



SUBMITTAL SUMMARY REPORT ImprovePln-000742-2026

PLAN NAME: Oak Shores Estates	LOCATION:
APPLICATION DATE: 05/06/2026	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.1	05/11/2026	05/26/2026	05/28/2026	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)	Janet Warbach	05/26/2026	05/13/2026	Requires Re-submit
<i>Corrections</i>	2.12.28 - Road identification (Not Resolved) - Corrective Action: Added new road names to Sheet RN.01. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
<i>Corrections</i>	Additional 911 Comments (Not Resolved) - Corrective Action: Sheet 01.01 needs Section 24 removed. - Section needs correction			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/26/2026	05/27/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/26/2026	05/12/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	05/26/2026	05/28/2026	Requires Re-submit
<i>Corrections</i>	2.12.10 - Easement (Not Resolved) - Corrective Action: Please show all existing and proposed easements and description on the plan. - 2.12.10 - Easement: Show existing and proposed easements on plan, and provide description of each easement.			
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Not Resolved) - Corrective Action: Master Plan and Pre-plat shall be approved prior to Pre Plat approval. Master Plan and Pre-plat are pending submittal. This item will remain as NO until the plans mentioned above are approved. This comment will be removed once staff confirms improvement plan is consistent with an approved Master Plan and Pre-plat. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved Pre-Plat. 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.			
<i>Corrections</i>	2.12 - Lot area & lot width (Not Resolved) - Corrective Action: Staff will review this item after Master Plan is approved and check consistency with approved Master Plan and Resolution. Please provide correct information in the site data table and on the plan. - 2.12 - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
<i>Corrections</i>	2.12.20 - Phases of development (Not Resolved) - Corrective Action: Phases of development on plan are missing. Show all proposed phases of development on plan. Also, indicate which phase the submitted plan is. - 2.12.20 - 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.			
<i>Corrections</i>	2.12 - Development Agreements (Not Resolved) - Corrective Action: Approved PUD Resolution condition #4 requires a Development Agreement within 1 year of approval of this PUD. Development Agreement is missing. Please show Development Agreements including Marion County Official Record Book and Page on the cover sheet. - 2.12 - Development Agreements: List of Development Agreements including Marion County Official Record Book and Page.			
<i>Corrections</i>	2.12.22 - Tracts (Not Resolved) - Corrective Action: Please show all existing and proposed tracts and description on the plan. - 2.12.22 - Tracts : Show existing and proposed tracts on plan, and provide description of each tract.			
<i>Corrections</i>	2.12 - Waivers (Requested & Approved) (Not Resolved) - Corrective Action: Any waiver requested for this plan? Please show all requested and approved waivers and information per requirement on the cover sheet. - 2.12 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/26/2026	05/26/2026	Requires Re-submit
<i>Comments</i>	1. Show tree protection fence on plans 2. INFO - Tree CRZ per note on sheet L07.02 shall be determined prior to construction 3. INFO - Trees dedicated to conservation shall comply with LDC 6.7.9.G & H, prior to first Certificate of Occupancy			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/26/2026	05/21/2026	Approved

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OCE Property Management (Plans) (Office of the County Engineer)		05/26/2026	05/26/2026	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." 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]."</p> <p style="text-align: center;">- DR 5/26/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/26/2026	05/18/2026	Requires Re-submit
<i>Corrections</i>	2.12.9/10-Proposed Drainage Right-of-Way/Easements (Not Resolved) - (1) Parcels 9064-1793+01 & 9064-1793+05 need to be vacated/replatted (2) What progress has been made regarding a developer's agreement and drainage easement over parcels 9064-1793+01 & 9064-1793+05?			
<i>Corrections</i>	2.12.4.L(9)(b) - Data Block (Impervious Area) (Not Resolved) - Please provide data block on the cover sheet detailing the existing and proposed impervious & pervious area in SF, ac, and %. Please include any offsite drainage to your site in the data block.			
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - Please provide a survey that is no older than 12 months Check with survey if they would support a waiver			
<i>Corrections</i>	6.13.2.B(8) - Calculation & Plan Consistency (Not Resolved) - Info: This item will be reviewed upon resubmittal			
<i>Corrections</i>	Additional Stormwater comments (Not Resolved) - (1) Info: Please provide a copy of the NPDES permit or NOI as well as the district permit prior to construction. (2) Info: 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	05/26/2026	05/26/2026	Requires Re-submit
<i>Corrections</i>	Additional Survey Comments (Not Resolved) - Please provide survey that complies with Sec. 2.12.8. - Current boundary and topographic survey.			
<i>Corrections</i>	6.4.7. Construction Plans - Survey Requirements (Not Resolved) - 6.4.7. Construction Plans - Survey Requirements: Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following as identified in Section 6.4.7.A. through H. of the LDC.			
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/26/2026	05/25/2026	Requires Re-submit
<i>Corrections</i>	6.12.9 - Subdivision roads (Not Resolved) - Corrective Action: All dead end streets are required to end in a cul-de-sac. Staff will support a waiver for dead-ends that are 150' or less to end in a paved hammerhead. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
<i>Corrections</i>	6.11.6 - Construction route (Not Resolved) - Corrective Action: Provide a construction route to Maricamp Road include a note stating that all construction traffic is prohibited from using Locust Road, Locust Pass and Locust Pass Way for construction access. - 6.11.6 - Construction route: Show the construction route.			

