



**SUBMITTAL SUMMARY REPORT
33515**

PLAN NAME:	OAK SHORES ESTATES MASS GRADING	LOCATION:	
APPLICATION DATE:	10/15/2025	PARCEL:	9064-0000-02
DESCRIPTION:			

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

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)		Alexander Turnipseed	12/09/2025	Please provide a copy of the NPDES permit or NOI as well as the District permit prior to construction.	No
Conditional Comment(s)		Sarah Wells	12/16/2025	No development plan accompanying mass grading plan, proceed at own risk.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	11/09/2025	11/24/2025	11/13/2025	Requires Re-submit
OCE: Plan Review (DR) v.	12/09/2025	12/16/2025	01/20/2026	Requires Re-submit
OCE: Plan Review (DR) v.	01/28/2026	02/04/2026	02/06/2026	Approved

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)		11/24/2025	11/09/2025	Approved
Comments	N/A Central Sewer N/A Lot Size N/A Total Flow N/A Available Area N/A DEP Water Approval N/A Operating Permit Required N/A 2.12.6 - Location of septic systems & wells N/A 2.12.36 - Location of water & septic systems INFO Additional Health comments N/A			

SUBMITTAL SUMMARY REPORT (33515)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)		11/24/2025	11/09/2025	Requires Re-submit
Comments	<p>Land Use- Approved</p> <p>YES 2.12.4.L(2)/3.2.3 - Use Consistent with FLU Designation?</p> <p>N/A 2.12.4.L(3) - All applicable Developer's Agreements listed?</p> <p>N/A 2.12.4.L(2,3, & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?</p> <p>N/A 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density? Mass grading plan only.</p> <p>YES 2.12.4.L(6) - Gross/wetland/floodplain acreage listed? FEMA flood map provided as well as Wetland map.</p> <p>N/A 4.1.4.J - [Greenway Setback Provided?]</p> <p>YES 2.12.16/6.5 - [EALS or EALS-ER provided?] EALS transmitted during Zoning review.</p> <p>N/A 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?</p> <p>YES 2.12.4.L(5)/5.2 - [Applicable ESOZ/FPOZ Status Listed?]</p> <p>YES 2.12.4.L(5)/5.4 - [Applicable Springs Protection Zone Listed?]</p> <p>N/A 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?</p> <p>YES 2.12.5/1.8.2.F - Is Concurrence Approval or Deferral Elected?</p> <p>N/A Additional Planning Items:</p> <p>Zoning- Rejected</p> <p>INFO 2.12.32/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation 10/27/25 - EALS submitted and transmitted to FWC</p> <p>INFO 6.11.6.B - Any activity excavating and removing material from a site shall include a designated access route and be approved by the County prior to utilization Defer to OCE. Please illustrate designated access route on grading & drainage plan sheet 05.01</p> <p>NO 2.12.23/4.2 -Setbacks, dimensions for all improvements, and easements Please overlay design of proposed development on aerial photograph sheet 03.01</p> <p>NO 2.12.4.L(4) - Zoning requirements: lot width, area , setbacks , coverage (floor area ratios), parking, and required buffers associated with Special Use Permits Subject property currently has R-1 zoning classification and would need to meet R-1 standards. Please include zoning requirements in cover sheet/aerial photograph sheet.</p> <p>If alternative standards are pursued, please indicate intention on cover sheet.</p> <p>NO 2.12.24 - Landscape requirements/6.8.6 - Buffering Please indicate required buffer widths/types on grading & drainage plan sheets. Please note current R-1 zoning.</p> <p>NO 4.3.11 - Mining. Removal of excess material resulting from commercial, industrial and residential site improvements, except fish ponds. Does this have an approved development plan? Mining will require Special Use Permit (SUP). Please confirm intention of grading will be for residential development.</p> <p>PUD rezoning application has been submitted but has not been approved at this time. No development plan has been approved for this Project at this time.</p> <p>YES 2.12.32 - Show 100 yr flood zone FEMA Flood Zone X and A</p> <p>INFO 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain FEMA Flood Zone X and A</p> <p>No ESOZ</p> <p>Secondary Springs Protection Zone</p> <p>INFO Additional Zoning comments JARED RIVERA / GROWTH SERVICES / 352-438-2687 / JARED.RIVERA@MARIONFL.ORG</p>			
Landscape (Plans) (Parks and Recreation)		11/24/2025	11/09/2025	Requires Re-submit
Comments	<p>N/A 2.12.18 - All trees 10" DBH and larger</p> <p>NO 2.12.25 - Marion Friendly Landscape Areas Provide MFLA locations and calculations per 2.12.25</p> <p>INFO 6.7.3 - Tree protection Lot grading will impact preserved tree roots. Contractor to follow root pruning note on sheet 08.02</p> <p>N/A 6.7.4 - Shade tree requirements</p> <p>N/A 6.7.6 - Tree removal submittal requirements</p> <p>N/A 6.7.8 - Protected tree replacement requirements</p> <p>N/A 6.7.9 - Replacement trees; general requirements.</p> <p>N/A 6.8.2 - Landscape plan requirements (details, schedule, calculations, notes)</p> <p>N/A 6.8.3 - Landscape design standards</p> <p>N/A 6.8.4 - Landscape area requirements for non-residential development</p> <p>N/A 6.8.6 - Buffers</p> <p>N/A 6.13.3.C(5) - Landscaping of public stormwater management facilities</p> <p>N/A 6.13.3.D(4) - Landscaping of private stormwater management facilities</p> <p>N/A 6.8.10 - General planting requirements (specifications)</p> <p>N/A 6.9.2 - Irrigation plan requirements (details, legend, notes)</p> <p>N/A Additional Landscape comments</p>			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Design (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Approved
<i>Comments</i>				
YES 2.15.2.B - Mass Grading Plan fee of \$250.00 + (\$5.00 x total site acreage) made payable to Marion County BCC 10/16/25-fee due with resubmittal				
N/A Traffic study / methodology fee of \$200.00 made payable to Marion County BCC is required prior to plan approval. Refer to Resolution 10-R-630 for the current fee schedule.				
N/A 2.15.2.B - Plan review fee of \$40.00 made payable to Marion County Health Department				
N/A 2.1.6.A - \$100 Resubmittal fee payable to Marion County BCC				
N/A 2.1.7.A - \$100 Revision fee payable to Marion County BCC				
N/A 2.1.3 - Order of plan approval				
YES 2.12.3 - Title block shall be shown on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions				
YES 2.12.4.A - Type of application				
YES 2.12.4.B - Project name centered at top of front page				
YES 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet				
YES 2.12.4.D - Owner's certification on front sheet: I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan				
YES 2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet				
YES 2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval				
YES 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.				
YES 2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township				
YES 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp				
YES 2.12.4.I & 6.2.1.D - Index of sheets and numbering				
INFO 2.12.4.K - List of approved waivers, conditions, date of approval 10/16/25-add waivers if requested in future				
YES 2.12.4.L(1) - Parcel number				
YES 2.12.7 - Digital version of plan				
YES 6.2.1.C- Standardized sheet size shall be 24" x 36"				
YES 6.2.1.F - North arrow, graphic drawing, & written scale				
N/A 6.2.1.B - Plans shall be legible and meet typical industry standards				
N/A Additional Development Review Comments				
OCE Property Management (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Approved
<i>Comments</i>				
N/A Mass Grading Plan ROW does not review this type of plan				

