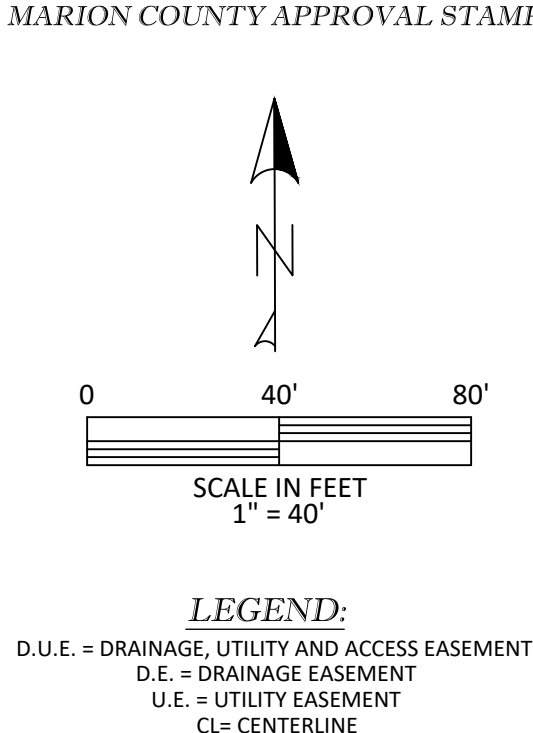
FOR CONTINUATION - SEE SHEET 04.04

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C71	2.44	940.00	40.00	20.00	40.00
C72	2.44	940.00	40.00	20.00	40.00
C73	2.44	940.00	40.00	20.00	40.00
C74	2.44	940.00	40.00	20.00	40.00
C75	2.44	940.00	40.00	20.00	40.00
C76	2.44	940.00	40.00	20.00	40.00
C77	3.00	890.00	46.54	23.27	46.53
C78	3.00	890.00	46.54	23.27	46.53
C79	3.00	890.00	46.54	23.27	46.53
C80	3.00	890.00	46.54	23.28	46.53
C81	3.00	890.00	46.55	23.28	46.54
C82	4.38	890.00	67.97	34.00	67.95
C83	101.44	25.00	44.26	30.56	38.70
C84	7.85	453.22	62.11	31.10	62.06
C85	11.97	453.22	94.72	47.54	94.55
C86	97.40	25.00	42.50	28.46	37.56
C87	3.38	640.00	37.77	18.89	37.77
C88	3.58	640.00	40.01	20.01	40.00
C89	3.58	640.00	40.01	20.01	40.00
C90	3.58	640.00	40.01	20.01	40.00
C91	3.58	640.00	40.01	20.01	40.00
C92	3.58	640.00	40.01	20.01	40.00
C93	3.58	640.00	40.01	20.01	40.00
C94	3.58	640.00	40.01	20.01	40.00
C95	0.59	640.00	6.55	3.27	6.55
C96	103.75	25.00	45.27	31.86	39.33
C97	17.54	250.00	76.52	38.56	76.22
C98	10.18	250.00	44.42	22.27	44.36
C99	11.24	250.00	49.04	24.60	48.96
C100	15.48	250.00	67.54	33.98	67.33
C101	15.48	250.00	67.54	33.98	67.33
C102	6.34	250.00	27.64	13.84	27.63
C103	0.84	565.00	8.31	4.15	8.31
C104	7.65	300.00	40.03	20.04	40.00
C105	7.65	300.00	40.03	20.04	40.00
C106	7.65	300.00	40.03	20.04	40.00
C107	7.65	300.00	40.03	20.04	40.00
C108	7.65	300.00	40.03	20.04	40.00
C109	7.65	300.00	40.03	20.04	40.00
C110	0.61	300.00	3.22	1.61	3.22
C111	2.31	300.00	12.11	6.06	12.11
C112	7.65	300.00	40.03	20.04	40.00
C113	7.65	300.00	40.03	20.04	40.00
C114	7.65	300.00	40.03	20.04	40.00
C115	5.64	300.00	29.53	14.78	29.52
C116	87.91	25.00	38.36	24.10	34.70
C117	12.95	590.00	133.40	66.99	133.12
C118	9.75	590.00	100.44	50.34	100.32
C119	77.58	25.00	33.85	20.09	31.32
C120	7.79	403.22	54.80	27.44	54.76
C121	9.51	403.22	66.94	33.55	66.86
C122	5.40	403.22	37.98	19.00	37.97
C123	4.65	453.22	36.78	18.40	36.77
C124	6.32	453.22	50.03	25.04	50.00
C125	7.94	453.22	62.79	31.44	62.74
C126	108.91	25.00	47.52	34.99	40.68
C127	23.58	25.00	10.29	5.22	10.22
C128	23.58	25.00	10.29	5.22	10.22
C129	3.57	640.00	39.83	19.92	39.83
C130	70.55	25.00	30.78	17.68	28.87
C131	7.62	403.22	53.65	26.86	53.61
C132	8.91	403.22	62.73	31.43	62.66
C133	6.48	403.22	45.63	22.84	45.60

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C62	48.53	275.00	232.93	123.97	226.03
C63	37.82	275.00	181.51	94.20	178.23
C64	3.65	615.00	39.19	19.60	39.18
C65	31.14	615.00	334.27	171.38	330.17
C66	6.68	615.00	71.65	35.87	71.61
C67	27.97	428.22	209.03	106.64	206.96
C68	27.96	428.22	208.98	106.62	206.92
C69	11.41	275.00	54.75	27.47	54.66
C70	30.06	915.00	480.06	245.69	474.58



KEY MAP
1" = 700' SCALE



LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL = CENTERLINE

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

REVISIONS	
DATE	DESCRIPTION

PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

DATE 6/30/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

SHT. **04.03**

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

[illegible]

MARION COUNTY APPROVAL STAMP



MARION COUNTY APPROVAL STAMP

MARION COUNTY APPROVAL STAMP

[illegible]

PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

DATE 6/30/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

DATE 6/30/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

FOR CONTINUATION - SEE SHEET 04.03

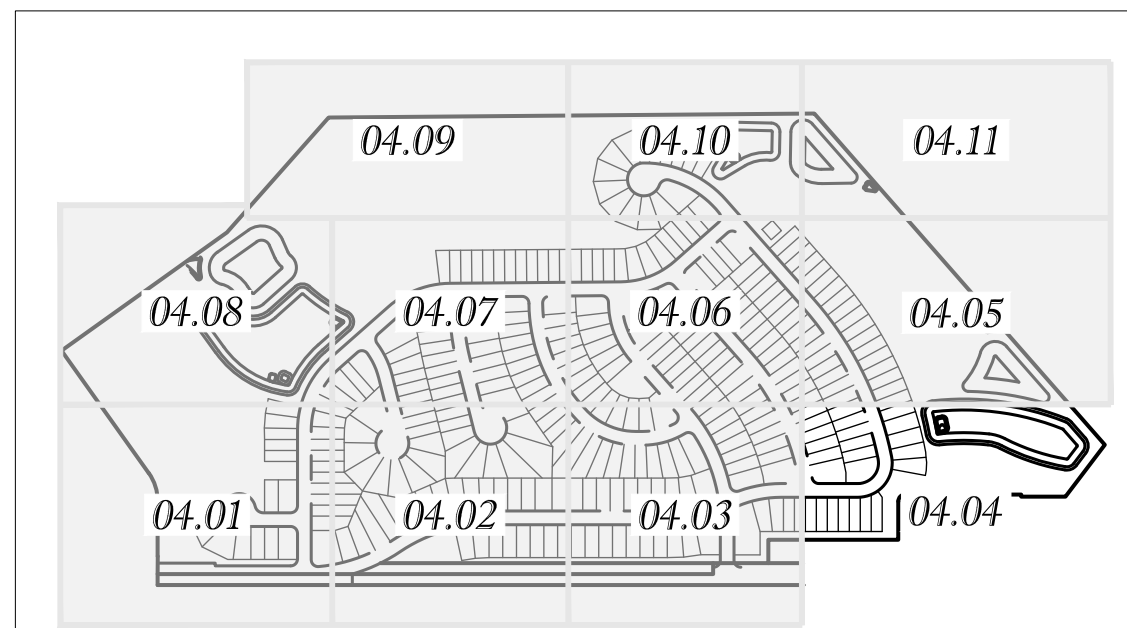
FOR CONTINUATION - SEE SHEET 04.03

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C136	1.85	1240.00	39.98	19.99	39.98	N20° 08' 47.68"W
C137	1.85	1240.00	39.98	19.99	39.98	N18° 17' 56.81"W
C138	2.40	1240.00	51.96	25.98	51.95	N16° 10' 29.97"W
C139	2.39	1240.00	51.76	25.88	51.76	N13° 46' 43.63"W
C140	1.18	1240.00	25.52	12.76	25.52	N11° 59' 59.34"W
C141	6.65	125.00	14.51	7.26	14.50	N8° 04' 44.31"W
C142	15.22	125.00	33.21	16.70	33.11	N2° 51' 25.26"E
C143	44.27	125.00	96.58	50.85	94.20	N32° 36' 10.98"E
C144	12.49	125.00	27.25	13.68	27.20	N60° 58' 59.99"E
C145	18.93	125.00	41.29	20.84	41.20	N67° 41' 31.75"E
C146	3.84	125.00	8.39	4.20	8.39	N88° 04' 39.73"E
C147	2.44	940.00	40.00	20.00	40.00	N14° 19' 00.39"W
C148	1.69	940.00	27.72	13.86	27.72	N12° 15' 10.88"W
C149	3.46	300.00	18.14	9.07	18.14	N9° 40' 31.08"W
C150	82.06	25.00	35.80	21.75	32.82	N48° 58' 17.52"W
C151	10.51	75.00	132.74	91.64	116.08	S39° 17' 53.44"W
C152	0.51	1190.00	10.50	5.25	10.50	S11° 39' 23.29"E
C153	2.11	1190.00	43.75	21.88	43.75	S12° 57' 45.18"E
C154	2.11	1190.00	43.75	21.88	43.75	S15° 04' 08.58"E
C155	2.11	1190.00	43.75	21.88	43.75	S17° 10' 31.99"E
C156	2.11	1190.00	43.75	21.88	43.75	S19° 16' 55.39"E
C157	2.44	1190.00	50.60	25.31	50.60	S21° 33' 12.66"E
C158	90.02	25.00	39.28	25.01	35.36	S45° 00' 00.00"W

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C136	1.85	1240.00	39.98	19.99	39.98	N20° 08' 47.68"W
C137	1.85	1240.00	39.98	19.99	39.98	N18° 17' 56.81"W
C138	2.40	1240.00	51.96	25.98	51.95	N16° 10' 29.97"W
C139	2.39	1240.00	51.76	25.88	51.76	N13° 46' 43.63"W
C140	1.18	1240.00	25.52	12.76	25.52	N11° 59' 59.34"W
C141	6.65	125.00	14.51	7.26	14.50	N8° 04' 44.31"W
C142	15.22	125.00	33.21	16.70	33.11	N2° 51' 25.26"E
C143	44.27	125.00	96.58	50.85	94.20	N32° 36' 10.98"E
C144	12.49	125.00	27.25	13.68	27.20	N60° 58' 59.99"E
C145	18.93	125.00	41.29	20.84	41.20	N67° 41' 31.75"E
C146	3.84	125.00	8.39	4.20	8.39	N88° 04' 39.73"E
C147	2.44	940.00	40.00	20.00	40.00	N14° 19' 00.39"W
C148	1.69	940.00	27.72	13.86	27.72	N12° 15' 10.88"W
C149	3.46	300.00	18.14	9.07	18.14	N9° 40' 31.08"W
C150	82.06	25.00	35.80	21.75	32.82	N48° 58' 17.52"W
C151	10.51	75.00	132.74	91.64	116.08	S39° 17' 53.44"W
C152	0.51	1190.00	10.50	5.25	10.50	S11° 39' 23.29"E
C153	2.11	1190.00	43.75	21.88	43.75	S12° 57' 45.18"E
C154	2.11	1190.00	43.75	21.88	43.75	S15° 04' 08.58"E
C155	2.11	1190.00	43.75	21.88	43.75	S17° 10' 31.99"E
C156	2.11	1190.00	43.75	21.88	43.75	S19° 16' 55.39"E
C157	2.44	1190.00	50.60	25.31	50.60	S21° 33' 12.66"E
C158	90.02	25.00	39.28	25.01	35.36	S45° 00' 00.00"W

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C134	101.40	100.00	176.98	122.18	154.77	S39° 17' 53.44"W
C135	30.07	1215.00	637.55	326.30	630.26	S26° 26' 10.31"E

C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C134	101.40	100.00	176.98	122.18	154.77	S39° 17' 53.44"W
C135	30.07	1215.00	637.55	326.30	630.26	S26° 26' 10.31"E

