



VICINITY MAP
N.T.S.



AERIAL MAP
N.T.S.



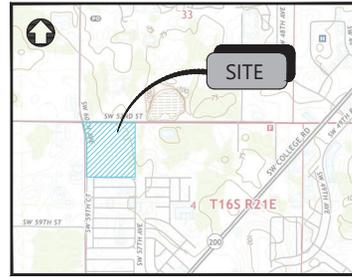
WETLAND MAP
N.T.S.



FEMA MAP
N.T.S.



SOIL MAP
N.T.S.



USGS QUAD MAP
N.T.S.

PUD MASTER PLAN FOR OCALA SOUTH

SW 60TH AVE AND SW 52ND ST
CITY OF OCALA, MARION COUNTY, FLORIDA
TAX PARCEL: 35369-027-01

SUBMITTAL DATE

SUBMITTAL - FEB 21, 2023
RESUBMITTAL - APR 14, 2023

PROJECT NARRATIVE

THIS IS A MASTER PLAN REQUEST ON PARCEL 35369-027-01. THE OWNER IS SUBMITTING A MASTER PLAN APPLICATION TO DEVELOP OCALA SOUTH, A 360-UNIT RENTAL COMMUNITY WITH A FULL AMENITY PACKAGE THAT WILL REWARD A HEALTHY AND ACTIVE LIFESTYLE. OCALA SOUTH IS A UNIQUE MULTI-FAMILY HOUSING CONCEPT THAT WILL CONSIST OF 1, 2, AND 3 BEDROOM APARTMENT LAYOUTS, AND 2 AND 3 BEDROOM TOWNHOME LAYOUTS. THE AMENITIES WILL INCLUDE A FITNESS CENTER, POOL, EXERCISE TRAIL, DOG PARK, AND DOG WASH. WITHIN CLOSE PROXIMITY ARE MANY LOCAL BUSINESSES, COMMUNITIES, AND NATIONAL ENTERPRISES, INCLUDING BUT NOT LIMITED TO THE WEST MARION COMMUNITY HOSPITAL, VETERAN AFFAIRS OUTPATIENT CLINIC, FLORIDA CROSSROADS COMMERCE PARK, OCALA INTERNATIONAL AIRPORT, ON TOP OF THE WORLD, CAJAL, AND THE WORLD EQUESTRIAN CENTER. THE COMMUNITY IS PERFECTLY LOCATED FOR OUR RESIDENTS TO SERVICE THESE INDUSTRIES AND OTHERS ALIKE. THE ADDITIONAL SUNTAN ROUTES (COMING SOON) WILL ASSIST OCALA SOUTH'S TENANTS WITH ACCESSIBLE ADA-COMPLIANT TRANSIT SERVICES AND VIABLE MEANS OF MOBILITY. THE OWNER INTENDS ON CONTRACTING WITH AS MANY LOCALLY SOURCED BUSINESSES AS POSSIBLE. AN EXPERIENCED CONSTRUCTION MANAGEMENT FIRM WILL COORDINATE ALL ASPECTS OF DEVELOPMENT, INCLUDING THE CONSTRUCTION OF ALL PRIVATE ROADS, PARKING AREAS, RETENTION AREAS, COMMON AREAS, ETC. AN EXPERIENCED PROPERTY MANAGER WILL BE ONBOARDED DURING THE CONSTRUCTION TO BE WELL PREPARED FOR THE LEASE UP PHASE OF THE PROJECT, AND WILL CONTINUE TO BE CONTRACTED OVER THE LIFE OF THE COMMUNITY TO COORDINATE ALL ASPECTS OF DEVELOPMENT, INCLUDING MAINTENANCE OF ALL PRIVATE ROADS, PARKING AREAS, RETENTION AREAS, COMMON AREAS, ETC. PERPETUALLY AFTER THE SITE IS COMPLETE.

NOTE: THE PROJECT WILL BE UNDER SINGLE OWNERSHIP, AND AN EXPERIENCED PROPERTY MANAGER WILL BE CONTRACTED OVER THE LIFE OF THE COMMUNITY TO COORDINATE ALL ASPECTS OF RESIDENTIAL LIVING, INCLUDING MAINTENANCE OF ALL PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. PERPETUALLY AFTER THE SITE IS COMPLETE. THE PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION ON CONCURRENCY REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, PRELIMINARY PLAT, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.

OWNER CERTIFICATION
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HERE IN AND ON THE APPROVED PLAN.
SIGNATURE: DEV MOTWANI, MERRIMAC SWC OCALA, LLC DATE: _____
SUNBELT LAND FUND I - OCALA SOUTH LLC

LICENSED DESIGN PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.
SIGNATURE: _____ DATE: _____