SUBMITTAL SUMMARY REPORT (33515)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Stormwater (Permits & Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
YES 2.12.4.L(9)(b) - Data Block (Impervious Area)				
YES 2.12.8 - Topographical Contours				
YES 2.12.9/10 - Existing Drainage Right-of-Way/Easements				
YES 2.12.9/10 - Proposed Drainage Right-of-Way/Easements				
YES 2.12.13/14/15 - General Exhibits				
YES 2.12.20 - Stormwater Infrastructure Supports Phasing				
YES 2.12.38 - Stormwater Maintenance Entity				
YES 6.13.2.C - Geotechnical Investigation Report				
YES 6.13.7 - Geotechnical Criteria				
YES 6.13.2.A(1)/(2) - Contributing Basins/Tc				
YES 6.13.2.B(1)/(2) - Runoff Analysis/Tc Calculations				
YES 6.13.2.A(4) - Stormwater Features & Connective Elements				
YES 6.13.2.A(3) - Retention/Detention Area Design Parameters				
YES 6.13.3 - Type of Stormwater Facility Criteria				
YES 6.13.4 - Stormwater Quantity Criteria				
YES 6.13.2.B(4) - Hydrologic Analysis				
YES 6.13.4.C - Discharge Conditions				
YES 6.13.2.B(6) - Freeboard				
YES 6.13.4.D - Recovery Analysis				
YES 6.13.5 - Flood Plain & Protection				
YES 6.13.2.A(8) - Finish Floor Elevation Criteria				
YES 6.13.6 - Stormwater Quality Criteria				
YES 6.12.6 - Roadway Flooding Level of Service				
YES 6.13.6.B - Alternative Treatment Techniques				
YES 6.13.6.C - Best Management Practices				
YES 6.13.8 - Stormwater Conveyance Criteria				
YES 6.13.2.B(5) - Hydraulic Analysis				
YES 6.13.8.B(3) - Lane Spread Calculations				
YES 6.13.2.A(9) - Access Accommodates Stormwater				
YES 6.13.8.B(7) - Minimum Pipe Size				
YES 6.13.2.A(5) - Existing/Proposed Stormwater Structures				
YES 6.13.2.A(6) - Existing/Proposed Stormwater Pipes				
YES 6.13.2.A(7) - Existing/Proposed Stormwater Swales				
YES 6.13.9 - Grading Criteria				
YES 6.13.2.A(11)(a) - Construction Entrance				
YES 6.13.2.A(11)(b) - Erosion Control				
YES 6.13.2.A(12)/6.12.5 - Stormwater Details, Cross Sections, References				
NO 6.13.2.B(8) - Calculation & Plan Consistency These parcels will need to be vacated from the plat				
INFO 6.13.10.B - Copy of NPDES Permit or NOI Please provide a copy of the NPDES permit or NOI prior to construction.				
INFO Copy of District Permit (County Interest) Please provide a copy of the District permit.				
NO 6.10 - Karst Topography and High Recharge Areas Please provide a signed and sealed karst analysis				
YES 7.1.3 - Drainage Construction Specifications				
YES 6.13.12 - Operation and Maintenance				
YES Please provide a final signed and sealed hard copy signature page with references to the stormwater analysis or final hard copy of the full stormwater analysis.				
INFO Additional Stormwater comments If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed alexander.turnipseed@marionfl.org.				
OCE Survey (Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Approved
<i>Comments</i>				
YES 6.2.1.A - The name, street address, signature, date, license number, and seal of the responsible professional shall be shown on each plan sheet.				
YES 6.2.1.F - Provide north arrow and graphic drawing and written scale				
YES 6.4.7.A(1) - Provide a minimum of two bench marks per site with a statement or table detailing vertical datum				
YES 6.4.7.B(1) - Provide a minimum of two intervisible horizontal control points per site				
N/A Additional Survey comments				
OCE Traffic (Permits & Plans) (Office of the County Engineer)		11/24/2025	11/09/2025	Requires Re-submit
<i>Comments</i>				
N/A 2.12.30 - Route plan				
YES 6.2.1.E - Drawing legend				
NO 6.11.6 - Construction route 1. Remove the construction access to Locust Pass.				
2. Add a note that all construction vehicles shall use Oak Road to Maricamp Road for access. Usen of all adjacent local subdivision streets including Locust Pass and Locust Pass Way is prohibited.				
N/A Additional Traffic comments				