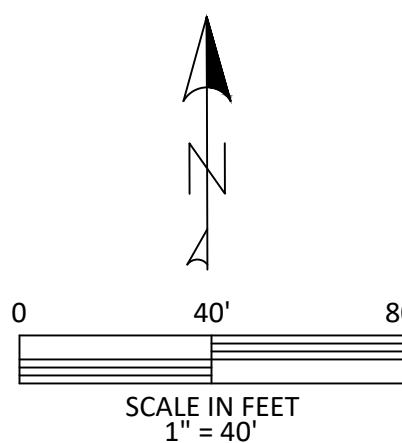


FOR CONTINUATION - SEE SHEET 04.11

GREENWAY STATE
RECREATIONAL
AREA

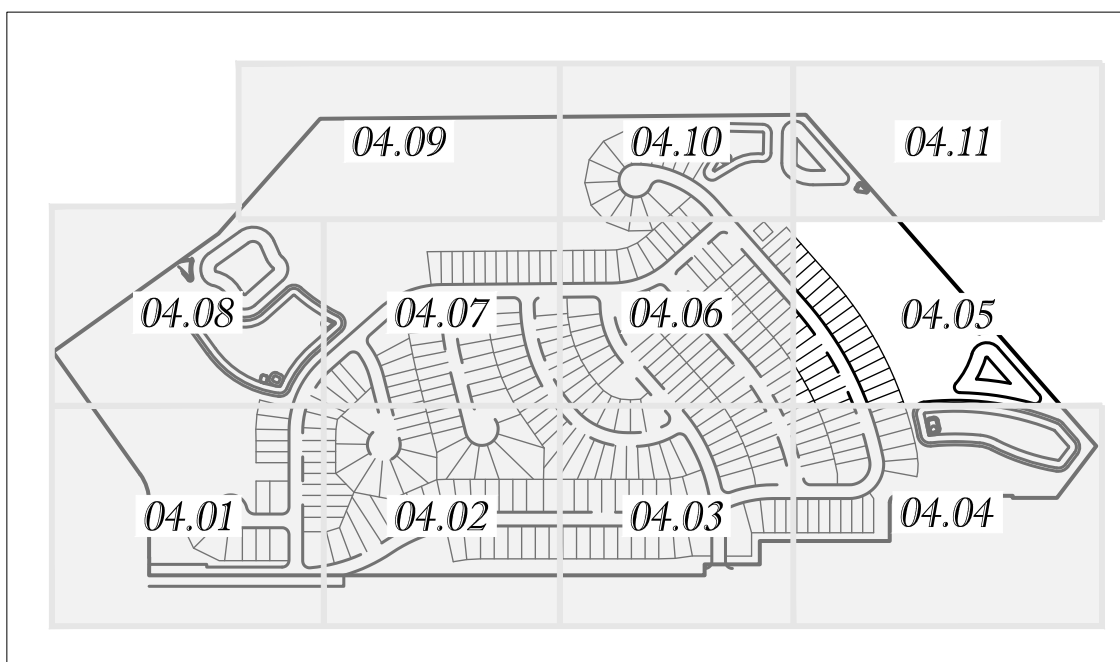
CONSERVATION
EASEMENT

MARION COUNTY APPROVAL STAMP



LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL= CENTERLINE

PARCEL CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C159	2.31	1190.00	48.05	24.03	48.05	S33° 55' 42.71"E
C160	2.11	1190.00	43.75	21.88	43.75	S26° 08' 18.91"E
C161	2.11	1190.00	43.75	21.88	43.75	S28° 14' 42.31"E
C162	2.11	1190.00	43.75	21.88	43.75	S30° 21' 05.71"E
C163	2.11	1190.00	43.75	21.88	43.75	S32° 27' 29.12"E
C164	2.11	1190.00	43.75	21.88	43.75	S34° 33' 52.53"E
C165	2.11	1190.00	43.75	21.88	43.75	S36° 40' 15.93"E
C166	2.27	1190.00	47.23	23.62	47.23	S38° 51' 41.04"E
C167	1.47	1190.00	30.54	15.27	30.54	S40° 44' 00.98"E
C168	0.07	1240.00	1.54	0.77	1.54	N41° 25' 59.31"W
C169	1.85	1240.00	40.00	20.00	40.00	N40° 28' 24.18"W
C170	1.85	1240.00	40.00	20.00	40.00	N38° 37' 30.46"W
C171	1.85	1240.00	40.00	20.00	40.00	N36° 46' 37.00"W
C172	1.85	1240.00	40.00	20.00	39.99	N34° 55' 43.81"W
C173	1.85	1240.00	39.99	20.00	39.99	N33° 04' 50.88"W
C174	1.85	1240.00	39.99	20.00	39.99	N31° 13' 58.21"W
C175	1.85	1240.00	39.99	20.00	39.99	N29° 23' 05.81"W
C176	1.85	1240.00	39.99	20.00	39.99	N27° 32' 13.67"W
C177	1.85	1240.00	39.99	20.00	39.99	N25° 41' 21.79"W
C178	1.85	1240.00	39.99	20.00	39.98	N23° 50' 30.17"W
C179	1.85	1240.00	39.99	19.99	39.98	N21° 59' 38.80"W



KEY MAP
1" = 700' SCALE

FOR CONTINUATION - SEE SHEET 04.04

Tillman & Associates
— ENGINEERING, LLC. —
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34474
Office: (352) 387-4540 Fax: (352) 387-4541
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE _____

PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

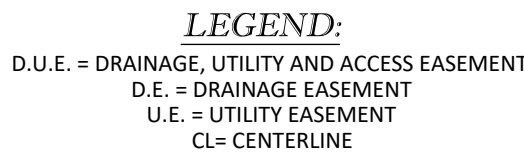
DATE 6/30/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

SHT. 04.05

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



FOR CONTINUATION - SEE SHEET 04.03



C/L CURVE DATA						
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C180	6.39	325.00	36.26	18.15	36.25	S51° 43' 40.22"W
C181	34.59	325.00	196.19	101.19	193.22	S72° 13' 04.77"W
C182	40.98	300.00	214.57	112.11	210.03	N20° 58' 42.95"W

