



SUBMITTAL SUMMARY REPORT MasterPlan-000673-2026

PLAN NAME: Oak Shores Estates	LOCATION: 0
APPLICATION DATE: 04/23/2026	PARCEL: 9064-0000-02
DESCRIPTION: Oak Shores 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.2	06/03/2026	06/10/2026	06/15/2026	Approved
OCE: Plan Review (DR) v.1	04/24/2026	05/08/2026	05/18/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/10/2026	06/04/2026	Approved

Corrections Existing and Proposed Roads Shown (**Resolved**) - **Corrective Action:** CAD file submitted does not have street centerline or lot/tract data. Please be sure to include these layers in the CAD file on the next submittal.

Sheet 01.01 – Remove Section 24 since this subdivision will only be in Section 23, also correct Range from 24 to 23. Please correct on future submittals.

Sheet 06.01 - Roads have been named on this sheet. Please update on all applicable sheets on all future submittals.

Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/10/2026	06/05/2026	Approved
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Fire Marshal (Plans) (Fire)	Anthony Marino	06/10/2026	06/03/2026	Approved
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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/10/2026	06/11/2026	Approved
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Corrections 4.2.31.E&F/6.11.6 - Construction access (**Resolved**) - **Corrective Action:** Proposed construction access and route is missing. Please show on the plan. - 4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.

Corrections 2.12.4.L & Article 5 - Overlay zones (**Resolved**) - **Corrective Action:** Add note for springs overlay zone. - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.

Corrections Additional Growth Services Comments (**Resolved**) - **Corrective Action:** For the PUD conditions listed in top left of cover sheet there are multiple grammar/spelling errors. For example, instances of One (1) or First (1st) are shown as One (L) or First (L st). See staff's yellow highlighted and red clouded markups on cover page. - Additional Growth Services Comments

Corrections 4.2.31.E&F - Building lot typicals (**Resolved**) - **Corrective Action:** The PUD's minimum front setback is 20' and staggered front setbacks is required. Applicant added a note for 26' setback with sidewalk and 22' setback without sidewalk to the lot typical. Please explain why this note was added. - 4.2.31.E&F - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.

Corrections 4.2.31.F - Phases of development (**Resolved**) - **Corrective Action:** Note 1 on cover sheet indicates that developer may develop the project in multiple phases. Master plans are required to show phasing per LDC Sec. 2.11.1. LDC Sec. 2.12.20 requires that improvements must be in place to support each phase of development at time of phase completion. If phased development for homes occurs, it is not clear how DRAs, buffers, and amenities will be phased. Phasing needs be shown to demonstrate compliance with the approved resolution, specifically conditions 2 and 3. - 4.2.31.F - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.

Corrections 4.2.31.E&F - Improved Open space (IOS) (**Resolved**) - **Corrective Action:** Provide the amenities consistent with the approved PUD concept plan or provide similar replacements. Specifically, remove asterisk indicating that the pickleball courts are optional or provide a similar outdoor recreation activity space. - 4.2.31.E&F - Improved Open space (IOS): Provide list of Improved Open Space in square footage, acreage, and percentage. Also show them on the plan.

Corrections 4.4 - Show proposed signs to meet LDC Sec 4.4 (**Resolved**) - **Corrective Action:** Provide a note that sign will be located outside of the sight triangle for residential uses shown in LDC Sec. 7.3.1, figure TS038. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign (s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.

SUBMITTAL SUMMARY REPORT (MasterPlan-000673-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/10/2026	06/11/2026	Approved
<i>Corrections</i>	4.2.31.E&F - Lot setback (Resolved) - Corrective Action: Development standards table lists interior lot twice for minimum lot width. Add dimensions for corner lot. See red cloud on plan. - 4.2.31.E&F - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Resolved) - Corrective Action: Revise "Table 3.B Buffers" on cover sheet. East buffer to vacant residential, agricultural production, and single family residential was approved as modified 10' E-Type. The correct buffer is shown on Sheet 06.01 and 09.01. - 4.2.31.E&F/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
<i>Corrections</i>	2.1.3/4.2.31.K - Consistency with approved PUD (Resolved) - Corrective Action: There are multiple inconsistencies noted in staff's other comments. This comment will be resolved once all other Growth Services documents are cleared. - 2.1.3/4.2.31.K - Consistency with approved PUD: If PUD with Conceptual/Master Plan was approved, the plan shall be consistent with approved PUD and conditions. Changes of PUD listed in 4.2.31.K.(1) shall be subject to review and approval by Development Review Committee. Changes of PUD listed in 4.2.31.K.(2) shall be subject to review and approval by the Board through the PUD rezoning application process.			
<i>Corrections</i>	2.12.5/1.8.2.F - Concurrency Deferral Statement (Resolved) - Corrective Action: Provide the concurrency statement on the cover sheet. - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) 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, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/10/2026	06/05/2026	Approved
<i>Comments</i>	Informational - All trees shown to be protected shall have tree protection barriers installed prior to start of site work			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/10/2026	06/10/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		06/10/2026	06/09/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>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."</p> <p>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."</p> <p>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]."</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>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 6/9/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/10/2026	06/03/2026	Informational
<i>Comments</i>	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans.			

SUBMITTAL SUMMARY REPORT (MasterPlan-000673-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/10/2026	06/03/2026	Approved
<i>Corrections</i>	Additional Survey Comments (Resolved) - Sec. 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. (Ord. No. 13-20, § 2, 7-11-2013)			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/10/2026	06/08/2026	Approved
<i>Corrections</i>	6.12.9 - Subdivision roads (Resolved) - Corrective Action: All dead end streets are required to have a cul-de-sac. Staff supports a waiver for dead end streets up to 150 feet long subject to providing a paved hammerhead at the end of the road. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
<i>Corrections</i>	6.12.2 - Right-of-way (Resolved) - Corrective Action: The right-of-way is required to be 50' wide with 5' easements on each side. Staff supports a waiver to allow the proposed right-of-way width subject to Utilities concurrence. - 6.12.2 - Right-of-way: Show the right-of-way width.			
<i>Corrections</i>	Additional Traffic Comments (Resolved) - Corrective Action: The proposed bus stop on Oak Road needs to be moved north of the project entrance preferably closer to the northern property line. - Additional Traffic Comments			
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/10/2026	06/10/2026	Informational
<i>Comments</i>	The project will be served by Marion County Utilities (MCU) for water and wastewater service. MCU will review and comment on the proposed water and wastewater infrastructure under Improvement Plan No. ImprovePln-000742-2026. MCU will require a secondary water connection for the subdivision. The master plan currently shows only one water service connection.			