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OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	05/26/2026	05/25/2026	Requires Re-submit
<i>Corrections</i>	6.12.11 - Turn lanes (Not Resolved) - Corrective Action: The traffic study identified the need for turn lane improvements. An offsite improvement plan needs to be approved concurrently with the subdivision improvement plans unless an agreement including the timing of construction of improvements is approved. - 6.12.11 - Turn lanes: Turn lanes shall be required as determined by the Traffic Impact Analysis or for safety purposes as determined by the County. A separate offsite improvement plan is required.			
<i>Corrections</i>	6.12.2 - Right-of-way (Not Resolved) - Corrective Action: Private streets are required to have 50' of right-of-way with 5' easements on each side. Staff will support a waiver subject to utility department review and approval of the proposed cross section. - 6.12.2 - Right-of-way: Show the right-of-way width.			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Corrective Action: The bus pullout needs to be moved further north between Tracts A and C. - Additional Traffic Comments			
<i>Corrections</i>	6.11.9.C - Pavement marking (Not Resolved) - Corrective Action: 1. The crosswalk at oak road needs to be high visibility "step ladder" style crosswalks with both longitudinal and transverse markings. 2. Provide a 200' double yellow centerline at the two connections to the County roads. - 6.11.9.C - Pavement marking: Provide pavement markings as required in Section 6.11.9.C.			
<i>Corrections</i>	6.11.9.A - Traffic signals (Not Resolved) - Corrective Action: The traffic study identified the need for a traffic signal on Maricamp Road at Oak Road. Offsite improvement plans for the traffic signal need to be approved concurrently with the subdivision improvement plans unless an agreement providing for the timing of the signal construction is approved. - 6.11.9.A - Traffic signals: If a new traffic signal or traffic signal modifications are required, provide a separate offsite improvement plan with details as required in Section 6.11.9.A			
Utilities (OCE Plans) (Utilities)	Heather Proctor	05/26/2026	05/22/2026	Requires Re-submit
<i>Corrections</i>	6.15.4 - Water Distribution System (Not Resolved) - Corrective Action: See plan notes. Gate valves to be added to isolate the mains in event repairs are needed. - 6.15.4 - Water Distribution System:			
<i>Corrections</i>	6.14.7 - Construction Inspection - PLAN NOTE: (Not Resolved) - Corrective Action: Add note to Utility Sheet(s) MCU personnel are to inspect any work performed on or around existing MCU infrastructure. A pre-construction meeting is required to be held a minimum of 48 hours prior to the start of any construction. If the pre-construction meeting is not completed, any work may be halted. To schedule, contact MCU's Development Review Officer; Heather.Proctor@MarionFL.org or (352) 438-2846 - 6.14.7 - Construction Inspection - PLAN NOTE:			
<i>Corrections</i>	6.14.8.A - Completion & Closeout - PLAN NOTE: (Not Resolved) - Corrective Action: For any Utility assets between the water main and the meter, Marion County will require a Bill of Sale and As-builts of the service, prior to meter(s) being installed. A final hold has been placed on permit, if applicable. All as-builts shall comply with the current Marion County LDC, section 6.14.8 - 6.14.8.A - Completion & Closeout - PLAN NOTE::			
<i>Corrections</i>	6.14.5.C - Hydraulic Analysis (Not Resolved) - Corrective Action: Submit (or revise if marked up) a hydraulic analysis to support the project. - 6.14.5.C - Hydraulic Analysis: The hydraulic analysis is required to analyze the water or wastewater pressures in this area.			
<i>Corrections</i>	6.14.6 - Utilities design to be owned by MCU (Not Resolved) - Corrective Action: A. All utility systems shall be designed for the estimated tributary population. B. All utility systems shall be designed utilizing components with a minimum 30 year life span. C. Systems intended to be owned and maintained by MCU shall be designed for the tributary population and in conformance with the adopted Marion County Utilities Master Plan, as amended. D. Water systems shall be designed to satisfy the domestic water demand and fire protection requirements. E. All systems to be owned, operated, or maintained by MCU shall be subject to a pre-design meeting with MCU .F. All meters shall be located in a meter easement located adjacent to or within the public right-of-way. G. All meters in an MCU maintained system shall be installed and inspected by MCU after receiving payment of applicable fees and charges. H. All pipe shall comply with state standards. I. The engineer shall provide the required lengths of mechanically restrained joints in table form on the plans. - 6.14.6 - Utilities design to be owned by MCU:			
<i>Corrections</i>	6.15.6.D - Meter Location (Resolved) - Corrective Action: See previous comment. - 6.15.6.D - Meter Location:			
<i>Corrections</i>	6.15.5 - Water Service & Connection (Not Resolved) - Corrective Action: Add Plan Note to Utility Plan - All meter boxes and sewer cleanouts shall not be located within or in conflict with any concrete surface. Any services found to be in conflict shall be relocated by the developer, at the developer's expense, regardless of whether the warranty period has expired - 6.15.5 - Water Service & Connection :			
<i>Corrections</i>	6.14.9.B - Transfer of Assets to MCU - PLAN NOTE: (Not Resolved) - Corrective Action: Any assets to be conveyed to Marion County Utilities as part of the public utility system shall be coordinated PRIOR TO Marion County Utilities through the Bill of Sale, and prior to MCU's authorization of the DEP connection/Clearance Package. The Bill of Sale for any Lift Station(s) MUST include the first electric bill to capture necessary data prior to transfer to Marion County Utilities. ALLOW A MINIMUM OF 5 WORKING DAYS for processing the Bill of Sale information. - 6.14.9.B - Transfer of Assets to MCU - PLAN NOTE			
<i>Corrections</i>	7.1.3 - UT DETAILS - current LDC version (Resolved) - Corrective Action: Use current approved version of UT Details. - 7.1.3 - UT DETAILS - current LDC version: UT details shall be current version based on latest edition of approved LDC			
<i>Corrections</i>	6.15.3 - Fire Protection/Fire Flow Capacity (Not Resolved) - Corrective Action: Provide hydraulic analysis. Will change with the second water connection. Not all Fire Hydrants are labeled on the plans (2) Informational: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection. - 6.15.3 - Fire Protection/Fire Flow Capacity:			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing sanitary (Resolved) - 6.14.5.A(8) - Connection to existing sanitary:			
<i>Corrections</i>	6.14.2 - Connection Requirements (Not Resolved) - Corrective Action: Connecting to Marion County Utilities for water and sewer. The second point of connection to water needs to be made. Potentially on Locust Pass and Locust Pass Way. - 6.14.2 - Connection Requirements:			
<i>Corrections</i>	6.14.5.A(1) - Existing water & sewer mains shown (Not Resolved) - Corrective Action: The existing force main on Oak Road runs the length of the property. Need to show on plans the force main continuing past the entrance to the development, at least to the property line. - 6.14.5.A(1) - Existing water & sewer mains shown: The entire utility system shall be shown on the plan, including existing water systems and all proposed components within the project area.			
<i>Corrections</i>	MCU Contact Info on Project Cover Sheet (Not Resolved) - Corrective Action: See plan mark ups			
<i>Corrections</i>	6.14.5.A(2) - Proposed mains & connections shown (Not Resolved) - Corrective Action: Show profile view of WM crossing Oak Road. Call out the water main material, size and casing on the section connecting to Oak Road. - 6.14.5.A(2) - Proposed mains & connections shown: Proposed mains shall be marked as private or public (MCU); points of demarcation shall be called out as necessary to identify changes in ownership. Shall include profile views unless otherwise noted.			
<i>Corrections</i>	6.17 - Water Reclamation/Reuse Facilities (Resolved) - Corrective Action: No reclaimed water in the area. - 6.17 - Water Reclamation/Reuse Facilities:			