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/16/2025	12/23/2025	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	12/16/2025	12/16/2025	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/16/2025	12/09/2025	Approved
OCE Design (Plans) (Office of the County Engineer)	Jack Dingman	12/16/2025	01/16/2026	Approved

SUBMITTAL SUMMARY REPORT (33515)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		12/16/2025	12/17/2025	Not Required
<i>Comments</i>	ROW is not a reviewer on this type of plan -EMW 12.17			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/16/2025	12/09/2025	Requires Re-submit
<i>Comments</i>	If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed alexander.turnipseed@marionfl.org.			
<i>Corrections</i>	6.10 - Karst Topography and High Recharge Areas (Not Resolved) - 6.10 - Karst Topography and High Recharge Areas: An application for any new development or expansion of existing development, located within a high recharge or karst sensitive area as designated by the appropriate water management district or Marion County maps, shall submit an analysis of site conditions in sufficient detail to define hydrologic and geologic conditions which may guide mining, land development, or construction activities on the proposed site. Karst analysis shall include depiction of karst features on the project site and off-site within 200 feet of the project boundary. Karst analysis should be signed and sealed by an engineer.			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - 6.13.2.B(8) - Calculation & Plan Consistency: Calculations must be consistent with the plan sheets and other supporting details. Calculations shall use standard methodology recognized in the State of Florida, including hand and/or computerized calculations.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	12/16/2025	12/17/2025	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/16/2025	12/10/2025	Approved
OCE: Plan Review (DR) v.3				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/04/2026	01/30/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Sarah Wells	02/04/2026	01/29/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/04/2026	01/29/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/04/2026	02/04/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		02/04/2026	01/28/2026	Not Required
<i>Comments</i>	ROW is not a reviewer for this type of plan.			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	02/04/2026	01/28/2026	Informational
<i>Comments</i>	(1) Please provide a copy of the NPDES permit or NOI as well as the District Permit prior to construction. (2) The DRAs will need to be vacated during the replat			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/04/2026	01/28/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/04/2026	02/01/2026	Approved



**Marion County
Board of County Commissioners**

33515

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: 09/24/2025

A. PROJECT INFORMATION:

Project Name: Oak Shores Estates Mass Grading

Parcel Number(s): 9064-0000-02, 9064-1793+01 & 9064-1793-05

Section 23&24 Township 16 Range 24 Land Use HR Zoning Classification R-1

Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐

Type of Plan: MASS GRADING

Property Acreage 39.88 Number of Lots 0 Miles of Roads 0

Location of Property with Crossroads Oak Road and Oak Tract Pass

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.*)

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Engineer:

Firm Name: Tillman and Associates Engineering, LLC Contact Name: Jeffrey McPherson

Mailing Address: 1720 SE 16th Ave City: Ocala State: FL Zip Code: 34471

Phone # 352-387-4540 Alternate Phone # _____

Email(s) for contact via ePlans: permits@tillmaneng.com

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Surveyor:

Firm Name: Thomas Ventre Professional Land Surveyor, Inc. Contact Name: Tom Ventre

Mailing Address: 3661 SE 56th Street City: Ocala State: FL Zip Code: 34470

Phone # 352-629-1696 Alternate Phone # _____

Email(s) for contact via ePlans: tmvpls@aol.com

Property Owner:

Owner: Heather Island, LLC Contact Name: James Rainey

Mailing Address: 9925 SE 58th Ave. City: Belleview State: FL Zip Code: 34420

Phone # 352-320-1200 Alternate Phone # _____

Email address: irainey@cowboysgroup.com

Developer:

Developer: same as above Contact Name: _____

Mailing Address: _____ City: _____ State: _____ Zip Code: _____

Phone # _____ Alternate Phone # _____

Email address: _____

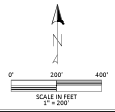
Revised 6/2021

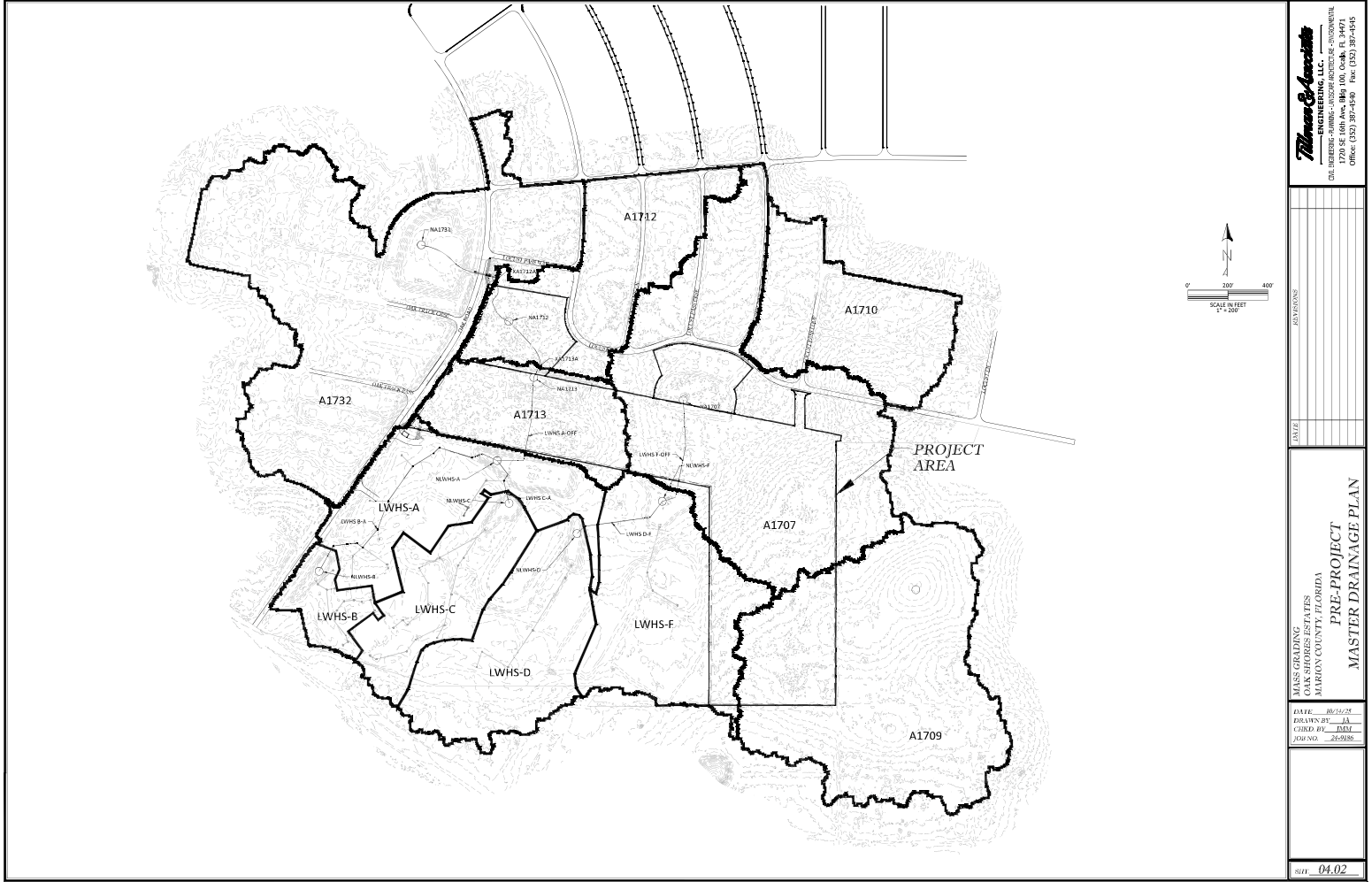
CLEAR FORM

Empowering Marion for Success

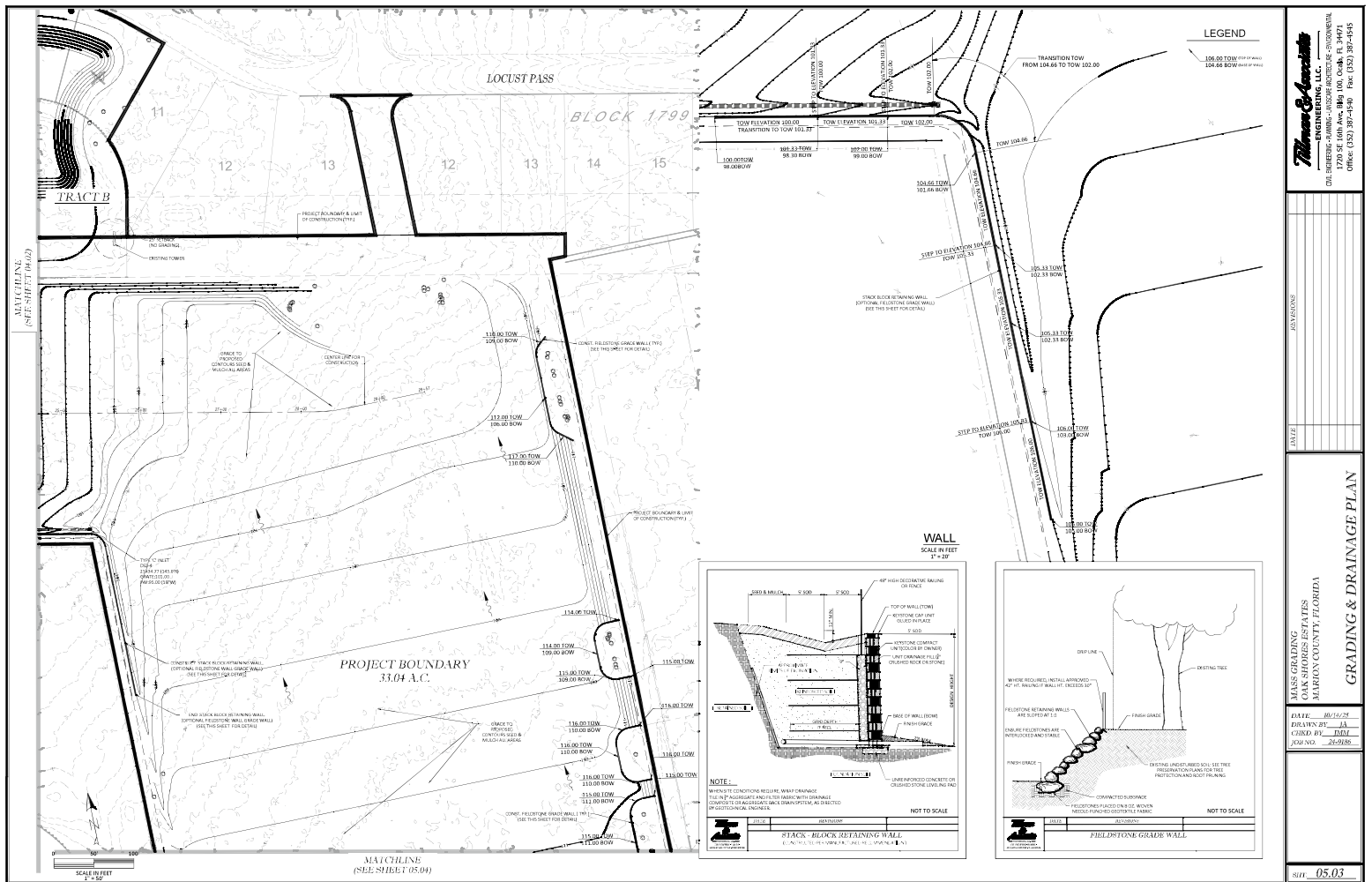
marionfl.org

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



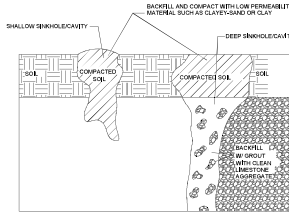
NOTES

IN THE EVENT THAT ANY KNOWN FEATURES SUCH AS BIRNHOLES, SOLUTION CAVITIES, CRACKS, ETC., ARE DISCOVERED DURING ROUTINE INSPECTIONS OF THE STORMWATER BASINS, THE FOLLOWING REMEDIATION PROCEDURE SHALL BE PERFORMED:

SHALLOW REPAIR (SEE DETAIL):
IF THE COLLAPSE IS SHALLOW (NOT DEEP) AND THE VESSES IN THE LIMESTONE ARE SMALL, THEN THE BIRNHOLES CAN BE REPAIRED BY BACKFILLING WITH A LOW PERMEABILITY MATERIAL, SUCH AS