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	05/08/2026	05/07/2026	Requires Re-submit
<i>Corrections</i>	Existing and Proposed Roads Shown (Not Resolved) - Corrective Action: CAD file submitted does not have street centerline or lot/tract data. Please be sure to include these layers in the CAD file on the next submittal. Sheet 01.01 – Remove Section 24 since this subdivision will only be in Section 23, also correct Range from 24 to 23. Please correct on future submittals. Sheet 06.01 - Roads have been named on this sheet. Please update on all applicable sheets on all future submittals.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/08/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/08/2026	04/24/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/08/2026	05/05/2026	Requires Re-submit
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Not Resolved) - Corrective Action: Revise "Table 3.B Buffers" on cover sheet. East buffer to vacant residential, agricultural production, and single family residential was approved as modified 10' E-Type. The correct buffer is shown on Sheet 06.01 and 09.01. - 4.2.31.E&F/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
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<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - Corrective Action: Provide a note that sign will be located outside of the sight triangle for residential uses shown in LDC Sec. 7.3.1, figure TS038. - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
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Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/08/2026	05/08/2026	Requires Re-submit
<i>Comments</i>	Show all trees 10" and larger per LDC sec 2.12.18 and Table 2.11-1			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/08/2026	05/08/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		05/08/2026	05/08/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>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."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>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]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[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."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[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."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>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]."</p> <p>- DR 5/8/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/08/2026	04/28/2026	Requires Re-submit
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - Please provide a survey that is no older than 12 months			

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OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/08/2026	04/28/2026	Requires Re-submit
Corrections	Additional Stormwater comments (Not Resolved) - Info: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans. If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	05/08/2026	05/06/2026	Requires Re-submit
Corrections	Additional Survey Comments (Not Resolved) - Sec. 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. (Ord. No. 13-20, § 2, 7-11-2013)			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/08/2026	05/17/2026	Requires Re-submit
Corrections	6.12.9 - Subdivision roads (Not Resolved) - Corrective Action: All dead end streets are required to have a cule-de-sac. Staff supports a waiver for dead end streets up to 150 feet long subject to providing a paved hammerhead at the end of the road. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
Corrections	Additional Traffic Comments (Not Resolved) - Corrective Action: The proposed bus stop on Oak Road needs to be moved north of the project entrance preferably closer to the northern property line. - Additional Traffic Comments			
Corrections	6.12.2 - Right-of-way (Not Resolved) - Corrective Action: The right-of-way is required to be 50' wide with 5' easements on each side. Staff supports a waiver to allow the proposed right-of-way width subject to Utilities concurrence. - 6.12.2 - Right-of-way: Show the right-of-way width.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/08/2026	05/04/2026	Informational
Comments	Please see plan mark ups regarding lift station.			

eREVIEW SESSION FILES:

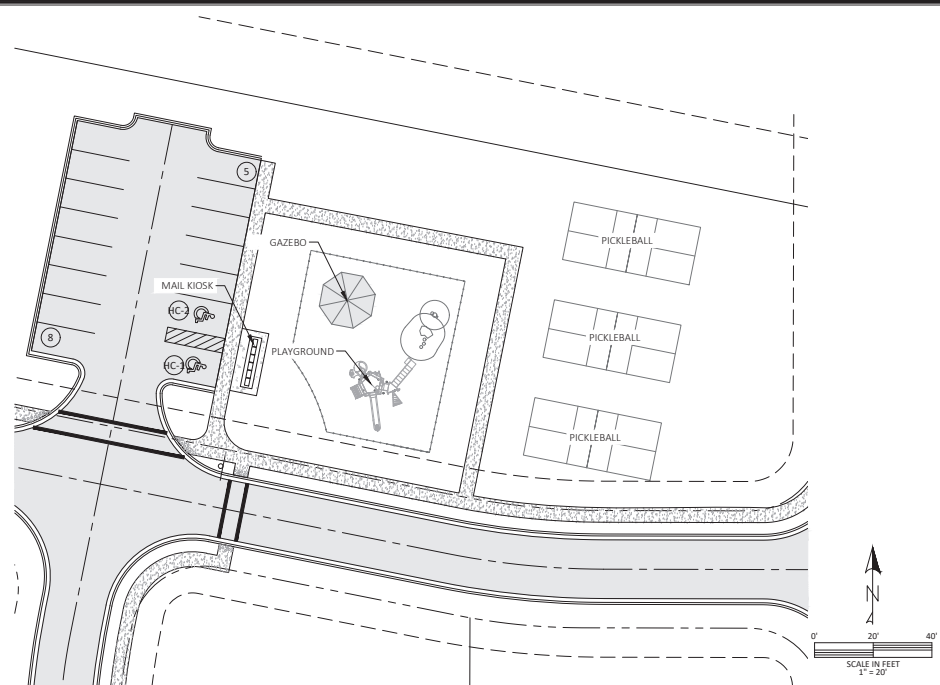
- _Combined Plans.pdf
- _Combined Supplemental File.pdf
- 1- AerialMap.pdf
- 2- QuadMap.pdf
- 3- NWIMap.pdf
- 4- FEMAMap.pdf
- 5- SoilsMap.pdf
- Geo-Tech Report No. 24-6928.03.1 - Oak Shores Estates.pdf
- Oak Shore Estates EA 12-30-2024.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Erik Kramer	MAY*	05/01/2026 12:00	PM_Combined Plans.pdf	1
Erik Kramer	L ST	05/01/2026 12:00	PM_Combined Plans.pdf	1
Erik Kramer	L	05/01/2026 12:00	PM_Combined Plans.pdf	1
Erik Kramer	L	05/01/2026 12:01	PM_Combined Plans.pdf	1
Erik Kramer	L)	05/01/2026 12:01	PM_Combined Plans.pdf	1
Erik Kramer	Resolution 26-R-76 labels EAST - ROW and WEST - vacant res/ag prod/SFR.The County is working on a corrective resolution to swap West and East labels to match what is shown on this plan. Staff will provide applicant with copy of corrective resolution when available.	05/01/2026 12:02	PM_Combined Plans.pdf	1
Erik Kramer	Misspelled. Correct to "Right"	05/01/2026 12:05	PM_Combined Plans.pdf	1
Erik Kramer	Resolution requires 10' not 5'	05/01/2026 12:07	PM_Combined Plans.pdf	1
Erik Kramer	Resolution requires 40' for interior lot, 55' for corner lot. Interior lot is provided twice here and corner lot is omitted.	05/01/2026 12:08	PM_Combined Plans.pdf	1
Erik Kramer	Correct reference is 26-S02	05/01/2026 3:40	PM_Combined Plans.pdf	1
Heather Proctor	Suggestion: If possible, re orientate the station to access from Oak Rd. Relocate the bus stop to remove conflict wit station driveway.	05/04/2026 9:38	AM_Combined Plans.pdf	6
Erik Kramer	Why was this language added? 26' setback and 22' setbacks based on presence of sidewalk was not discussed or approved during PUD rezoning process. Please remove Section 24. This is only in Section 23.	05/05/2026 10:21	AM_Combined Plans.pdf	3
Kristie W		05/05/2026 3:58	PM_Combined Plans.pdf	1
Kristie W	Should be 23	05/05/2026 3:59	PM_Combined Plans.pdf	1
Kristie W	9-1-1 REQUIRES RESUBMIT	05/05/2026 4:04	PM_Combined Plans.pdf	1
Kristie W	OAK TRACK PASS	05/05/2026 4:10	PM_Combined Plans.pdf	6
Kristie W	LOCUST PASS LOOP	05/05/2026 4:12	PM_Combined Plans.pdf	6
Kristie W	OAK WAY DRIVE	05/05/2026 4:13	PM_Combined Plans.pdf	6
Kristie W	OAK WAY LN	05/05/2026 4:20	PM_Combined Plans.pdf	6
Kristie W	Please label roads accordingly on all applicable sheets on all futures submittals.	05/05/2026 4:21	PM_Combined Plans.pdf	6