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Utilities (OCE Plans) (Utilities)	Heather Proctor	05/26/2026	05/22/2026	Requires Re-submit
<i>Corrections</i>	6.14.5.B - Submit permits to MCU (DOT, ROW etc) (Not Resolved) - Corrective Action: Informational: The Engineer of Record is responsible for requesting and submitting the appropriate FDEP Public Water System (PWS) and/or Wastewater (WW) permit applications, if applicable. All applications must be signed and sealed prior to submission for Marion County Utilities' signature and must be provided before the Utilities Pre-Construction meeting. - 6.14.5.B - Submit permits to MCU (DOT, ROW etc): A copy of any permit issued to the contractor shall also be submitted to MCU's Construction Manager, or designee.			
<i>Corrections</i>	6.15.6.A - Potable Water Metering - loc/bank/size (Resolved) - 6.15.6.A - Potable Water Metering - loc/bank/size:			
<i>Corrections</i>	6.14.9.A - Developer's Agreement (Resolved) - Corrective Action: Informational: Potential DA needed for lift station. - 6.14.9.A - Developer's Agreement:			
<i>Corrections</i>	Parcel numbers match project area (Resolved) - Corrective Action: Correct Parcel Number(s) and Project Area footprint - Parcel numbers match project area: The parcels(s) shown on the application and/or site plan must match the project area.			
<i>Corrections</i>	6.15.6.E - Meter Easements (Resolved) - Corrective Action: Work with Marion Co Property Management to deed easement using current legal templates. - 6.15.6.E - Meter Easements: If meters cannot be placed at the property line, an easement is required for MCU accessibility.			
<i>Corrections</i>	6.15.6.B - Irrigation Water Metering - size (Not Resolved) - Corrective Action: If there is public irrigation, need to show irrigation meters, and list irrigated square footage on the plans. Or show irrigation wells. - 6.15.6.B - Irrigation Water Metering - size:			
<i>Corrections</i>	6.14.5.B - FDEP PWS and/or WW permits (Not Resolved) - Corrective Action: Informational: Copies of all related permit applications and issued permits shall be submitted to the Development Reviewer for Marion County Utilities Department. (LDC 6.14.5 C). - 6.14.5.B - FDEP PWS and/or WW permits: FDEP permits will be signed out by MCU AFTER this plan is stamped APPROVED by Development Review. DEP permits shall be signed by Owner & EOR before sent to MCU; MCU signs last. Leave all plant data blank; MCU will complete.			
<i>Corrections</i>	6.16.4 - Wastewater Collection Systems (Not Resolved) - Corrective Action: Show method and materials of 4" FM connecting to the existing 6" FM - 6.16.4 - Wastewater Collection Systems:			
<i>Corrections</i>	6.15.7 - Cross Connection Control/Backflow (Not Resolved) - Corrective Action: Lift Station Meter and potentially the irrigation meter - A backflow hold will be placed on the building permit. Backflows must be tested and the results reported to crossconnectioncontrol@marionfl.org before the final hold can be released. - 6.15.7 - Cross Connection Control/Backflow:			
<i>Corrections</i>	6.15.4 - Water Main Piping Installation (Resolved) - 6.15.4 - Water Main Piping Installation:			
<i>Corrections</i>	6.14.4 - Capacity charges - irrigation (Not Resolved) - Corrective Action: Will there be public irrigation? - 6.14.4 - Capacity charges - irrigation:			
<i>Corrections</i>	6.14.5.A(6) - MH locations, rim & invert elevation (Not Resolved) - Corrective Action: All manholes within 400' feet of the Proposed Lift station need to be lined, with a composite ring and cover. Existing manhole on LWSH property, S2, S3, S4. (2) Need to call out the distance between manholes. (3) Informational: Marion County Utilities (MCU) will require proof of a successful, EOR signed and sealed, hydrostatic leak test for all private wastewater structures and grease traps. MCU inspectors will not perform on-site testing for privately owned systems. A hold will be added to the site's building permit, if applicable.			
<i>Corrections</i>	Alternatively, all private manholes may be sealed using the WrapidSeal. - 6.14.5.A(6) - MH locations, rim & invert elevation: Review Fee as applicable (per Resolution) (Not Resolved) - Corrective Action: \$1650.00 Initial Plan Review - Review Fee as applicable (per Resolution): MCU review fee for this submittal			
<i>Corrections</i>	6.14.5.A(3) - LS layout/details (separate page) (Not Resolved) - Corrective Action: Sheet 15.01 Need lift station calculations and pressure test results. (2) need to show the lift station gate and size. Confirm the driveway and gate are property-sized based off the Gate Width Table in UT514. (3) Add distance from lift station fence to ROW. (4) Sheet 15.01 add plug valve in existing force main, as UT514 - 6.14.5.A(3) - LS layout/details (separate page): Lift station details shall be included on a separate page showing general location of LS with details, working elevations & schedules			
<i>Corrections</i>	6.14.5.A(8) - Connection to existing water (Resolved) - 6.14.5.A(8) - Connection to existing water:			
<i>Comments</i>	Project is connecting to Marion County water and sewer. Please see corrective comments and plan mark ups.			

REVIEW SESSION FILES:

- _Combined Geo-Tech Report No. 25-10760.01.1 and 24-6928.03.1- Oak Shores Estates.pdf
- _Combined Landscape Plans.pdf
- _Combined Plans.pdf
- _Supplemental Documents.pdf
- 1- AerialMap.pdf
- 2- QuadMap.pdf
- 3- NWIMap.pdf
- 4- FEMAMap.pdf
- 5- SoilsMap.pdf
- Boundary Survey v1 orig.pdf
- Oak Shore Estates EA 12-30-2024.pdf
- Oak Shores Estates - Stormwater Management Report_ May 2026 SS.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Janet W	Remove "& 24". This project is in Section 23 only.	05/12/2026 12:07	PM_Combined Plans.pdf	1
Janet W	OAK TRACK PASS	05/12/2026 12:18	PM_Combined Plans.pdf	42
Janet W	OAK TRACK PASS	05/12/2026 12:19	PM_Combined Plans.pdf	42
Janet W	OAK WAY DRIVE	05/12/2026 12:19	PM_Combined Plans.pdf	42
Janet W	LOCUST PASS LOOP	05/12/2026 12:20	PM_Combined Plans.pdf	42
Janet W	OAK WAY LANE	05/12/2026 12:20	PM_Combined Plans.pdf	42
Janet W	Road names added to this sheet	05/12/2026 12:20	PM_Combined Plans.pdf	42
Heather Proctor	Customer	05/22/2026 11:53	AM_Combined Plans.pdf	1
Heather Proctor	Need 12" GV on this side of Oak Road	05/22/2026 11:54	AM_Combined Plans.pdf	6
Heather Proctor	Not connected to SS.	05/22/2026 11:54	AM_Combined Plans.pdf	6
Heather Proctor	Move sewer to middle of the road.	05/22/2026 11:55	AM_Combined Plans.pdf	6
Heather Proctor	MCU had previously commented to change the orientation of the lift station. No longer required as it would create an issue with the gravity sewer.	05/22/2026 11:55	AM_Combined Plans.pdf	6

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- 1- AerialMap.pdf
- 2- QuadMap.pdf
- 3- NWIMap.pdf
- 4- FEMAMap.pdf
- 5- SoilsMap.pdf
- Boundary Survey v1 orig.pdf
- Oak Shore Estates EA 12-30-2024.pdf
- Oak Shores Estates - Stormwater Management Report_ May 2026 SS.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Heather Proctor	Please confirm with OCE before your plans are approved, that they do not object with the open cut.	05/22/2026 11:56	AM_Combined Plans.pdf	6
Heather Proctor	NEED A SECOND POINT OF CONNECTION	05/22/2026 11:59	AM_Combined Plans.pdf	6
Heather Proctor	Install GV	05/22/2026 12:00	PM_Combined Plans.pdf	7
Heather Proctor	What is this for?	05/22/2026 12:00	PM_Combined Plans.pdf	8
Heather Proctor	What road is this? Label	05/22/2026 12:01	PM_Combined Plans.pdf	8
Heather Proctor	MCU requires a second point of connection for redundancy.	05/22/2026 12:01	PM_Combined Plans.pdf	8
Heather Proctor	Reduce to 4" main	05/22/2026 12:02	PM_Combined Plans.pdf	9
Heather Proctor	Reduce to 4" main	05/22/2026 12:02	PM_Combined Plans.pdf	9
Heather Proctor	Can this be moved out from under pavement	05/22/2026 12:03	PM_Combined Plans.pdf	9
Heather Proctor	Is the leader correct? Or are the valves correct?	05/22/2026 12:04	PM_Combined Plans.pdf	9
Heather Proctor	Marion County Utilities (MCU) requires the dedication of an easement at the terminus of each private roadway to accommodate the potential future extension of public water and/or sewer utilities into adjacent developments as they are constructed. The required easement shall be clearly identified on the Preliminary Plat for future reference. This proactive dedication will eliminate the need for separate easement granting documents to be processed through Property Management at a later stage.	05/22/2026 12:07	PM_Combined Plans.pdf	9
Heather Proctor	No water or sewer needed at the amenity center? Water fountainss, bathrooms, ect?	05/22/2026 12:08	PM_Combined Plans.pdf	8
Heather Proctor	Install Gate Valve	05/22/2026 12:09	PM_Combined Plans.pdf	6
Heather Proctor	Leader is not pointing at manhole	05/22/2026 1:44	PM_Combined Plans.pdf	6
Heather Proctor	Need easement on this section	05/22/2026 2:08	PM_Combined Plans.pdf	6
Heather Proctor	Lift station need to be on dedicated tract, shown on pre-lim and the final plats	05/22/2026 2:24	PM_Combined Plans.pdf	6
Theresa S.	Sec. 6.4.7. - Construction plans.Survey information to support construction plans, including but not limited to Mass Grading, Improvement, or Major Site plans, shall meet requirements as set forth in Ch. 5J-17 FAC in addition to the following:A. Vertical control shall be provided and meet the following:(1)All surveys submitted for the purpose of construction shall show a minimum of two bench marks per site. For linear construction, bench marks shall be set at 1,000-foot intervals. For large acreage sites, additional bench marks may be required by the County Surveyor, not to exceed a ratio of one bench mark per 20 acres.(2)Bench mark information shall be in a current datum approved by the Office of the County Engineer.(3)Plans shall have a statement or table detailing vertical datum and adjustment, including the origin points with name of the agency responsible for establishing the point, with the date of the field survey used to establish the vertical information shown. One copy of the vertical control field notes shall be submitted to the Office of the County Engineer for review.(4)When using stationing, all vertical control points shall be referenced to station and offset information.B. Horizontal control shall be provided and meet the following:(1)All surveys submitted for the purpose of construction shall show a minimum of two intervisible horizontal control points per site. For linear construction, horizontal control points shall be set at no greater than 1,000-foot intervals and at every change of direction. For large acreage sites, horizontal control points shall include all boundary corners and additional horizontal control points as may be required by the County Surveyor not to exceed a ratio of two intervisible horizontal control points per 20 acres.(2)Horizontal control points shall be monumented and referenced to the Florida State Plane Coordinate	05/26/2026 8:02	AMBoundary Survey v1 orig.pdf	1