CLAYEY SAND OR CLAY. THE MATERIAL SHOULD BE COMPACTED AND THE REPAIR SHALL BE SLIGHTLY ABOVE THE ORIGINAL BOTTOM IN ORDER TO CREATE A SMALL MOUND TO ACCOUNT FOR SETTLING.

DEEP REPAIR (SEE DETAIL):
IF THE COLLAPSE IS DEEP, THEN THE REPAIR SHALL BE MORE PERMANENT. IN THE BEDROCK SHALL BE PLUGGED WITH CLEAN GROUT. A LOW PERMEABILITY MATERIAL SHALL BE PLACED OVER THE CONCRETE PLUS THE MATERIAL SHALL BE COMPACTED AND BROUGHT TO EXISTING BASIN BOTTOM.

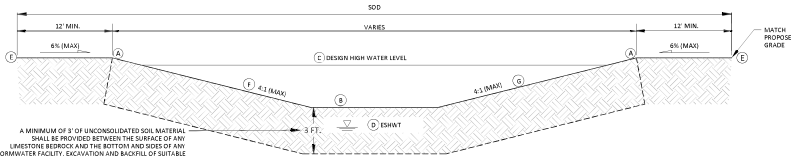
NOTIFICATION:
THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SRWMD) SHALL BE NOTIFIED OF ANY BIRNHOLES DEVELOPED WITHIN 48 HOURS OF DISCOVERY AND THE PROPOSED METHOD BY WHICH THE BIRNHOLES WILL BE REPAIRED SHALL BE SUBMITTED TO THE SRWMD FOR APPROVAL. IF THE SRWMD THE SRWMD WILL THEN NOTIFY THE RESPONSIBLE PARTY AS TO THE ACCEPTANCE, DENIAL OR NEED FOR FURTHER WORK OF THE REPAIR METHOD.