ARCHITECTURAL STYLES
N.T.S.

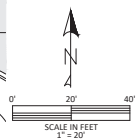
NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.



AMENITY AREA

SCALE 10'

* RENDERINGS ARE INTENDED TO BE CONCEPTUAL IN NATURE:



PICKLE BALL COURTS
N.T.S.



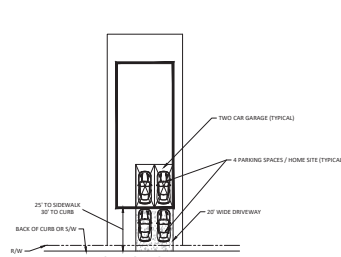
PLAYGROUND
N.T.S.



COVERED PAVILION 12' X 20'
N.T.S.



WALKING TRAIL
N.T.S.



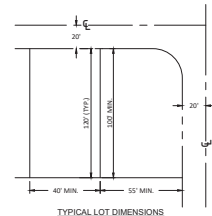
TYPICAL SINGLE FAMILY PARKING EXHIBIT
N.T.S.

PARKING REQ.	- UP TO 3 BEDROOMS - UP TO 4 BEDROOMS	- 2 SPACES / HOME SITE X - 3 SPACES / HOME SITE X	- 88 HOMES = 176 SPACES - 88 HOMES = 264 SPACES
TOTAL PARKING REQ. = 440			
PARKING PROV.	- 3 BEDROOMS HOMES & 4 BEDROOMS HOMES - AMENITY AREA	- 476 HOMES X 4 SPACES = 704 - 15 SPACES	
TOTAL PARKING PROV. = 719			

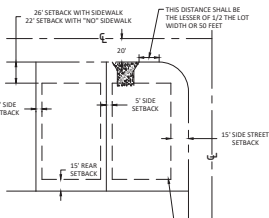
PARKING CALCULATION

- PER MARION COUNTY LAND DEVELOPMENT CODE TABLE 6.11.4 MINIMUM OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USE, 3 PARKING SPACES ARE REQUIRED FOR ALL HOMES 3 BEDROOMS OR LESS, 3 PARKING SPACES ARE REQUIRED FOR ALL HOME 4 BEDROOMS OR MORE.
- PER MARION COUNTY LAND DEVELOPMENT CODE SEC. 6.11.8 (3), PARKING REQUIREMENTS, A TWO-CAR GARAGE OR CARPORT AND DRIVEWAY COMBINATION SHALL COUNT AS FOUR OFF-STREET PARKING SPACES, PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY IS 24 FEET AND ITS MINIMUM LENGTH IS AS SPECIFIED ABOVE FOR A ONE-CAR GARAGE OR CARPORT.

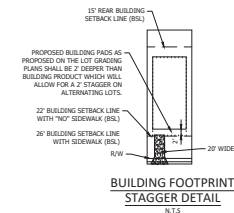
3) APPROXIMATELY 50% OF THE PROPOSED RESIDENTIAL HOMES WILL BE 4-3 BEDROOM TWO-CAR GARAGE & 50% WILL BE 4-BEDROOM TWO-CAR GARAGE. THEREFORE, ALL PARKING AS REQUIRED BY MARION COUNTY LAND DEVELOPMENT CODE IS MET AND ADDITIONAL OFF-STREET PARKING PROVIDED BY THE AMENITY AREA IS BEYOND WHAT IS REQUIRED BY CODE.



TYPICAL LOT DIMENSIONS
N.T.S.



TYPICAL LOT DETAILS
N.T.S.



BUILDING FOOTPRINT STAGGER DETAIL
N.T.S.

Tilman & Associates
ENGINEERS, LLC
ONE ENGINEERING PLAZA, SUITE 200, OAKLAND, FL 32067
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
Office: (352) 387-1540 Fax: (352) 387-4545