REVISIONS

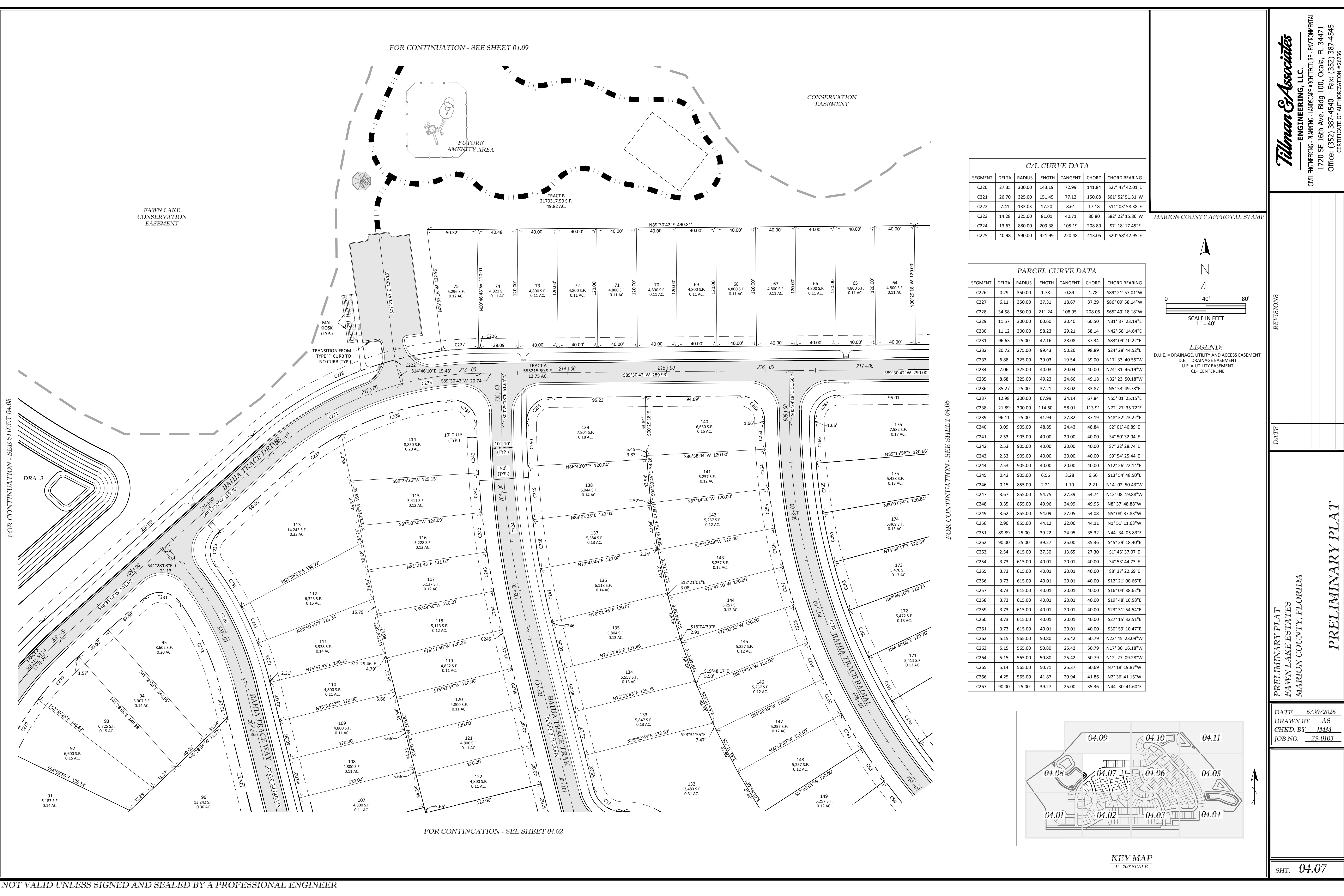
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PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

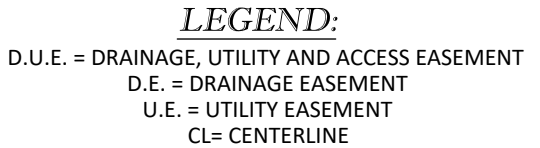
DATE 6/30/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

SHT. 04.06

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
CERTIFICATE OF AUTHORIZATION #26756



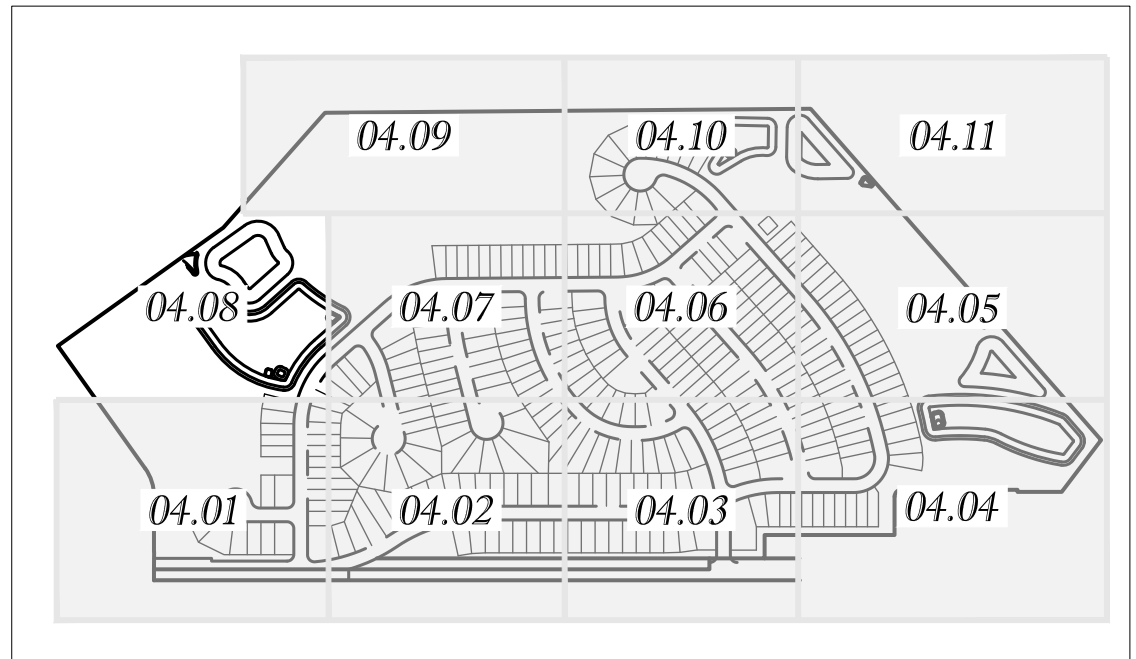
Parcel Curve Data						
Segment	Delta	Radius	Length	Tangent	Chord	Chord Bearing
C226	0.29	350.00	1.78	0.89	17.8	S89°17'50.1"W
C227	6.11	350.00	37.31	18.67	37.29	S86°09'58.14"W
C228	34.58	350.00	211.24	108.95	208.05	S65°49'18.18"W
C229	11.57	300.00	60.60	30.40	60.60	N31°37'23.19"E
C230	11.12	300.00	58.23	29.21	58.14	N42°58'14.64"E
C231	96.63	25.00	42.16	28.08	37.34	S83°09'10.22"E
C232	20.72	275.00	49.43	50.26	98.89	S24°28'44.52"E
C233	6.88	325.00	39.03	19.54	39.00	N17°33'40.55"W
C234	7.06	325.00	40.03	20.04	40.00	N24°31'46.19"W
C235	8.68	325.00	40.23	24.66	49.18	N32°23'50.18"W
C236	85.27	25.00	37.21	33.12	33.87	N5°53'49.78"E
C237	12.98	300.00	67.99	34.04	63.84	N55°01'25.15"E
C238	21.89	300.00	114.60	58.01	113.91	N72°27'35.72"E
C239	96.11	25.00	41.94	27.82	37.19	S48°32'23.22"E
C240	3.09	905.00	48.85	24.43	48.84	S2°01'46.89"W
C241	2.53	905.00	40.00	20.00	40.00	S4°50'32.04"E
C242	2.53	905.00	40.00	20.00	40.00	S7°22'28.74"E
C243	2.53	905.00	40.00	20.00	40.00	S9°54'25.44"E
C244	2.53	905.00	40.00	20.00	40.00	S12°27'22.14"E
C245	0.42	905.00	6.56	3.28	6.56	S13°54'48.50"E
C246	0.15	855.00	2.21	1.10	2.21	N14°02'50.40"W
C247	3.67	855.00	54.75	27.39	54.74	N14°08'19.88"W
C248	3.35	855.00	49.96	24.99	49.95	N8°38'48.88"W
C249	3.62	855.00	54.09	27.05	54.08	N5°08'37.83"W
C250	2.96	855.00	44.12	22.06	44.11	N1°51'11.63"W
C251	89.89	25.00	39.22	24.95	35.32	N45°04'50.83"E
C252	90.00	25.00	39.27	25.00	35.36	S45°29'18.40"E
C253	2.54	615.00	27.30	13.65	27.30	S1°45'37.07"E
C254	3.73	615.00	40.01	20.01	40.00	S4°53'44.73"E
C255	3.73	615.00	40.01	20.01	40.00	S8°37'22.69"E
C256	3.73	615.00	40.01	20.01	40.00	S12°21'00.66"E
C257	3.73	615.00	40.01	20.01	40.00	S16°04'38.62"E
C258	3.73	615.00	40.01	20.01	40.00	S19°48'16.58"E
C259	3.73	615.00	40.01	20.01	40.00	S23°31'54.54"E
C260	3.73	615.00	40.01	20.01	40.00	S27°15'51.51"E
C261	3.73	615.00	40.01	20.01	40.00	S30°59'10.47"E
C262	5.15	565.00	50.80	25.42	50.79	N22°45'23.09"W
C263	5.15	565.00	50.80	25.42	50.79	N17°36'16.18"W
C264	5.15	565.00	50.80	25.42	50.79	N12°27'09.28"W
C265	5.14	565.00	50.71	25.37	50.69	N7°18'19.87"W
C266	4.25	565.00	41.87	20.94	41.86	N2°36'41.15"W
C267	90.00	25.00	39.27	25.00	35.36	N44°30'41.60"E



PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

PRELIMINARY PLAT





KEY MAP
1" = 700' SCALE



FOR CONTINUATION - SEE SHEET 04.09

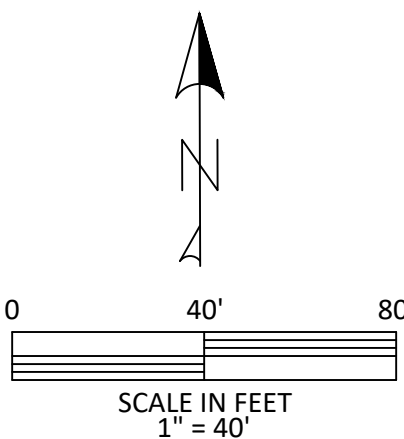
GREENWAY STATE
RECREATIONAL
AREA

TRACT B
2170317.50 S.F.
49.82 AC.

DRA - 3A

FAWN LAKE
CONSERVATION
EASEMENT

MARION COUNTY APPROVAL STAMP



LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL= CENTERLINE

PROJECT
BOUNDARY
(TYP.)

CONSERVATION
EASEMENT

Undeveloped road is
labeled incorrectly. It
should be removed or
labeled as "Fir Drive Pass
(undeveloped)"

FIRE DRIVE PASS

SILVER SPRINGS
SHORES

DRA - 3

FOR CONTINUATION - SEE SHEET 04.07

FOR CONTINUATION - SEE SHEET 04.01

REVISIONS

DATE

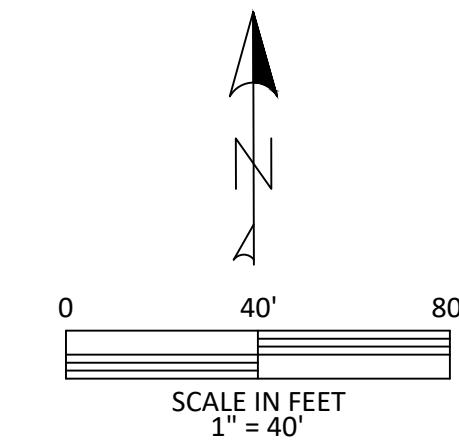
PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 7/1/2026
DRAWN BY AS
CHKD. BY IMM
JOB NO. 25-0103