SECTION VIEW

SHALLOW AND DEEP SINKHOLE/CAVITY MAINTENANCE REPAIR DETAIL

N.T.S



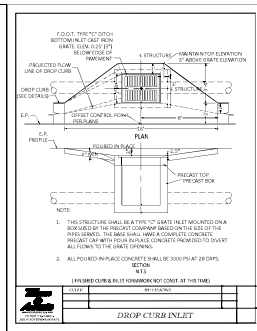
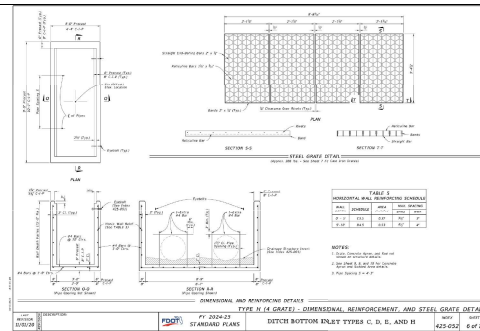
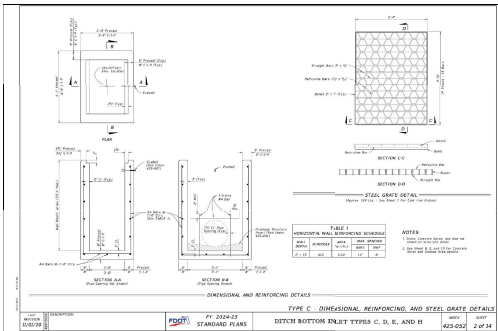
A MINIMUM OF 3" OF UNCONSOLIDATED SOIL MATERIAL SHALL BE PROVIDED BETWEEN THE SURFACE OF ANY LIMESTONE BEDROCK AND THE BOTTOM AND SIDES OF ANY STORMWATER FACILITY. EXCAVATION AND BACKFILL OF SUITABLE MATERIAL MAY BE MADE TO MEET THIS CRITERION.

POND	T.O.B.(FT) (A)	BOTTOM(FT) (B)	SHOULDER(FT) (C)	SHOULDER(FT) (D)	SHOULDER(FT) (E)	SIDE SLOPE (F)	SIDE SLOPE (G)
HA1722 (DRA-1)	94.0	88.0	92.4	92.1	93.8	MATCH PROPOSED GRADE	4:1 MAX
HA1707 (DRA-2)	94.0	88.0	93.5	92.1	93.8	MATCH PROPOSED GRADE	4:1 MAX
HA1702 (DRA-3)	96.0	87.5	91.7	90.1	92.7	MATCH PROPOSED GRADE	4:1 MAX

SOD ALL SLOPES AND BOTTOM WITH FLORIDA FRIENDLY NON-MUCK GROWN SOD

POND CROSS-SECTION

N.T.S



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Thomas & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - MARINE - ARCHITECTURAL - ENVIRONMENTAL
1720 SE 16th Ave, 10th Fl., Ocala, FL 34471
OFFICE (352) 387-1540 FAX (352) 387-0415

DATE: 06/15/21

DATE: 06/15/21

THOMAS & ASSOCIATES
OAK SHORES ESTATES
MARION COUNTY, FLORIDA

DATE: 06/15/21
DRAWN BY: J.A.
CHECKED BY: J.A.
APPROVED: J.A.

DATE: 06/15/21

[illegible]

INLET PROTECTION DETAILS



SILT FENCE DETAIL



GRAVEL CONSTRUCTION ENTRANCE DETAIL

SHE 07.0

EROSION CONTROL & DETAIL

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

[illegible]

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GR TOTAL		1338	977	192
				192

[illegible][illegible]

TREE REMOVAL, PRESERVATION, AND/OR REPLACEMENT
INSPECTIONS/ PERMITS ARE PURSUANT TO MARION COUNTY LAND
DEVELOPMENT CODE, ARTICLE 6, DIVISION 7, TREE PROTECTION
AND REPLACEMENT
http://marion7.municode.com/tt/marion_county

PROJECT AREA = 39.986 AC
TREE PRESERVATION AREA = 29.49 AC
SEE CIVIL PLANS FOR SITE DATA

EXCEPTIONS (SEC 6.7.2.F)
TREE PRESERVATION AREA EXCLUDES PARCELS TO BE USED FOR SINGLE FAMILY DWELLINGS
 [39.98 AC PROPERTY - 20.58 AC SFR PARCELS = 19.40 AC]

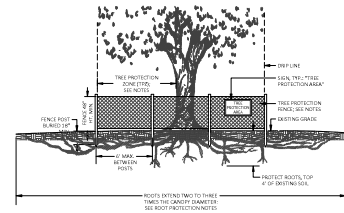
PROTECTED TREES SEC (SEC 6.7.3)
ALL TREES 10" DIAMETER BREAST HEIGHT (DBH) OR LARGER ARE PROTECTED BY CODE.

EXISTING TREE DBH INCHES = 4,600"
PRE-DEVELOPMENT INCHES PER ACRE = 237" (4,600"/19.40)
RETAINED DBH INCHES (50' ±) = 2,768"

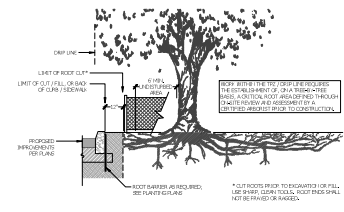
REMOVED DBH INCHES = 1,852"
REQUIRED POST-DEVELOPMENT INCHES PER ACRE = 300
REQUIRED POST-DEVELOPMENT INCHES = 1,940" (19.40 AC x 300")
PROVIDED POST-DEVELOPMENT INCHES = 2,740" MINIMUM;
THREE MITIGATION TO BE PROVIDED ALONG WITH IMPROVEMENT

Protect and care for existing tree roots to remain by minimizing damage from compaction, excavation, and disease. When work is required that may damage the roots of trees to remain, contractors in advance using sharp, clean, mechanical and hand tools. For work within the tree protection zone, hand clear and excavate using narrow-spine spading forks to comb soil and expose roots. Selective cut and prune roots. Immediately following root pruning, trees shall be thoroughly watered and have a four (4) inch cover of clean fill.