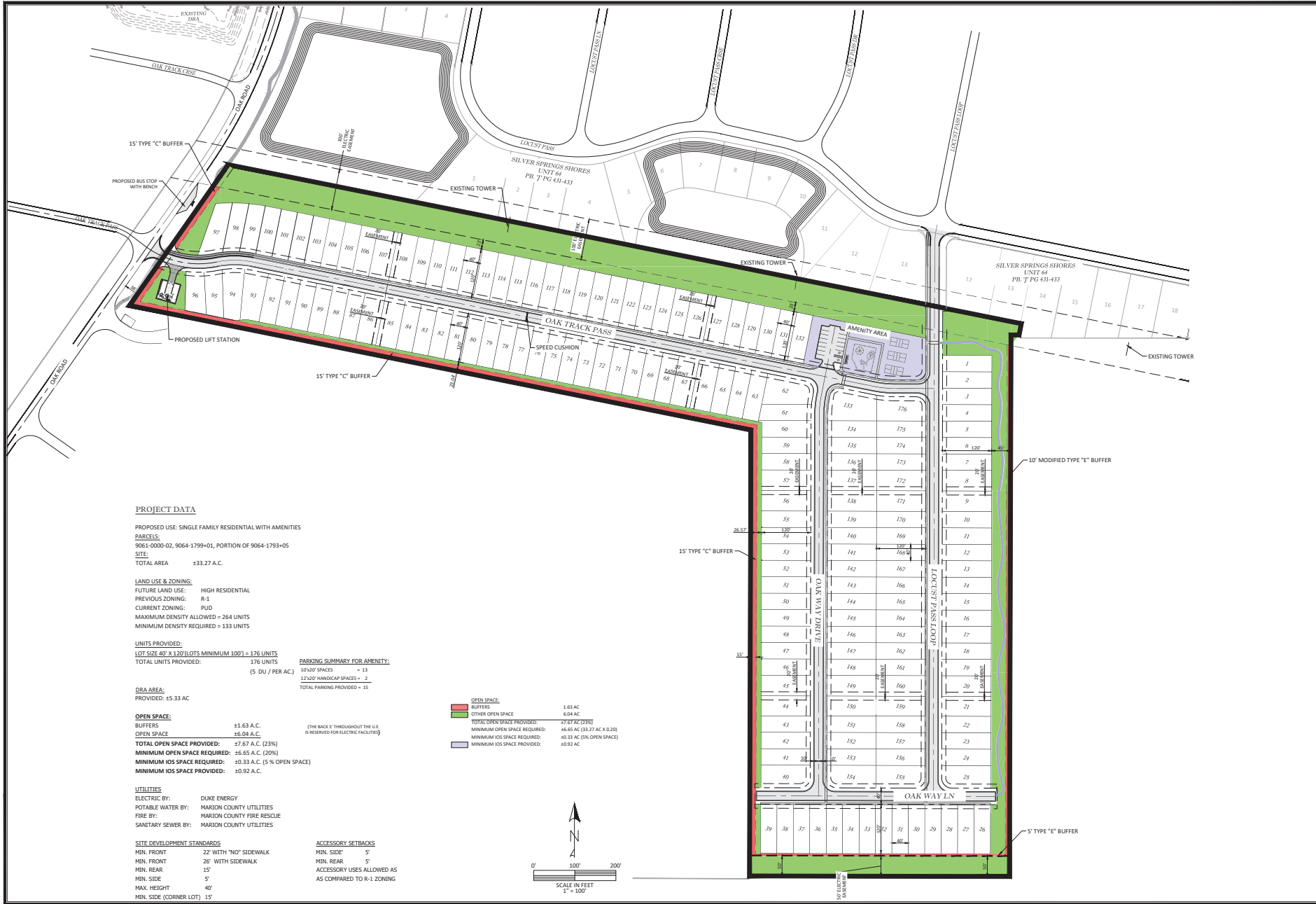
DATE	
REVISIONS	

DEVELOPMENT STANDARDS
PUD MASTER PLAN
OAK SHORES ESTATES
MARION COUNTY, FLORIDA

DATE: 6/1/26
DRAWN BY: JAL
CHECKED BY: JMM
JOB NO.: 25-0102

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



PROJECT DATA

PROPOSED USE: SINGLE FAMILY RESIDENTIAL WITH AMENITIES
 PARCELS: 9061-0000-02, 9064-1799-01, PORTION OF 9064-1793-05
 SITE:
 TOTAL AREA: ±33.27 A.C.

LAND USE & ZONING:
 FUTURE LAND USE: HIGH RESIDENTIAL
 PREVIOUS ZONING: R-1
 CURRENT ZONING: PUD
 MAXIMUM DENSITY ALLOWED = 264 UNITS
 MINIMUM DENSITY REQUIRED = 133 UNITS

UNITS PROVIDED:
 LOT SIZE 40' X 120' (LOTS MINIMUM 100') = 176 UNITS
 TOTAL UNITS PROVIDED: 176 UNITS

PARKING SUMMARY FOR AMENITY:
 10'x20' SPACES = 11
 12'x20' HANDICAP SPACES = 2
 TOTAL PARKING PROVIDED = 15

DRA AREA:
 PROVIDED: ±5.33 AC

OPEN SPACE:
 BUFFERS: ±1.63 A.C.
 OPEN SPACE: ±6.04 A.C.
 TOTAL OPEN SPACE PROVIDED: ±7.67 A.C. (23%)
 MINIMUM OPEN SPACE REQUIRED: ±6.65 A.C. (20%)
 MINIMUM IOS SPACE REQUIRED: ±0.33 A.C. (5% OPEN SPACE)
 MINIMUM IOS SPACE PROVIDED: ±0.92 A.C.

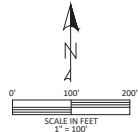
(THE BACK 5' THROUGHOUT THE U.S. IS RESERVED FOR ELECTRIC FACILITIES)

OPEN SPACE	1.63 AC
BUFFERS	6.04 AC
OTHER OPEN SPACE	
TOTAL OPEN SPACE PROVIDED:	7.67 AC (23%)
MINIMUM OPEN SPACE REQUIRED:	6.65 AC (33.27 AC X 0.20)
MINIMUM IOS SPACE REQUIRED:	0.33 AC (5% OPEN SPACE)
MINIMUM IOS SPACE PROVIDED:	0.92 AC

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

SITE DEVELOPMENT STANDARDS:
 MIN. FRONT: 22' WITH "NO" SIDEWALK
 MIN. FRONT: 26' WITH SIDEWALK
 MIN. REAR: 15'
 MIN. SIDE: 5'
 MAX. HEIGHT: 40'
 MIN. SIDE (CORNER LOT): 15'

ACCESSORY SETBACKS:
 MIN. SIDE: 5'
 MIN. REAR: 5'
 ACCESSORY USES ALLOWED AS COMPARED TO R-1 ZONING



Tilman & Associates
 ENGINEERS, LLC
 ONE ENGINEERING PLAZA, SUITE 200, GAITHERSBURG, MD 20878
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-1540 Fax: (352) 387-4545