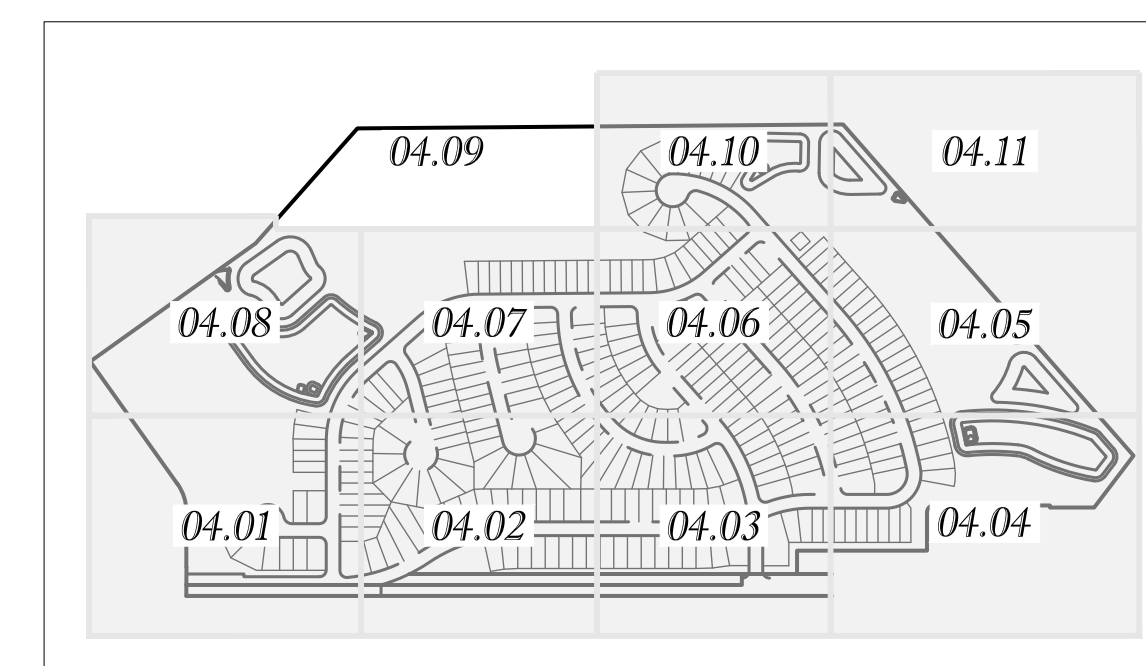
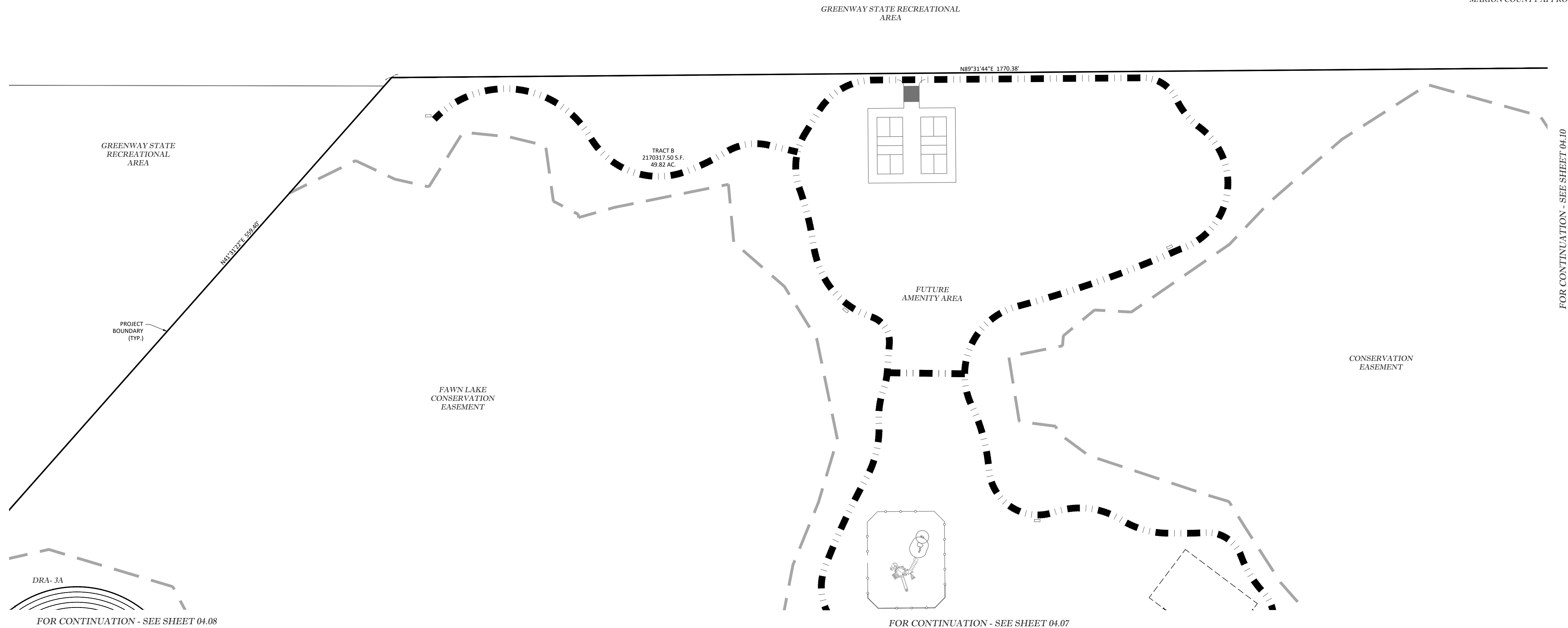
SHT. 04.08

Tillman & Associates
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756



LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL= CENTERLINE

MARION COUNTY APPROVAL STAMP



KEY MAP
1" : 700' SCALE

[illegible]

**PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA**

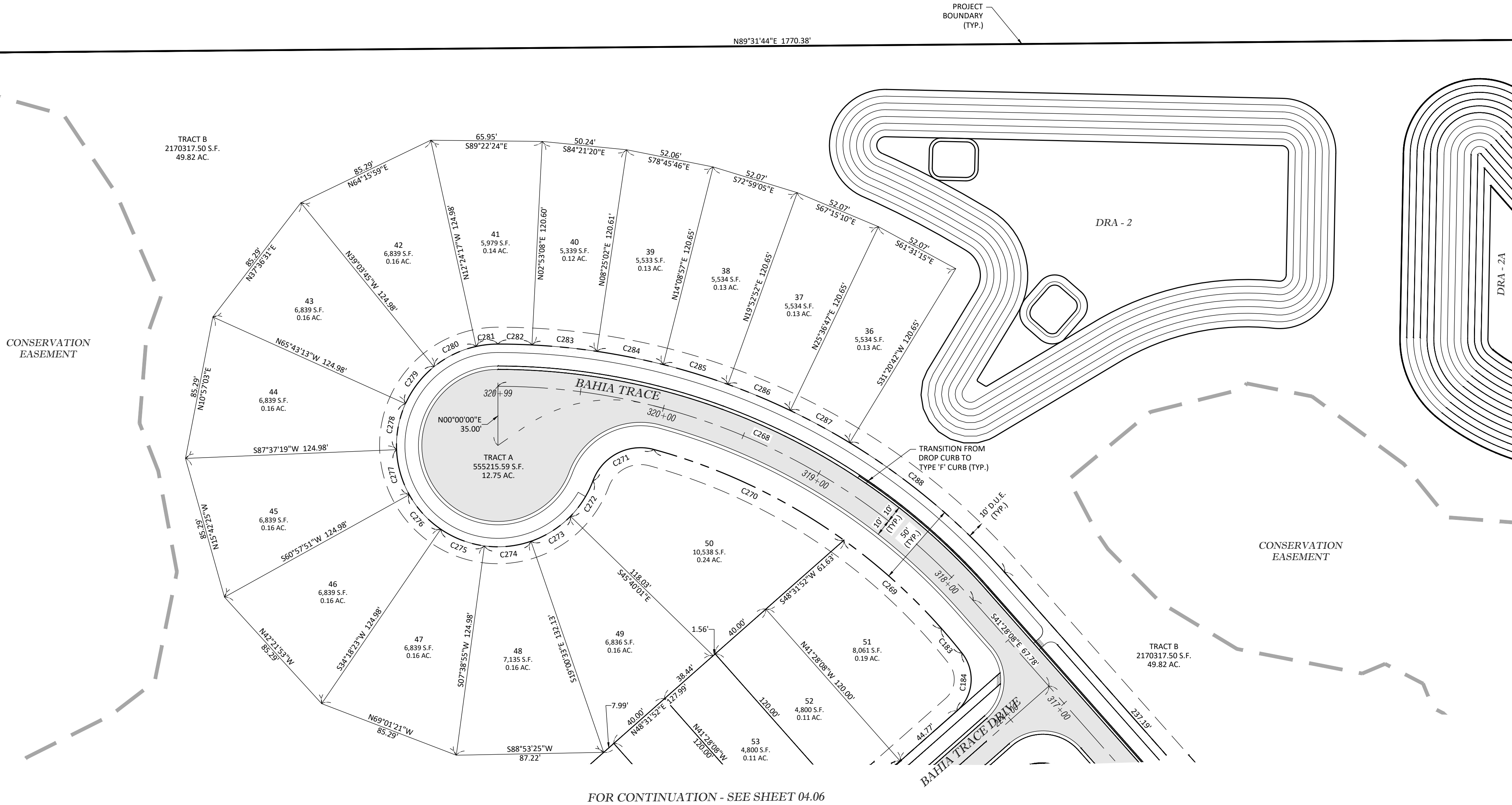
PRELIMINARY PLAT

DATE 6/30/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0103

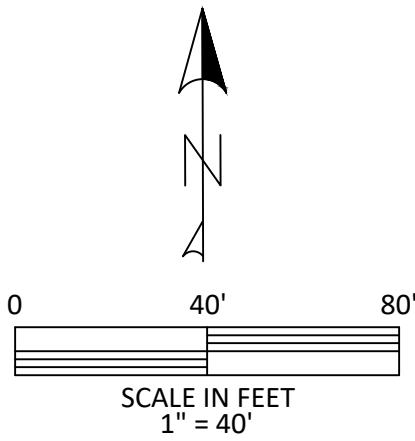
SHT. 04.09

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

FOR CONTINUATION - SEE SHEET 04.09



FOR CONTINUATION - SEE SHEET 04.06

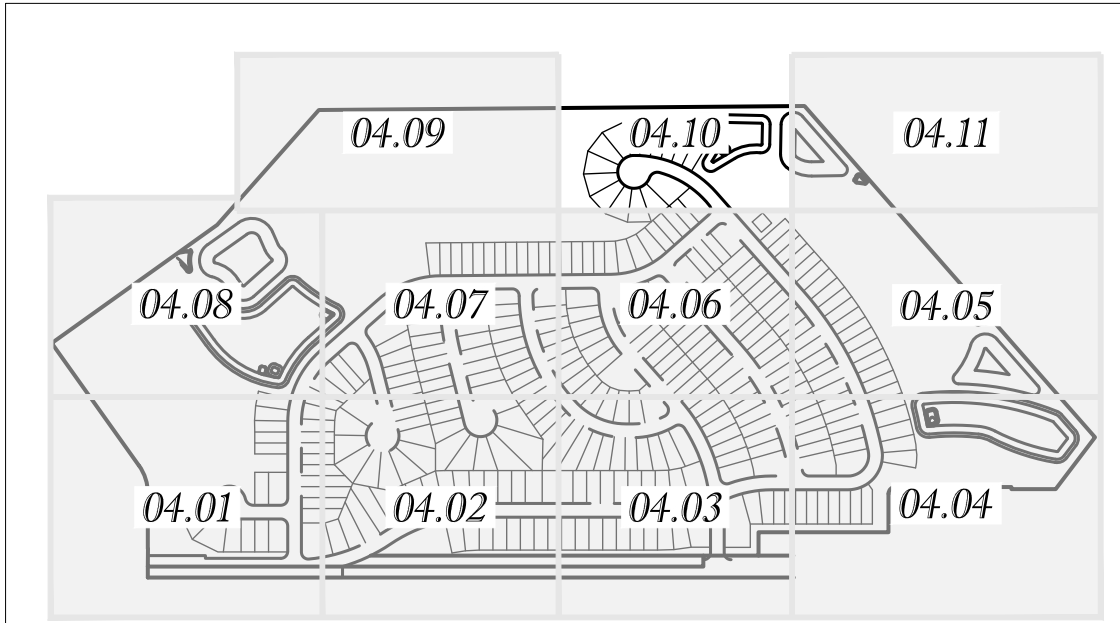


LEGEND:
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D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL = CENTERLINE

MARION COUNTY APPROVAL STAMP

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C268	48.53	375.00	317.64	169.05	308.23

PARCEL CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C269	12.75	350.00	77.86	39.09	77.70
C270	20.50	350.00	125.22	63.29	124.55
C271	84.92	30.00	44.46	27.45	40.50
C272	23.97	60.00	25.10	12.73	24.91
C273	26.66	60.00	27.92	14.22	27.66
C274	26.66	60.00	27.92	14.22	27.66
C275	26.66	60.00	27.92	14.22	27.66
C276	26.66	60.00	27.92	14.22	27.66
C277	26.66	60.00	27.92	14.22	27.66
C278	26.66	60.00	27.92	14.22	27.66
C279	26.66	60.00	27.92	14.22	27.66
C280	26.66	60.00	27.92	14.22	27.66
C281	12.40	60.00	12.99	6.52	12.96
C282	2.89	400.00	20.15	10.07	20.14
C283	5.53	400.00	38.62	19.32	38.60
C284	5.73	400.00	40.02	20.03	40.00
C285	5.73	400.00	40.02	20.03	40.00
C286	5.73	400.00	40.02	20.03	40.00
C287	5.73	400.00	40.02	20.03	40.00
C288	17.19	400.00	119.98	60.44	119.53



KEY MAP
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CERTIFICATE OF AUTHORIZATION #26796