SUBMITTAL SUMMARY REPORT (ImprovePIn-000742-2026)

System based on a current datum approved by the Office of the County Engineer.(3)Florida State Plane Coordinate values shall be derived from redundant measurements that meet or exceed Third Order, Class I accuracy standards as set forth by the Federal Geodetic Control Committee (FGCC).(4)Plans shall have a statement or table detailing horizontal datum, adjustment, and coordinate values including the origin points with name of the agency responsible for establishing the point, with the date of the field survey used to establish the State Plane information shown. One copy of the horizontal control notes along with reduction reports shall be submitted to the Office of the County Engineer for review.(5)When using stationing, all control points shall be referenced to station and offset information. If multiple line stationing exists, the basis for the station and offsets shall be clearly defined.C. Monumentation shall be protected during construction. Any monuments disturbed or destroyed during construction shall be replaced by a professional Surveyor and Mapper licensed in the State of Florida and shown as "reset" on the As-Built/Record Survey at completion of construction. Any variance from this must be pre-approved by the County Surveyor.D. The location of the existing one percent (100-year) flood plain as shown on FEMA FIRM, with zone, elevation, and vertical datum noted. A note shall appear on the construction plans detailing source and survey field methods used to obtain and delineate the flood plain line shown.E. Line and curve tables can be used but must be shown on the sheet to which they apply.F. All abbreviations used shall be clearly defined in the legend.G. All features shown as existing or proposed shall be mapped to standards as set forth in Ch. 5J-17 FAC.H. When stationing is used to define features on a plan, all property corners and any control points found within the right-of-way or project site shall be referenced to this stationing (these points include but are not limited to: point of intersection, point of curvature, point of tangency, and vertical and horizontal control). Section and quarter section corners found within 1,320 feet of the limits of the project shall also be referenced. On plans where multiple stationing lines are shown, a note shall appear within the general notes indicating the line controlling the referenced information. The reference information will appear on the sheet where it is graphically shown and may be displayed in a table. Information shown shall contain, at a minimum, the station, offset (left or right), State Plane Coordinate, elevation (if applicable), and a detailed description of the point. (Ord. No. 13-20, § 2, 7-11-2013)Sec. 2.12.8. - Current boundary and topographic survey.oCurrent 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.o(Ord. No. 13-20, § 2, 7-11-2013)



**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

Oak Shores Estates
#ImprovePln-000742-2026

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:

6.11.9 (A) - Traffic control devices

Section Details from Code:

CODE states A. Traffic Signals. (1) The installation of a traffic signal requires a signal warrant analysis to be performed. The County's Traffic Engineer shall determine if the signal warrant analysis justifies the need for a traffic signal. Traffic signals warranted due to the development shall be installed and paid for by the developer. (2) Justification must be provided for the left turn treatment, phases, deceleration lane lengths and timings proposed. (3) In addition to the plan requirements listed below, shop drawings with FDOT approved materials and a maintenance agreement must be provided and approved. (4) Illuminated Street Name signs shall be required at all signalized intersections. (5) A box-span configuration is required if strain poles are used. (6) Traffic signal plans shall be 11 inches by 17 inches and shall include the following. (a) A Key sheet including the name of the intersecting roads, an index, a location map, a list of the utility companies that exist in the location of the signal, and the posted speeds of the approaching roadways. (b) A Tabulation of Quantities sheet that lists the item numbers, description and quantity of materials and equipment, listed in numerical order. Pay item notes and general notes that refer to item numbers shall be shown on this sheet. (c) A General Notes sheet including all general notes, related to the specific signal, as required by the Traffic Section of the Marion County Office of the County Engineer. Contact the Office of the County Engineer for the current required general notes. (d) A Plan sheet at a scale large enough to show all details clearly and legibly. The recommended scale is 1 inch = 40 feet or 1 inch = 50 feet. The plan sheet shall include existing and proposed: 1. Edge of pavement 2. Street names 3. Drainage structures including curb and gutter and drainage inlets 4. Sidewalks and right-of-way lines 5. Pavement markings 6. Signal heads with directional arrows and movements (movement 2 and 6 shall be the major streets) 7. Detection devices such as video detection with detection field or loop detection with conduit locations 8. Pull boxes 9. Control cabinet location 10. Signal poles and span wire 11. ATMS Equipment (if applicable) 12. North arrow and scale 13. Phasing Diagram 14. Controller timings using calculated optimum timings and clearance intervals meeting FDOT requirements 15. Sign detail with dimensions of letters and sign 16. Signal head details 17. Pedestrian head details 18. FDOT pay item numbers for all equipment (e) A structural analysis with soil boring data signed and sealed by an Engineer.

Reason/Justification for Request:

Request a waiver to allow for the approval of the Improvement Plan prior to approval of the offsite improvements

Section Number & Title of Code:

6.12.11 - Turn lanes

Section Details from Code:

CODE states Turn lanes shall be required as warranted by the project's Traffic Impact Analysis and in accordance with FDOT or as approved by the County Engineer. In addition, turn lanes shall be considered any time an unsafe condition exists or will be created. The cost of construction of such lanes shall be the responsibility of the developer. Additional right-of-way may be required and shall be dedicated by the developer and shown on the Improvement Plans and Final Plat. Any off-site improvement designs shall be submitted as an Improvement Plan application.

Reason/Justification for Request:

Request a waiver to allow for the approval of the Improvement Plan prior to approval of the offsite improvements

Section Number & Title of Code:

6.12.2 (A)- Right-of-way

Section Details from Code:

CODE states (A) Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

Reason/Justification for Request:

Request a waiver to allow for a 40' right of way with 10' utility easements

Section Number & Title of Code:

6.12.9. (H) - Subdivision roads and related infrastructure

Section Details from Code:

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

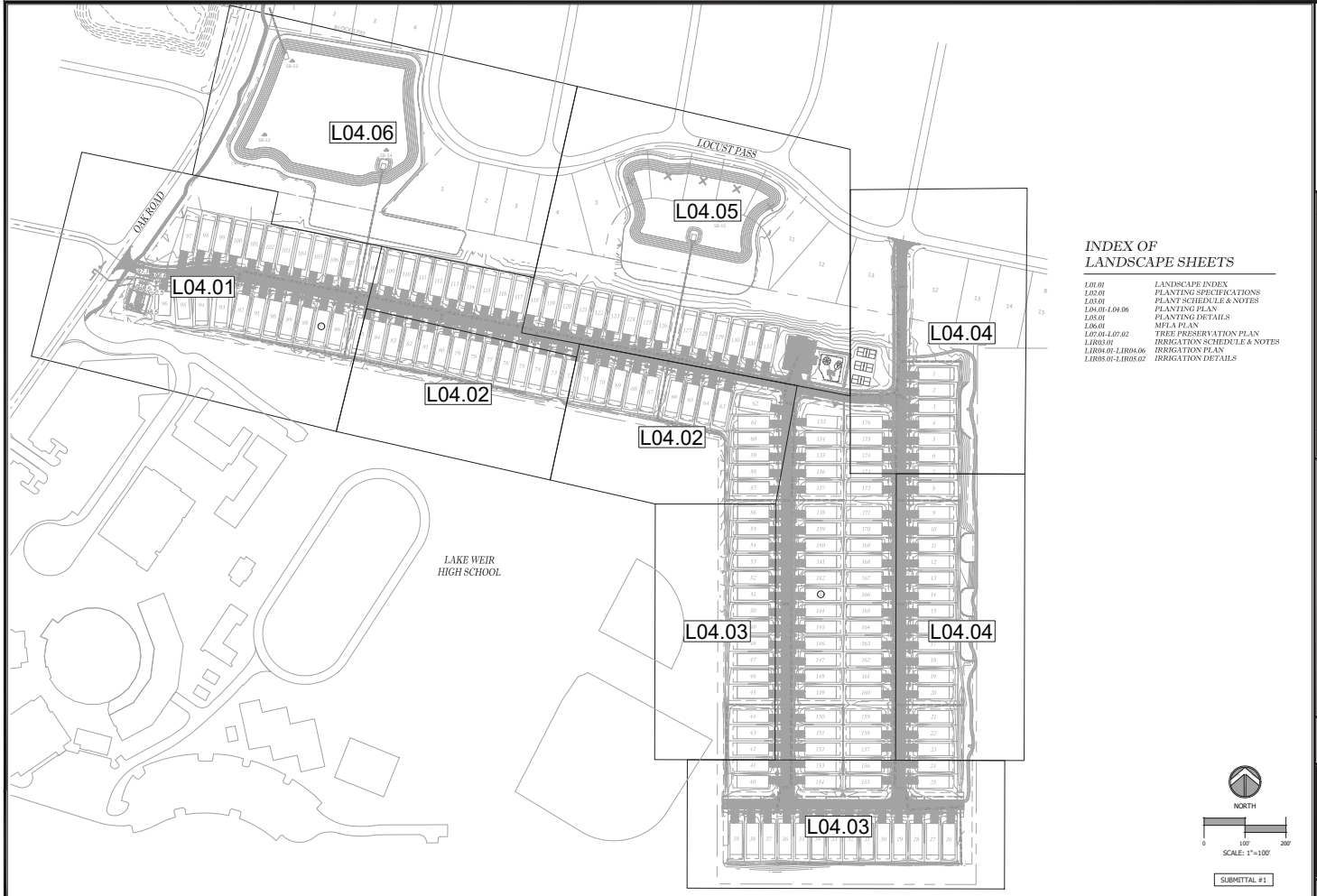
Reason/Justification for Request:

Request a waiver to use of a hammerhead style intersection on dead end roads. The proposed dead end segments will be less than 150' in length.

Section Number & Title of Code:

Section Details from Code:

Reason/Justification for Request:



INDEX OF LANDSCAPE SHEETS

L01.01	LANDSCAPE INDEX
L02.01	PLANTING SPECIFICATIONS
L03.01	PLANT SCHEDULE & NOTES
L04.01-L04.06	PLANTING PLAN
L05.01	PLANTING DETAILS
L06.01	MPIA PLAN
L07.01-L07.02	TREE PRESERVATION PLAN
L08.01	IRRIGATION SCHEDULE & NOTES
L1R04.01-L1R04.06	IRRIGATION PLAN
L1R05.01-L1R05.02	IRRIGATION DETAILS



ENGINEERING, LLC
 1000 S.W. 10th Street, Suite 100, Ft. Lauderdale, FL 33304
 Office: (352) 357-4500 Fax: (352) 357-4545

DATE: _____

BY: _____

IMPROVEMENT PLANS
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

LANDSCAPE INDEX

DATE: 4/24/2026
 DRAWN BY: CHKD PL: SMM
 JOB NO: 240126

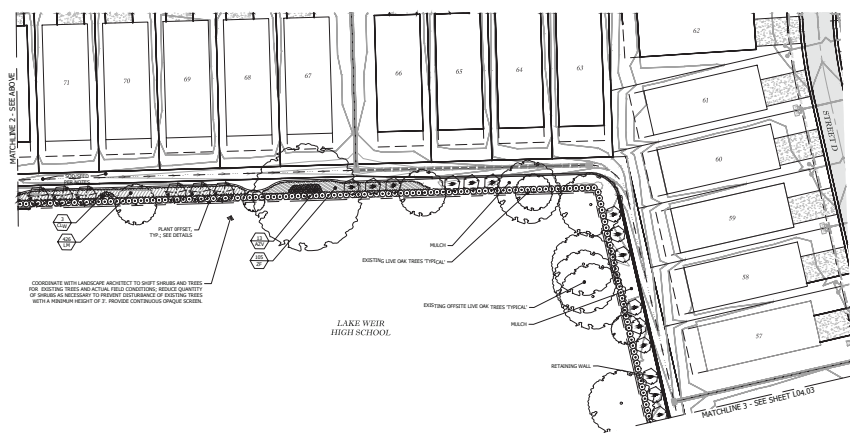
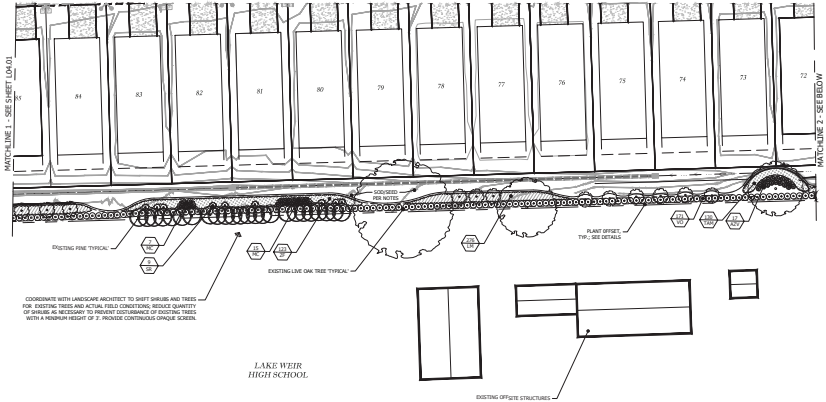
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0 100 200