DATE	
REVISIONS	

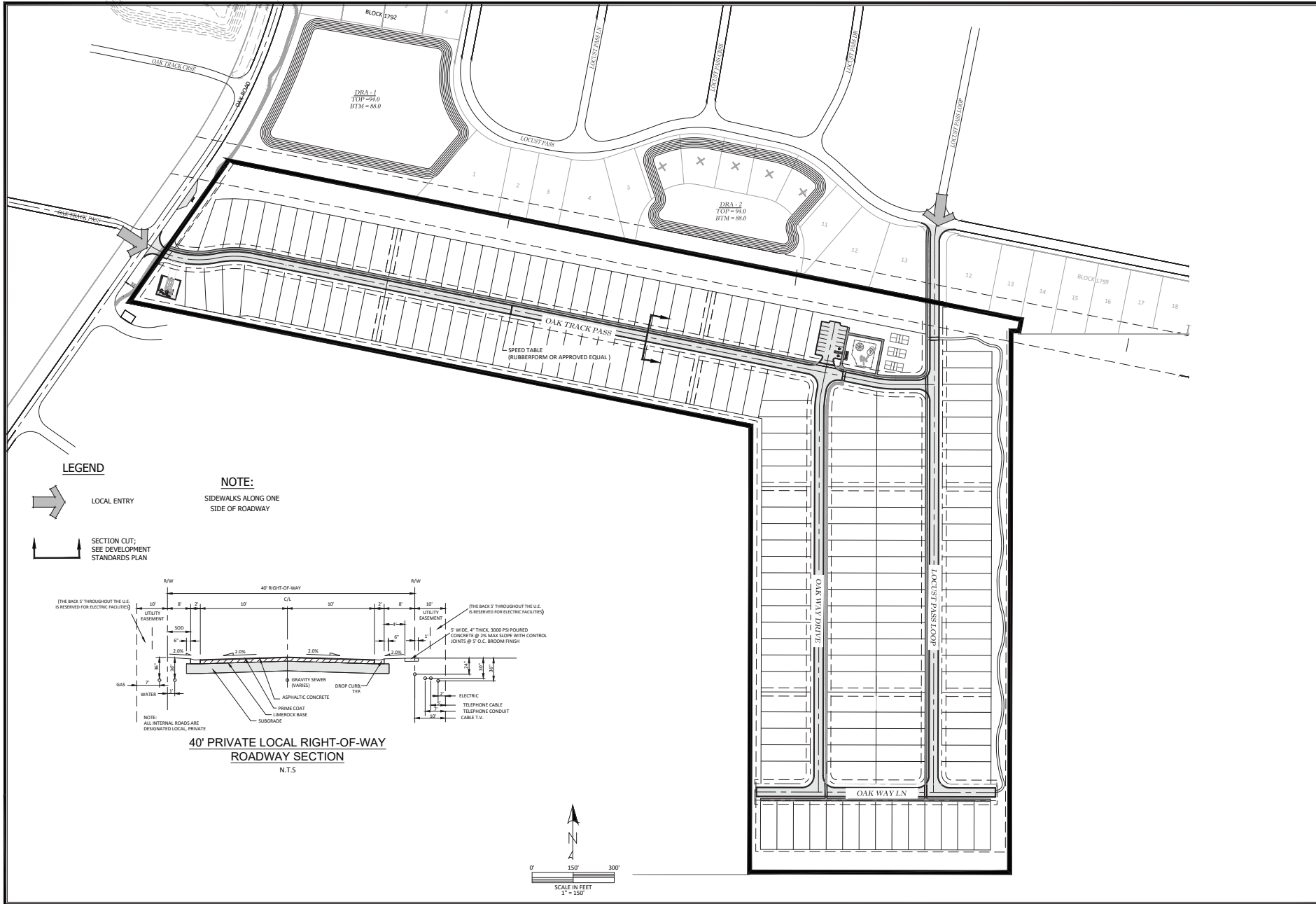
PUD MASTER PLAN
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA
MASTER PLAN

DATE: 6/1/26
 DRAWN BY: JLA
 CHECKED BY: JMM
 JOB NO.: 25-0102

SH. 06.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Railway Lake Weir HS Property\PLANNING\Master Plan\06.01 MASTER PLAN.dwg, 6/1/2026 11:47:00 AM, AutoCAD PDF (General Documentation).pc3

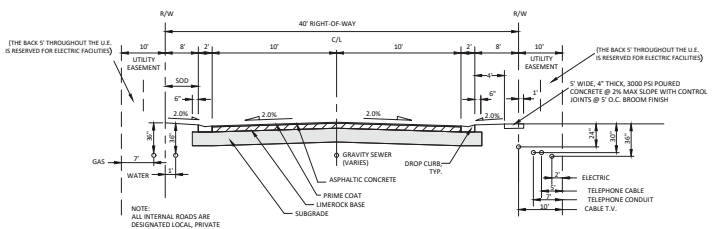


LEGEND

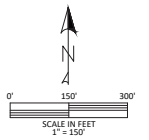
- LOCAL ENTRY
- SECTION CUT;
SEE DEVELOPMENT
STANDARDS PLAN

NOTE:

SIDEWALKS ALONG ONE
SIDE OF ROADWAY



**40' PRIVATE LOCAL RIGHT-OF-WAY
ROADWAY SECTION**
N.T.S.



William & Associates
ENGINEERS, LLC
CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave., Bldg 100, Ocala, FL 34471
Office: (352) 367-6540 Fax: (352) 367-6545