REVISIONS

DATE

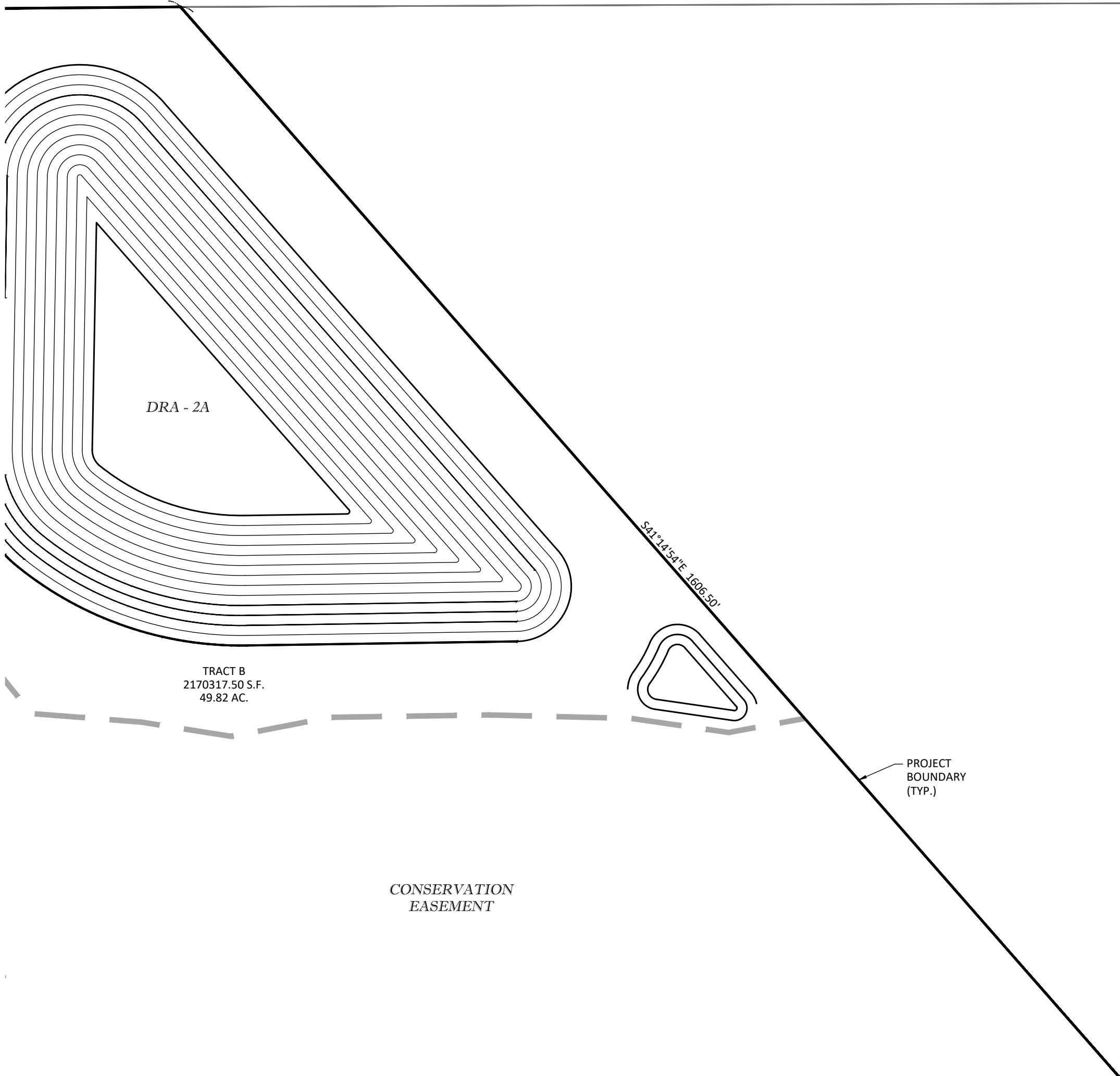
PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

PRELIMINARY PLAT

DATE 6/30/2026
DRAWN BY AS
CHKD. BY IMM
JOB NO. 25-0103

SHT. 04.10

FOR CONTINUATION - SEE SHEET 04.10

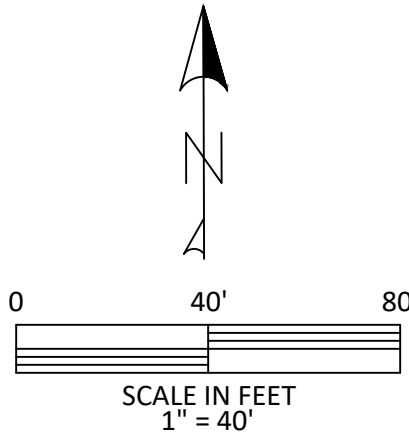


GREENWAY STATE
RECREATIONAL
AREA

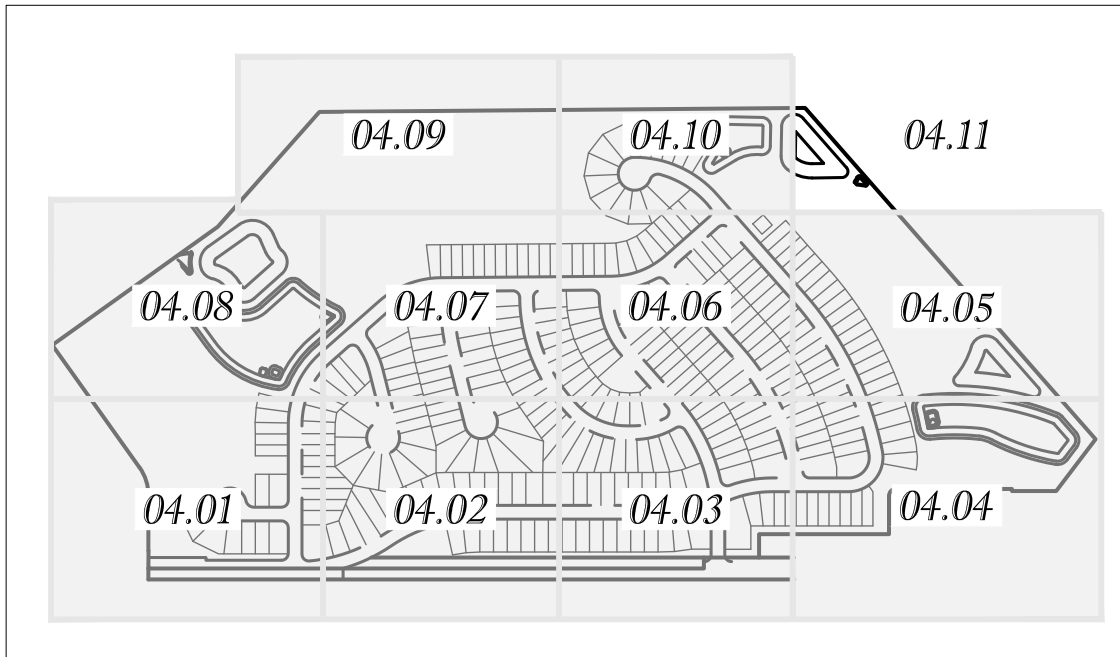
CONSERVATION
EASEMENT

FOR CONTINUATION - SEE SHEET 04.05

MARION COUNTY APPROVAL STAMP



LEGEND:
D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL= CENTERLINE



KEY MAP
1" = 700' SCALE

Tillman & Associates
ENGINEERING, LLC.
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

PRELIMINARY PLAT
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA
PRELIMINARY PLAT

DATE 6/30/2026
DRAWN BY AS
CHKD. BY IMM
JOB NO. 25-0103

SHT. **04.11**

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