Contractor shall coordinate with Landscape Architect prior to canopy pruning. Lift tree canopies of existing trees to remain as required along proposed buildings, parking and drive aisles, and sidewalks, according to International Society of Arboriculture Best Management Practices • Tree Pruning. Refer to IAPWS Part One 2014 and for additional tree pruning criteria.



TREE PROTECTION BARRICADE DETAIL



TREE ROOT PRUNING WITHIN DRIP ZONE

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

BOUNDARY SURVEY for
TROY HAWKINS SHEET 1 OF 2

MARION COUNTY TAX PARCELS

# 9064-0000-02	# 9064-1792-01	# 9064-1792-02
# 9064-1792-03	# 9064-1792-04	# 9064-1793-01
# 9064-1793-05	# 9064-1793-06	# 9064-1793-07
# 9064-1793-11	# 9064-1793-12	# 9064-1793-13
# 9064-1799-15	# 9064-1799-16	# 9064-1799-17
# 9064-1799-18	# 9064-1799-19	# 9064-1799-20

CERTIFY TO: WE RANEY
TROY HAWKINS
GUY RIZZO

CURVE TABLE

Curve #	Length(F)	Radius (P.X.)	Delta (F)	Chord Direction (FIELD MEASUREMENT)	Chord Length	Chord Direction (PLAT DIMENSION)	Chord Length
C1	1628.89	1323.33	70°31'32"	N0° 09' 17"W	1527.99	N0° 11' 24"W	1527.62
C3	29.24	1719.15	0°58'28"	N10° 52' 57"E	29.24	N10° 49' 41"E	29.21
C4	130.41	250.00	29°53'13"	S86° 20' 58"W	128.93	S86° 18' 54"W	129.41
C6	91.51	175.00	29°57'37"	S63° 30' 00"E	90.47	S63° 41' 06"E	90.59
C7	91.14	175.00	29°50'17"	N86° 06' 55"E	90.11	N86° 18' 54"E	90.59
C8	275.18	175.00	90°05'46"	S33° 49' 56"E	247.69	S33° 41' 06"E	247.49
C9	34.48	25.00	79°00'49"	N39° 24' 35"W	31.81	N39° 15' 15"W	31.76
C10	43.92	25.00	100°39'25"	S50° 27' 06"W	38.49	S50° 44' 36"W	38.62
C11	39.63	24.98	90°53'03"	N34° 10' 25"W	35.60	N34° 38' 46"W	35.87
C12	38.37	25.00	87°56'34"	S55° 22' 45"W	34.71	S55° 35' 45"W	34.68
C13	3.51	1719.15	0°07'01"	N11° 18' 40"E	3.51	N11° 15' 27"E	3.45
C14	131.00	250.00	30°01'26"	N63° 42' 27"W	129.51	N63° 41' 06"W	129.41
C15	520.47	1223.33	24°22'35"	N22° 55' 11"E	516.55	N22° 52' 16"E	516.70
C16	405.57	1323.33	17°33'36"	N24° 51' 15"E	403.99	N24° 49' 00"E	404.90
C17	101.23	1323.33	4°22'58"	N13° 52' 57"E	101.20	N13° 48' 30"E	101.18
C18	34.06	1492.05	1°18'29"	N34° 26' 52"E	34.06	N34° 20' 23"E	33.39
C19	196.28	124.95	90°00'00"	S56° 19' 50"W	176.71	S56° 18' 54"W	176.77
C20	196.30	125.00	89°58'31"	N33° 39' 39"W	176.74	N33° 41' 06"W	176.77

NOTE: SURVEY NOT VALID WITHOUT SHEET 1 OF 2

LEGAL DESCRIPTION:

Parcel 1

All of Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

LESS AND EXCEPT THE FOLLOWING:

Tract G-D, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

and

Right of Way of Oak Road contained within Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida, LESS AND EXCEPT that portion of Oak Way Run vacated by Resolution 08-R-97 recorded May 12, 2008 in Official Records Book 5013, Page 1229, Public Records of Marion County, Florida.

and

All Water Retention Areas within Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

and

All of Block 1792, Lots 1 through 13, Block 1793 and Lots 12 through 20, Block 1799, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

Parcel 2

Lots 1 through 4, Block 1792; Lots 1 through 13, Block 1793 and Lots 12 through 20, Block 1799, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

LEGEND:

N = NORTH E = EAST S = WEST W = WEST
(OR ANY COMBINATION SUCH AS NE, SW)
+ = DEGREES WHEN USED IN A BEARING
- = MINUTES WHEN USED IN A BEARING
- = SECONDS WHEN USED IN A BEARING
- = FEET WHEN USED IN A DISTANCE
- = INCHES WHEN USED IN A DISTANCE
- = RIGHT OF WAY LINE
- = BROKEN SCALE LINE
- = CENTERLINE
- = FENCE CORNER
- = FENCE LINE (WOOD)
- = FENCE LINE (CHAIN LINK)
- = OVERHEAD UTILITY LINES
- = UTILITY POLE
- = GUY ANCHOR
- = TELEPHONE RISER
- = CABLE TV RISER
- = ELECTRIC BOX
- = STORM SEWER MANHOLE
- = FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL ONLY (NO I.D.#)
- = FOUND 4" x 4" CONCRETE MONUMENT WITH NAIL HOLE ONLY (NO I.D.#)
- = SET W/4" NAIL & BRASS DISC STAMPED LB # 5249
- = FOUND 4" x 4" CONCRETE MONUMENT - BROKEN TOP
- = FOUND 4" x 4" CONCRETE MONUMENT WITH DISC STAMPED LB 315 (MOOREHEAD ENG.)
- = FOUND 4" x 4" CONCRETE MONUMENT WITH DISC STAMPED (MARION ENGINEERING CO.) LB 574
- = SET 5/8" REBAR WITH CAP STAMPED LB # 5245
- = FOUND 5/8" REBAR WITH CAP STAMPED LB # 6600
- = FOUND 5/8" REBAR WITH CAP STAMPED LB # 6852
- = FOUND 5/8" REBAR WITH CAP STAMPED LB # 6775
- = FOUND 5/8" REBAR (NO I.D.#)
- = CALCULATED POINT ONLY (NOT FOUND)
- = FOUND 8" OBTUSION CONCRETE MONUMENT - MARION COUNTY ENGINEERING DEPT.