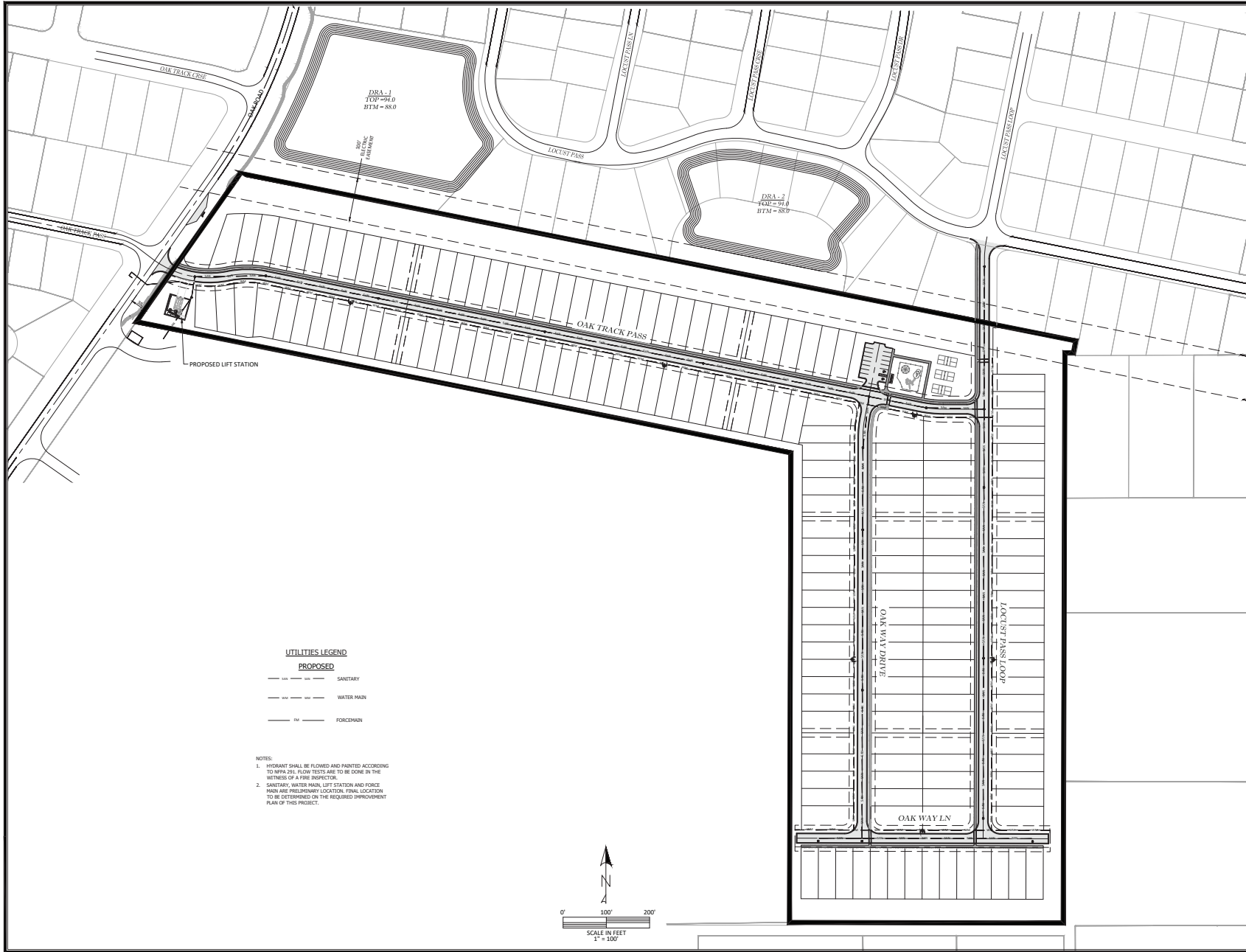
DATE	REVISIONS

PUD MASTER PLAN
OAK SHORES ESTATES
MARION COUNTY, FLORIDA
CIRCULATION PLAN

DATE: 6/1/26
DRAWN BY: JA
CHECKED BY: JMM
JOB NO: 25-0102

SHT. 07.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



DRA - 1
TOP = 294.0
BTM = 88.0

DRA - 2
TOP = 31.0
BTM = 88.0

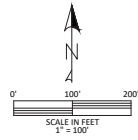
PROPOSED LIFT STATION

UTILITIES LEGEND

PROPOSED

- SANITARY
- WATER MAIN
- FORCEMAN

- NOTES:
1. INFILTRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NPPA 201. FLOW TESTS ARE TO BE DONE IN THE WITNESS OF A FIRE INSPECTOR.
 2. SANITARY, WATER MAIN, LIFT STATION AND FORCE MAIN ARE PRELIMINARY LOCATION. FINAL LOCATION TO BE DETERMINED ON THE REQUIRED IMPROVEMENT PLAN OF THIS PROJECT.



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ONE ENGINEERING PLAZA, SUITE 200, Ocala, FL 34471
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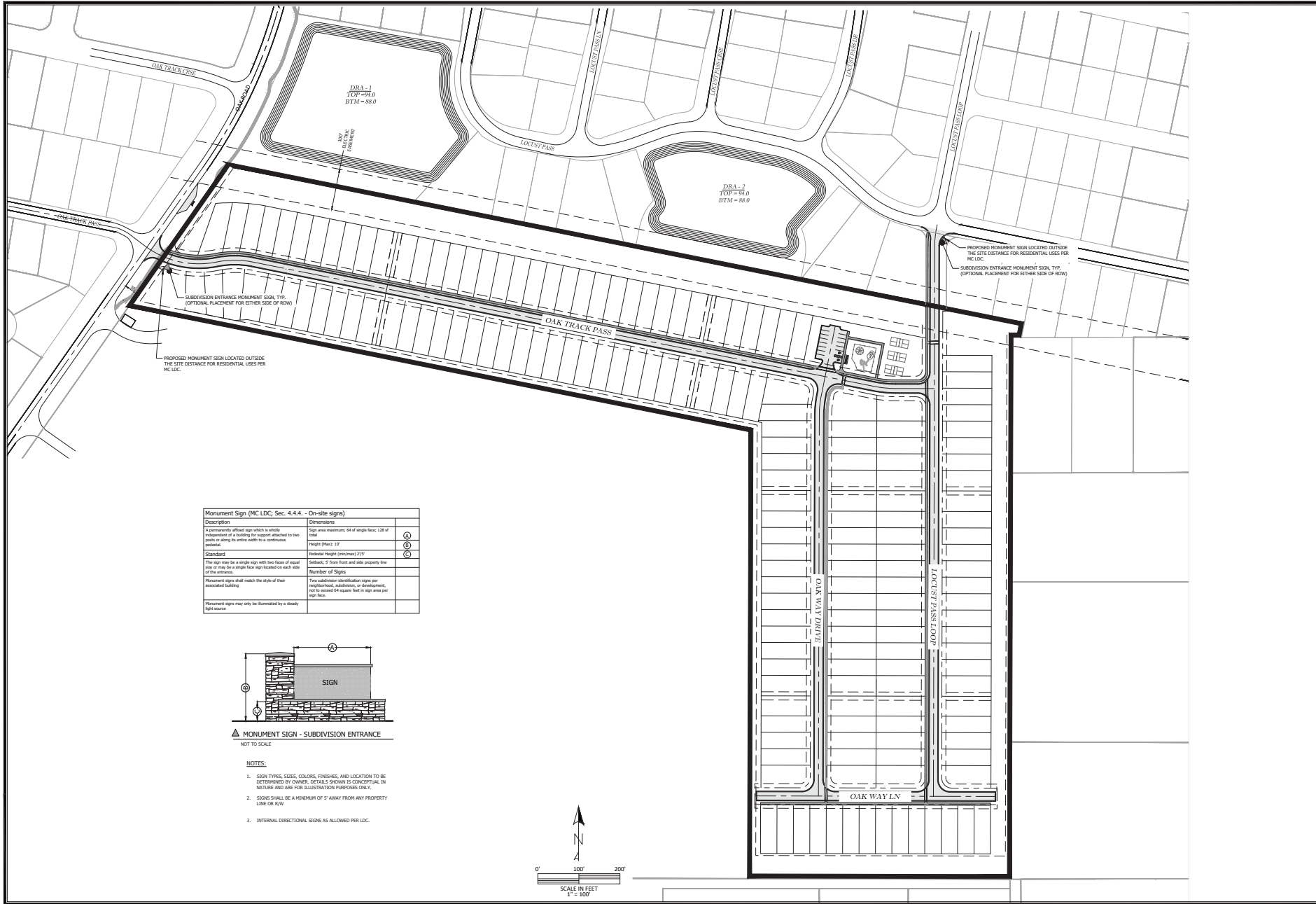
DATE	REVISIONS

PUD MASTER PLAN
OAK SHORES ESTATES
MARION COUNTY, FLORIDA

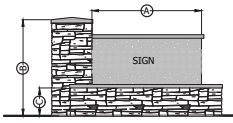
DATE: 6/1/26
DRAWN BY: JLA
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JOB NO. 25-0102

sh. 08.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

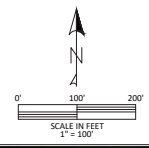


Monument Sign (MC LDC, Sec. 4.4.4. - On-site signs)	
Description	Dimensions
A permanently affixed sign which is wholly independent of a building or support attached to two posts or along its entire width to a continuous pedestal.	Sign area maximum: 64 of single face; 128 of total Height (Max) 10'
Standard	Pedestal Height (min/max) 2/7'
The sign may be a single sign with two faces of equal size or may be a single face sign located on each side of the entrance.	Setback: 5' from front and side property line Number of Signs
Monument signs shall match the style of their associated building.	Three maximum identification signs per neighborhood, subdivision, or development, not to exceed 64 square feet in sign area per sign face.
Monument signs may only be illuminated by a steady light source.	