NORTH

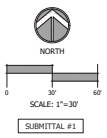
SUBMITTAL #1

L01.01



TREE KEY

SL	
SV	
LT	
ST	
CR	

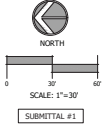
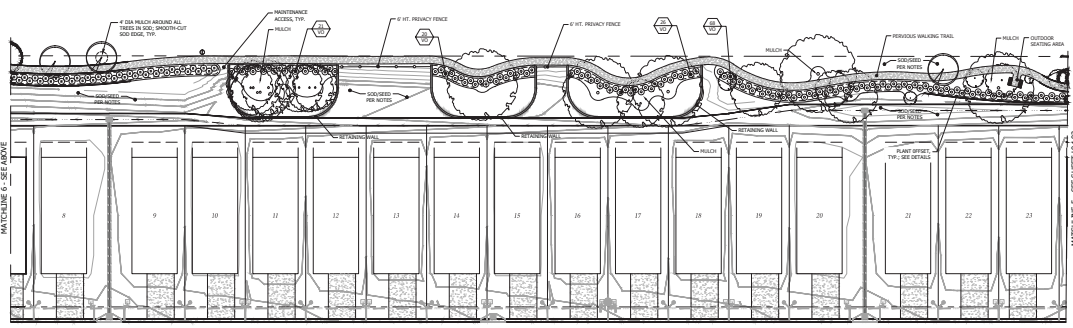
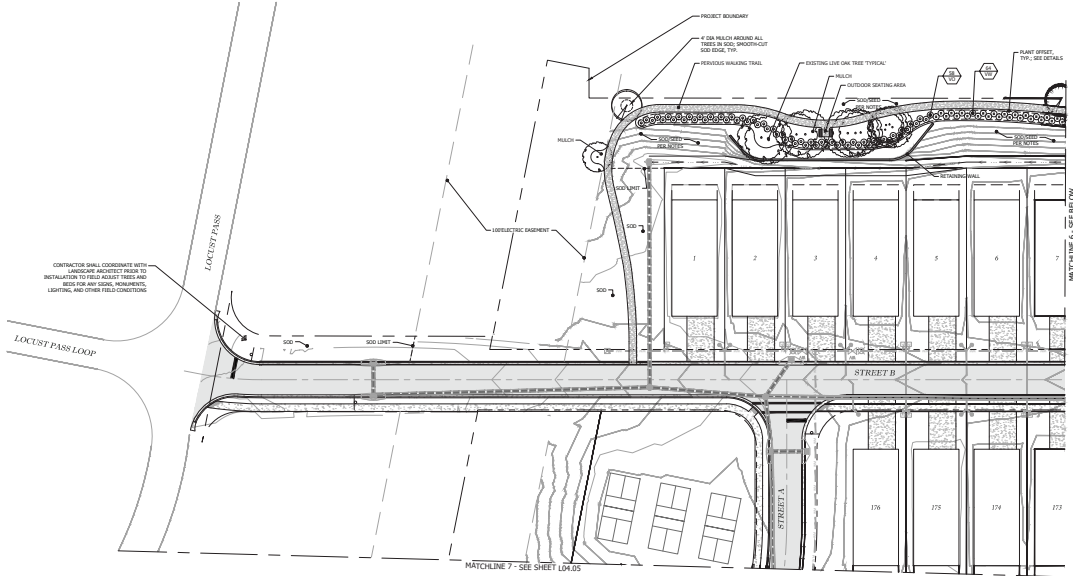


Winters & Associates
ENGINEERING, LLC
 1728 SE 14th Ave, Room 100, Ocala, FL 34401
 Office: (352) 387-4500 Fax: (352) 387-4545

IMPROVEMENT PLANS
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

DATE: 4/24/2026
 DRAWN BY: SMW
 JOB NO: 24-0126

PLANTING PLAN
 L04.02



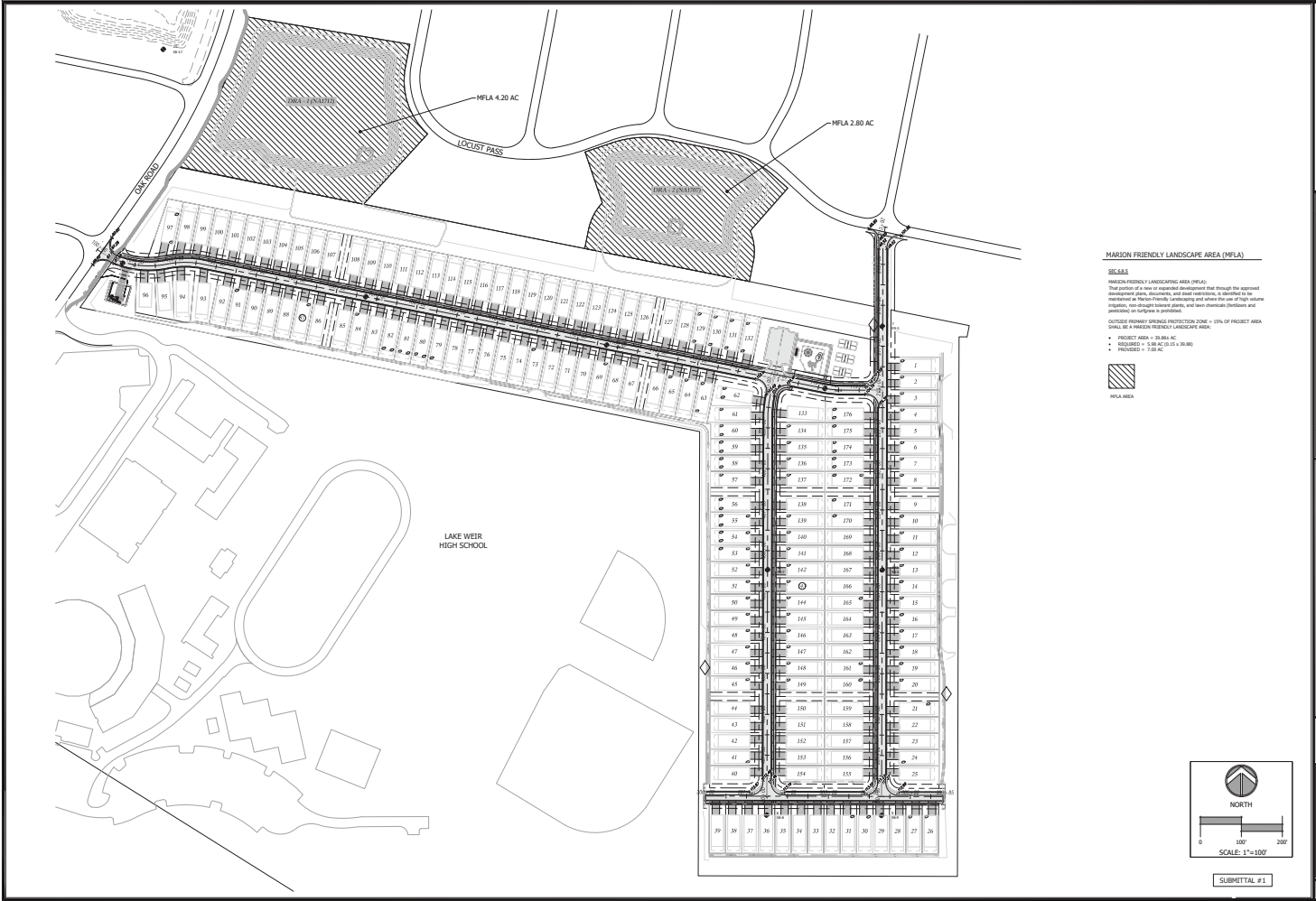
Winters & Associates
ENGINEERING, LLC
1728 SE 14th Ave, Room 100, Ocala, FL 34401
Office: (352) 387-4590 Fax: (352) 387-4595

PLANTING PLAN

IMPROVEMENT PLANS
OAK SHORES ESTATES
MARION COUNTY, FLORIDA

DATE: 4/24/2024
DRAWN BY: SMM
JOB NO: 24-012

L04.04




MARION FRIENDLY LANDSCAPE AREA (MFLA)

SEALS

MARION FRIENDLY LANDSCAPE AREA (MFLA):
 The portion of a site or project development that through the approval of the local government, is identified to be maintained as high-quality landscaping and avoid the use of high volume impervious, non-porous surface areas, and lawn chemicals (herbicides and pesticides) on a regular basis.