(M) = FIELD MEASUREMENT
(P) = PLAT CALL
(CP) = CALCULATED FROM PLAT DIMENSIONS
(F) = CALCULATED FROM FIELD MEASUREMENTS
(R) = RECORD DIMENSION
R = RANGE
T = TOWNSHIP
R = MORE OR LESS
O.R. = OFFICIAL RECORDS BOOK
P.C. = PAGES
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
P.T. = POINT OF TANGENT
P.C. = POINT OF CURVATURE
P.I. = POINT OF INTERSECTION
L = LENGTH OF CURVE
CONC. = CONCRETE
R/W = RIGHT-OF-WAY
WRA = WATER RETENTION AREA

- NOTES:
- THIS IS A BOUNDARY SURVEY, FOR THE PURPOSES.
 - SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
 - LEGAL DESCRIPTION OF PRESENT TRACT FURNISHED BY CLIENT.
 - BEARINGS BASED ON DEED AND/OR PLAT AS SHOWN.
 - UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED AND MUST BE EXPOSED FOR ACCURATE LOCATION; OTHER SUBSURFACE FEATURES MAY EXIST WHICH WERE NOT LOCATED.
 - SEPTIC TANK, DRAIN FIELD, AND/OR ANY OTHER POSSIBLE UNDERGROUND FEATURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, AND/OR USE THAT MAY CHANGE SHAPE.
 - LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
 - NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL PASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ELECTRONIC SEAL AUTHORIZED BY THIS SURVEYOR.
 - ELEVATIONS SHOWN HEREON ARE REFERRED TO NAVD 1988 DATUM.
 - DRIFT ROAD ENCROACHMENT OF SE 108th TERRACE ROAD - SE 108th TERRACE ROAD, SOUTH OF THE 100' FLORIDA POWER EASEMENT SHOWN HEREON IS AN 8' TRAVEL DRIFT ROAD OPEN SOUTH TO COUNTY ROAD 464 (A PAVED ROAD); THE PORTION OF THE DRIFT ROAD NORTH OF SAID POWER EASEMENT IS IMPASSABLE AND IN TREES.
 - STATE PLANE COORDINATES - ZONE 900 FLORIDA WEST, ARE BASED ON A FIELD GPS/RTK PROJECTION. LATITUDE/CURVATURE CORRECTED ON <https://www.caltopo.com/StatePlane.aspx> WITH A SCALE FACTOR OF 1.00003 AND ROTATION ANGLE OF 0.00018° AND DISPLAYED IN U.S. Feet.
 - ORIGINAL CURVE AS SHOWN ON SILVER SPRINGS SHORES UNIT # 52, P.B. 12, PG. 276-285, FROM THE CONCRETE MONUMENT AT THE SOUTHERLY P.C. TO A 8" FOUND REBAR WITH A CAP STAMPED LB # 6600 AT THE NORTHERLY P.T. ON THE EASTERLY R/W OF OAK ROAD. (SEE CURVE TABLE FOR RECORD & FIELD DATA)
 - ELEVATIONS SHOWN HEREON ARE BASED ON A CLOSED LEVEL LOOP FROM NATIONAL GEODETIC SURVEY BENCHMARK, DESIGNATION 7509 ELEVATION = 79.86.
 - TOPOGRAPHIC CONTOUR DATA ESTABLISHED BY AERIAL LIKAR METHODOLOGY ON 7/8/25. GROUND CONTROL POINTS WERE SET BY THIS SURVEYOR ON 4/27/25 AND POST AERIAL GROUND TRACING PERFORMED TO VERIFY ACCURACY ON 9/25/25.
 - AS PER CLIENT REQUEST, ONLY TREES 10" IN DIAMETER AND ABOVE LOCATED ON THIS SURVEY.

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARD PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

STATE PLANE COORDINATES
SHOWN HEREON AS SUCH =
(SEE NOTE #11)

1726400.524UsfTn
663592.846UsfTe

THOMAS VENTRE

P.L.S. # 5245

THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. L.B. # 7083

CLIENT: TROY HAWKINS
DATE OF FIELD WORK: 12/16/24

3661 SE 56th STREET
OCALA, FLORIDA 34470
trvple@aol.com
(352) 629-1696

DRAWN BY: J.V.
JOB NUMBER: 24-Oakshores

REVISIONS
REVISION#1-09/26/25: REVISED TO SHOW TREE LOCATION
REVISION#2-10/22/25: REVISED TO SHOW TOPOGRAPHIC INFORMATION AND REMOVE TREE LOCATIONS
REVISION#3-10/6/25: REVISED TO SHOW REVISED TREE LOCATION