▲ MONUMENT SIGN - SUBDIVISION ENTRANCE
NOT TO SCALE

- NOTES:**
1. SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
 2. SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR ROW.
 3. INTERNAL DIRECTIONAL SIGNS AS ALLOWED PER LDC.



DATE	REVISIONS

PUD MASTER PLAN
OAK SHORES ESTATES
MARION COUNTY, FLORIDA

DATE: 6/1/26
DRAWN BY: JLA
CHECKED BY: JMM
JOB NO. 25-0102

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Rayney Lake Weir HS Property\PLANNING\Master Plan\10.01 SIGNAGE PLAN.dwg, 6/1/2026 11:47:31 AM, AutoCAD PDF (General Documentation).pc3

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 # 9064-1793-02 # 9064-1793-03 # 9064-1793-04
 # 9064-1793-05 # 9064-1793-06 # 9064-1793-07 # 9064-1793-08 # 9064-1793-09 # 9064-1793-10
 # 9064-1793-11 # 9064-1793-12 # 9064-1793-13 # 9064-1799-12 # 9064-1799-13 # 9064-1799-14
 # 9064-1799-15 # 9064-1799-16 # 9064-1799-17 # 9064-1799-18 # 9064-1799-19 # 9064-1799-20

CERTIFY TO: IKE RAINY
 TROY HAWKINS
 GUY RIZZO

CURVE TABLE

Curve #	Length(F)	Radius (P)(F)	Delta (F)	Chord Direction (FIELD)	Chord Length (MEASURED)	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

LEGEND:

- N = NORTH E = EAST W = WEST S = SOUTH
 (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
 - R/W --- = RIGHT OF WAY LINE
 - B/S --- = BROKEN SCALE LINE
 - C --- = CENTERLINE
 - = FENCE CORNER
 - = FENCE LINE (WOOD)
 - X --- X --- = FENCE LINE (CHAIN LINK)
 - - - - - = OVERHEAD UTILITY LINES
 - G --- = 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 MAG NAIL & BRASS DISC STAMPED LS # 5245
 - ⊕ = FOUND 4" x 4" CONCRETE MONUMENT - BROKEN TOP
 - ⊕ = FOUND 4" x 4" CONCRETE MONUMENT WITH DISC STAMPED LS 315 (MOOREHEAD ENG.)
 - ⊕ = FOUND 4" x 4" CONCRETE MONUMENT WITH DISC STAMPED (MARION ENGINEERING CO.) LS 574
 - ⊕ = SET 5/8" REBAR WITH CAP STAMPED LS # 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" OCTAGON 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
 ± = MORE OR LESS
 O.C. = OFFICIAL RECORDS BOOK
 P.G. = 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

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 5033, 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.

NOTES:

- 1) THIS IS A BOUNDARY SURVEY, FOR THE PURPOSE.
- 2) SURVEY BASED ON EXISTING MONUMENTATION, RECORDS OF THIS COMPANY, AND PUBLIC RECORDS OF LAKE COUNTY, FLORIDA.
- 3) LEGAL DESCRIPTION OF PARENT TRACT FURNISHED BY CLIENT.
- 4) BEARINGS BASED ON DEED AND/OR PLAT AS SHOWN.
- 5) UNDERGROUND IMPROVEMENTS, SEPTIC SYSTEMS, AND UTILITIES, IF SHOWN HEREON, ARE APPROXIMATED AND MUST BE EXPOSED FOR ACCURATE LOCATION; OTHER SUCH UNDERGROUND FEATURES MAY EXIST WHICH WERE NOT LOCATED.
- 6) SEPTIC TANK, BROWN FIELD, AND/OR ANY OTHER POSSIBLE UNDERGROUND FEATURES MUST BE FIELD VERIFIED PRIOR TO CONSTRUCTION ON PROPERTY, AND/OR USE THAT MAY DAMAGE SAME.
- 7) LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS AND/OR OTHER INSTRUMENTS OF RECORD.
- 8) NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ELECTRONIC SEAL AUTHORIZED BY THIS SURVEYOR.
- 9) ELEVATIONS SHOWN HEREON ARE REFERRED TO NAVD 1988 DATUM.
- 10) DIRT ROAD ENCROACHMENT OF SE 108th TERRACE ROAD - SE 108th TERRACE ROAD, SOUTH OF THE 100' FLORIDA POWER EASEMENT SHOWN HEREON IS AN 8' TRAVEL DIRT ROAD OPEN SOUTH TO COUNTY ROAD 464 (A PAVED ROAD) THE PORTION OF THE DIRT ROAD NORTH OF SAID POWER EASEMENT IS IMPASSABLE AND IN DISREPAIR.
- 11) STATE PLANE COORDINATES - ZONE 902 FLORIDA WEST, ARE BASED ON A FIELD GPS/RTK PROJECTION. LATITUDE/LONGITUDE CONVERTED ON <https://www.eartpoint.us/StatePlane.aspx> WITH A SCALE FACTOR OF 1.0003 & ROTATION ANGLE OF 0°00'18" AND DISPLAYED IN U.S. Feet.
- 12) C1 OVERALL CURVE AS SHOWN ON SILVER SPRINGS SHORES UNIT # 32, P.B. "J", PG. 276-285, FROM THE CONCRETE MONUMENT AT THE SOUTHERLY P.C. TO A 5" FOUND REBAR WITH A CAP STAMPED LB # 6600 AT THE NORTHERLY P.I. ON THE EASTERLY R/W OF OAK ROAD. (SEE CURVE TABLE FOR RECORD & FIELD DATA)
- 13) ELEVATIONS SHOWN HEREON ARE BASED ON A CLOSED LEVEL LOOP FROM NATIONAL GEODETIC SURVEY BENCHMARK, DESIGNATION "D 509" ELEVATION = 79.88.
- 14) TOPOGRAPHIC CONTOUR DATA ESTABLISHED BY AERIAL LIDAR METHODOLOGY ON 7/9/25. GROUND CONTROL POINTS WERE SET BY THIS SURVEYOR ON 6/27/25 AND POST AERIAL GROUND TRUTHING PERFORMED TO VERIFY ACCURACY ON 8/25/25.
- 15) 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 STANDARDS PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THOMAS VENTRE P.L.S. # 5245