OUTSIDE BROWARD COUNTY PROTECTION ZONE = 50% OF PROJECT AREA
 ONLY 50% IS MARION FRIENDLY LANDSCAPE AREA

- PROJECT AREA = 39.88 AC
- REQUIRED = 19.94 AC (50% OF 39.88)
- PROVIDED = 2.80 AC

 MFLA AREA

W. J. M. ENGINEERING, LLC
 1000 S.W. 10th Avenue, Suite 100, Ft. Lauderdale, FL 33304
 PHONE: (352) 387-4500 FAX: (352) 387-4545

IMPROVEMENT PLANS
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

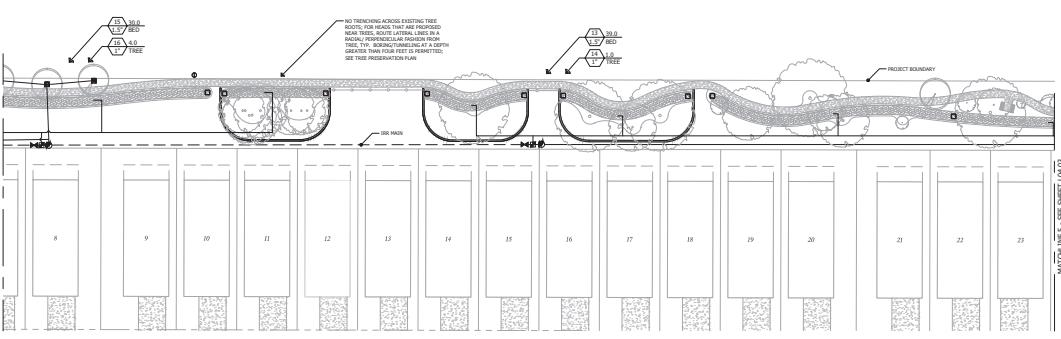
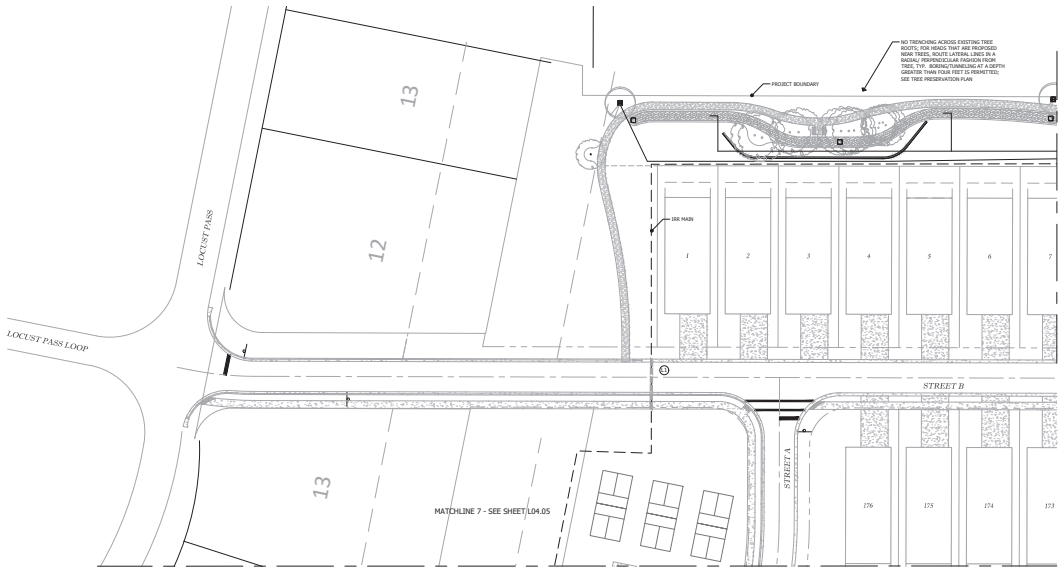
MFLA PLAN

DATE: 4/23/2026
 DRAWN BY: SMM
 JOB NO: 24026

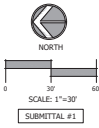
SCALE: 1" = 100'

SUBMITTAL #1

L.06.01



1. PER FLORIDA CODE, ALL IRRIGATION LINES AND HEADS SHALL BE A MINIMUM OF 1 FT. AWAY FROM ALL STRUCTURES.
2. LOCATE IRRIGATION LINES AND APPURTENANCES FULLY WITHIN PROPERTY BOUNDARIES.
3. LOCATE ALL BRANCH FEEDS WITHIN HATCHED RED AREAS PER LANDSCAPE PLANS.



Thomas & Associates
ENGINEERING, LLC
 1230 SE 10th Ave, Room 100, Ocala, FL 34401
 OFFICE: (352) 367-4500 Fax: (352) 367-4545

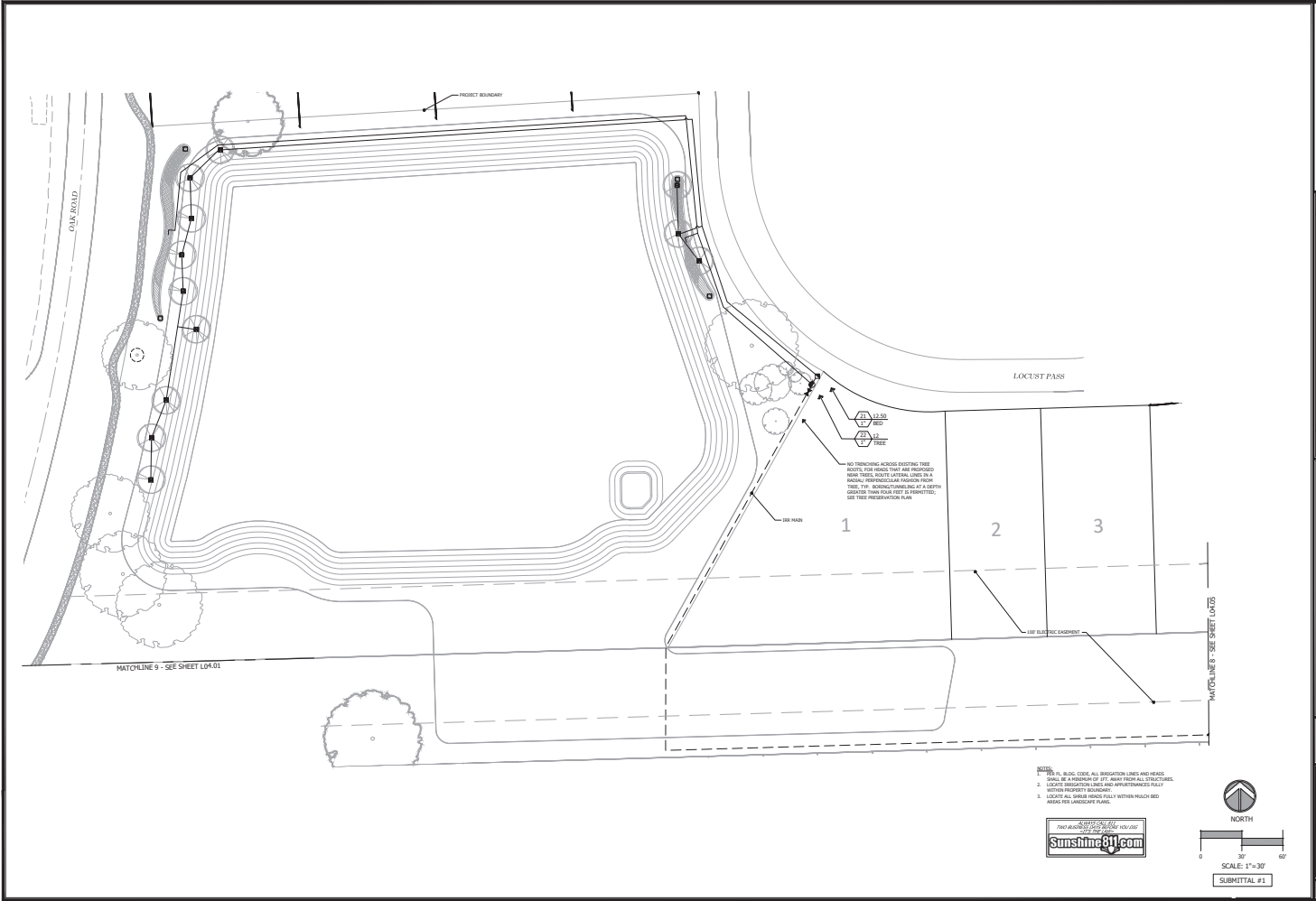
IRRIGATION PLAN

IMPROVEMENT PLANS
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

DATE: 4/24/2026
 DRAWN BY: CHKD PL: SMJ
 JOB NO: 24-012

LIR04.04

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



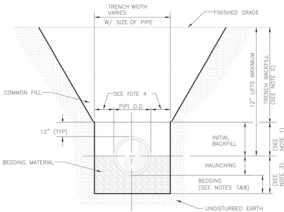
IRRIGATION PLAN

IMPROVEMENT PLANS
OAK SHORES ESTATES
MARION COUNTY, FLORIDA

DATE: 4/24/2026
DRAWN BY: SMM
CHKD BY: SMM
JOB NO: 24026

LIR04.06

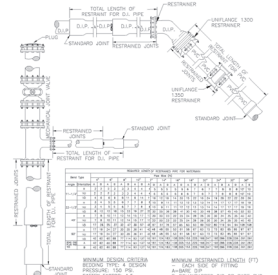
NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL



- 1. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (SEE UNDER PAYMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
- 2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (SEE UNDER PAYMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-99.
- 3. 18" x 18" x 12" SAND FOR PIPE DIAMETERS LESS THAN 24" AND 24" x 24" x 12" SAND FOR PIPE DIAMETERS 24" AND LARGER.
- 4. SAND SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
- 5. ALL PIPES TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
- 6. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETERS UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETERS 12" AND LARGER.
- 7. BEDDING DEPTH FOR REMOVAL OF UNDESIRABLE MATERIAL SHALL COVER DEPTH OF BEDDING ROCK BELOW THE PIPE UTILITIES SHALL DETERMINE BY TEST REQUIRED KNOWLEDGE OF UNDESIRABLE MATERIAL TO REPAIR SUFFICIENT FOUNDATION.
- 8. BEDDING DEPTH FOR REMOVAL OF UNDESIRABLE MATERIAL SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITH MATCHING CURBS RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

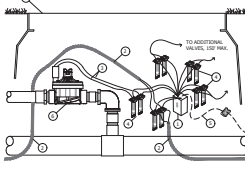
NOTES:
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8. BEDDING DEPTH FOR REMOVAL OF UNDESIRABLE MATERIAL SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITH MATCHING CURBS RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

BEDDING AND TRENCHING
NOT TO SCALE



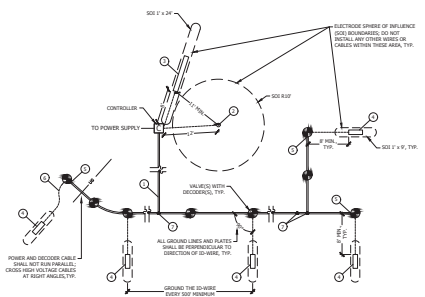
NOTES:
1. THE LENGTH OF PIPE AND NUMBER OF JOINTS TO BE RESTRAINED, SEE TABLE FOR PIPE SIZES TO MANUFACTURER'S RECOMMENDATION. RESTRAINTS SHALL BE INSTALLED TO THE FULL LENGTH OF RESTRAINT AS SHOWN IN THIS PLAN. RESTRAINTS SHALL BE RESTRAINED BOTH ENDS.
2. TABLE FOR PIPE SIZES TO MANUFACTURER'S RECOMMENDATION. RESTRAINTS SHALL BE INSTALLED TO THE FULL LENGTH OF RESTRAINT AS SHOWN IN THIS PLAN. RESTRAINTS SHALL BE RESTRAINED BOTH ENDS.
3. IN-CH. VALUES SHALL BE RESTRAINED BOTH ENDS.

RESTRAINED PIPE
NOT TO SCALE



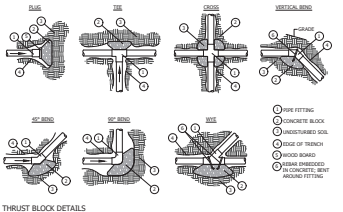
- 1. ENCODER IN VALVE BOX: DECODERS SHALL BE IN BOX WITH TO VALVE, OR FORWARD VALVE IN CLOSE PROXIMITY TO THE VALVE.
- 2. ENCODER IN VALVE BOX: DECODERS SHALL BE IN BOX WITH TO VALVE, OR FORWARD VALVE IN CLOSE PROXIMITY TO THE VALVE.
- 3. ENCODER IN VALVE BOX: DECODERS SHALL BE IN BOX WITH TO VALVE, OR FORWARD VALVE IN CLOSE PROXIMITY TO THE VALVE.
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- 9. ENCODER IN VALVE BOX: DECODERS SHALL BE IN BOX WITH TO VALVE, OR FORWARD VALVE IN CLOSE PROXIMITY TO THE VALVE.

DECODER INSTALLATION DETAIL
NOT TO SCALE



- 1. ENCODER IN VALVE BOX: DECODERS SHALL BE IN BOX WITH TO VALVE, OR FORWARD VALVE IN CLOSE PROXIMITY TO THE VALVE.
- 2. ENCODER IN VALVE BOX: DECODERS SHALL BE IN BOX WITH TO VALVE, OR FORWARD VALVE IN CLOSE PROXIMITY TO THE VALVE.
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- 9. ENCODER IN VALVE BOX: DECODERS SHALL BE IN BOX WITH TO VALVE, OR FORWARD VALVE IN CLOSE PROXIMITY TO THE VALVE.

DECODER, WIRING, AND GROUNDING LAYOUT
NOT TO SCALE



THRUST BLOCK DETAILS
NOT TO SCALE

PIPE SIZE	MINIMUM SPACING DISTANCE (IN)		
	TEE AND PLUG	90° BEND	45° BEND
1.5" x 1.5"	6.5"	6.5"	6.5"
2" x 2"	8.5"	8.5"	8.5"
2.5" x 2.5"	10.5"	10.5"	10.5"

- 1. THRUST BLOCKS SHALL BE SET AS SPECIFIED IN THE TABLE ABOVE, AND SHALL BE A MINIMUM OF 2' FROM END OF PIPE OR JOINT, OR AS REQUIRED BY CODE.
- 2. ALL FITTINGS SHALL BE WRAPPED WITH POLYETHYLENE TO PREVENT CONCRETE FROM ADHERING TO THE FITTINGS AND TO THE PIPE.
- 3. CONCRETE SHALL NOT ENCASE PIPE OR FITTING TO ALLOW FOR FUTURE ACCESS AND MAINTENANCE.
- 4. THRUST BLOCK SPACING MEASUREMENT SHALL BE PLACED AGAINST UNDISTURBED SOIL. THESE THRUST BLOCKS SHALL BE CONCRETE.
- 5. THRUST BLOCK SPACING MEASUREMENT SHALL BE PLACED AGAINST UNDISTURBED SOIL. THESE THRUST BLOCKS SHALL BE CONCRETE.
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- 10. THRUST BLOCK SPACING MEASUREMENT SHALL BE PLACED AGAINST UNDISTURBED SOIL. THESE THRUST BLOCKS SHALL BE CONCRETE.
- 11. THRUST BLOCK SPACING MEASUREMENT SHALL BE PLACED AGAINST UNDISTURBED SOIL. THESE THRUST BLOCKS SHALL BE CONCRETE.

SUBMITTAL #1

W. J. ... ENGINEERING, LLC
 1730 S. ...
 OFFICE: (352) 387-4590 FAX: (352) 387-4595

IRRIGATION DETAILS

IMPROVEMENT PLANS
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

DATE: 4/24/2024
 DRAWN BY: SAM
 JOB NO: 24-012

LIR05.02