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

3661 SE 56th STREET
 Ocala, Florida 34470
 tmvps@aol.com
 (352) 629-1696

CLIENT: TROY HAWKINS
 ORIGINAL DATE OF BOUNDARY: 12/16/24
 LAST DATE OF FIELD WORK: 12/12/25
 DRAWN BY: T.V.
 JOB NUMBER: 24-Oakshores

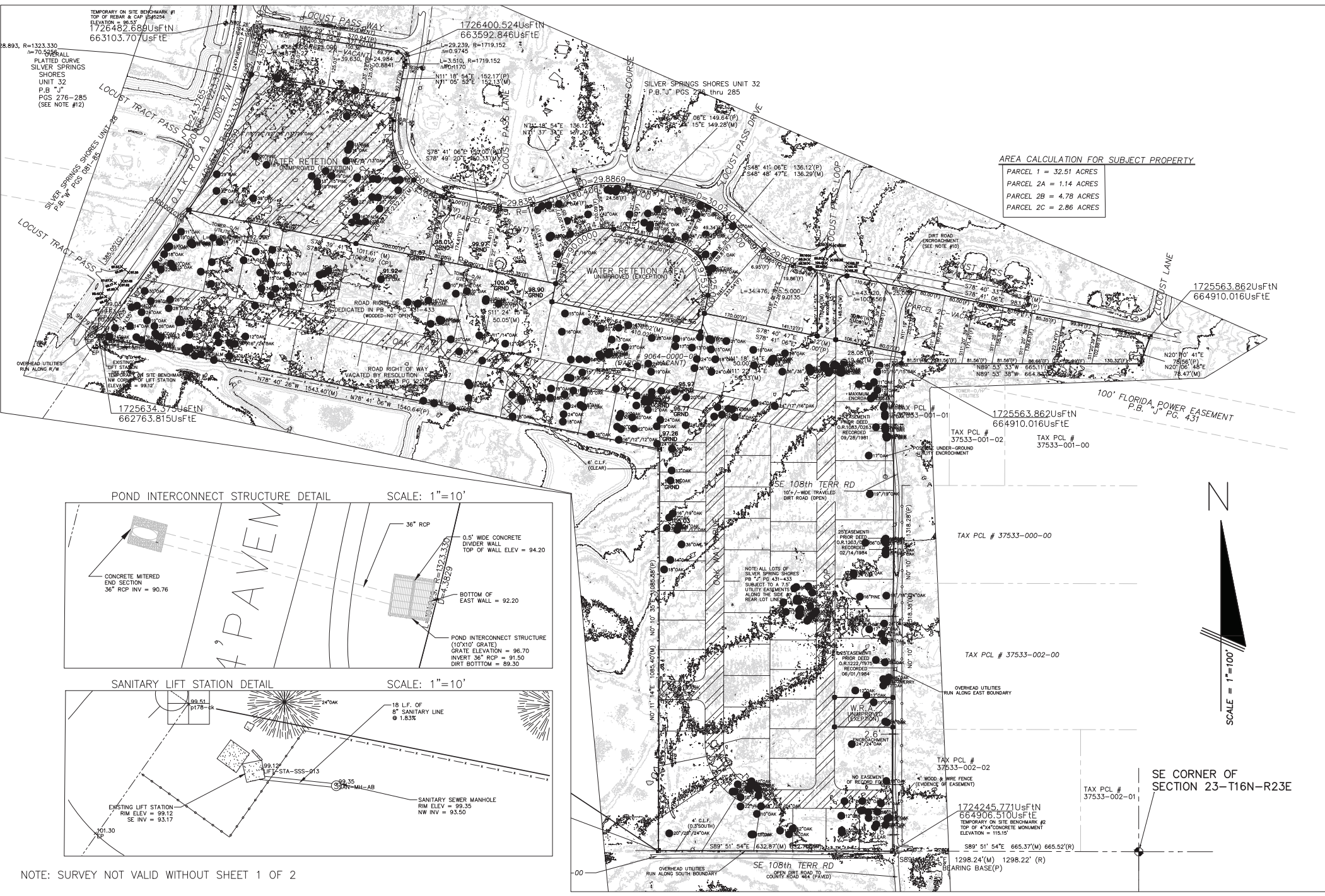
NOTE: SURVEY NOT VALID WITHOUT SHEET 1 OF 2



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

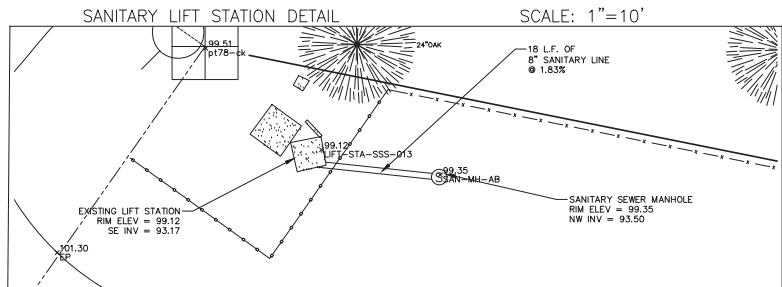
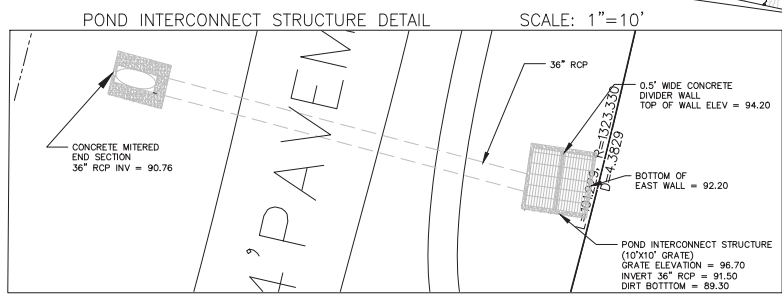
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REVISIONS
REVISION#1-09/26/25: REVISED TO SHOW TREE LOCATION
REVISION#2-10/2/25: REVISED TO SHOW TOPOGRAPHIC INFORMATION AND REMOVE TREE LOCATIONS
REVISION#3-10/8/25: REVISED TO SHOW REVISED TREE LOCATION
REVISION#4-12/4/25: REVISED TO SHOW SANITARY LIFT STATION DETAIL
REVISION#5-12/12/25: REVISED TO CORRECT SANITARY LIFT STATION ERROR



AREA CALCULATION FOR SUBJECT PROPERTY

PARCEL 1 = 32.51 ACRES
PARCEL 2A = 1.14 ACRES
PARCEL 2B = 4.78 ACRES
PARCEL 2C = 2.86 ACRES



NOTE: SURVEY NOT VALID WITHOUT SHEET 1 OF 2