SURVEYOR AND MAPPER CERTIFICATION
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.
SIGNATURE: _____ DATE: _____

DATA TABLE	
1. PARCEL IDENTIFICATION NUMBER	35369-027-01
2. LAND USE DESIGNATION	HIGH-DENSITY RESIDENTIAL
3. LIST OF DEVELOPMENT AGREEMENTS INCLUDING MARION COUNTY OFFICIAL RECORD BOOK AND PAGE	NOT APPLICABLE
4. ZONING INFORMATION	a. ZONING CLASSIFICATION: PUD, PLANNED UNIT DEVELOPMENT
b. LIST OF APPROVED VARIANCES, THEIR CONDITIONS, AND THE DATE OF APPROVAL	NOT APPLICABLE
c. SPECIAL USE PERMIT CASE NUMBER AND RESOLUTION	NOT APPLICABLE
d. ZONING REQUIREMENTS INCLUDING LOT AREA, WIDTH, SETBACKS, AND BUILDING HEIGHT	BUFFER REQUIREMENTS: SW 60TH AVE: 20 FT MINIMUM SW 52ND ST: 20 FT MINIMUM EAST: 20 FT MINIMUM SOUTH: 50 FT MINIMUM BUILDING HEIGHT: 49 FT MAXIMUM
5. OVERLAY ZONES	NOT APPLICABLE
6. GROSS SITE AREA OF ALL INITIAL AND ANTICIPATED PARCELS, AND IF DIFFERENT, THE AREA OF THE DEVELOPMENT AREA TO THE NEAREST HUNDRETH OF AN ACRE	36.13 AC
7. EXISTING AND PROPOSED USES	EXISTING: VACANT PROPOSED: MULTIFAMILY RESIDENTIAL, 360 UNITS
8. EXISTING AND PROPOSED BUILDING HEIGHT	EXISTING: NOT APPLICABLE PROPOSED: 49 FT MAXIMUM
9. LISTING OF SITE COVERAGE IN SQUARE FOOTAGE, ACREAGE AND PERCENTAGE	a. EXISTING AND PROPOSED BUILDING COVERAGE IF INTRODUCED USE WITH GROSS FLOOR AREA AND LEASABLE/INTERIOR AREA: EXISTING: 0 SF 0 AC 0% PROPOSED: 196,583 SF 4.51 AC 12.49% b. EXISTING AND PROPOSED GROSS IMPERVIOUS AREA: EXISTING: 0 SF 0 AC 0% PROPOSED: 376,610 SF 13.24 AC 36.64% c. PROPOSED GROSS NON-RESIDENTIAL FLOOR AREA RATIO OR RESIDENTIAL DENSITY: RESIDENTIAL DENSITY: 360 UNITS / 36.13 AC = 9.98 UNITS/ACRE d. EXISTING AND PROPOSED NATURAL OPEN SPACE, IMPROVED OPEN SPACE, OPEN WATER, AND WETLANDS: EXISTING: 1,573,904 SF 36.13 AC 100% PROPOSED: 997,294 SF 27.61 AC 63.37% e. EXISTING AND PROPOSED PRESERVED NATURAL AREAS: NOT APPLICABLE
10. NUMBER OF REQUIRED AND PROVIDED PARKING SPACES	REQUIRED: 660 PROVIDED: 713
11. PROJECTED DAILY TRIP GENERATION AND A 30-MINUTE PEAK HOUR TRAFFIC VOLUME REFER TO TRAFFIC IMPACT ANALYSIS	713
12. PROPOSED MILES OF ROAD, NUMBER OF LOTS, BLOCKS AND TRACS, AS APPLICABLE	NOT APPLICABLE
13. FLOOD ZONE, SPRING PROTECTION ZONE AND OVERLAY ZONE	SITE IS NOT LOCATED IN ANY FLOOD ZONE, SPRING PROTECTION ZONE OR OVERLAY ZONE

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
SURVEY 1	BOUNDARY SURVEY
SURVEY 2	LAND TITLE SURVEY
SURVEY 3	LAND TITLE SURVEY
C100	EXISTING CONDITIONS PLAN
C200	OVERALL SITE PLAN
C201	SITE PLAN NORTH
C202	SITE PLAN SOUTH
C300	GRADING & DRAINAGE PLAN NORTH
C301	GRADING & DRAINAGE PLAN SOUTH
MAP-1	PRE-DEVELOPMENT DRAINAGE MAP
MAP-2	POST-DEVELOPMENT DRAINAGE MAP
C400	OVERALL UTILITY PLAN
C401	UTILITY PLAN NORTH
C402	UTILITY PLAN SOUTH

DEVELOPMENT TEAM

OWNER SUNBELT LAND FUND I - OCALA SOUTH LLC 17 NE 4TH ST FORT LAUDERDALE, FL 33301 PHONE: (321) 368-0103 CONTACT: DEV MOTWANI	APPLICANT/DEVELOPER MERRIMAC SWC OCALA, LLC 17 NE 4TH ST FORT LAUDERDALE, FL 33301 PHONE: (321) 368-0103 CONTACT: DEV MOTWANI	CIVIL ENGINEER ATWELL, LLC 111 N. MAGNOLIA AVE, SUITE 1350 ORLANDO, FL 32801 PHONE: (407) 743-3524 CONTACT: KAIWEN LU, P.E.	SURVEYOR ATWELL, LLC 2600 MAITLAND CENTER PKWY, SUITE 262 MAITLAND, FL 32751 PHONE: (407) 743-3524 CONTACT: CLYDE ELDRIDGE, P.S.M.
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UTILITY PROVIDERS

WATER & SEWER CITY OF OCALA WATER RESOURCES 1805 NE 30TH AVE, BLDG 600 OCALA, FL 34470 PHONE: (352) 351-6793 CONTACT: RICHARD RAGOSTA	ELECTRIC SUMNER ELECTRIC COOPERATIVE INC. 4872 SOUTHWEST 60TH AVENUE OCALA, FL 34474 PHONE: (352) 569-9706 CONTACT: DIANE KWONG	TELEPHONE/INTERNET CHARTER COMMUNICATIONS 2850 S. LECANTO HWY LECANO, FL 34461 PHONE: (352) 527-2189 CONTACT: DUFFY MCCLELLAND
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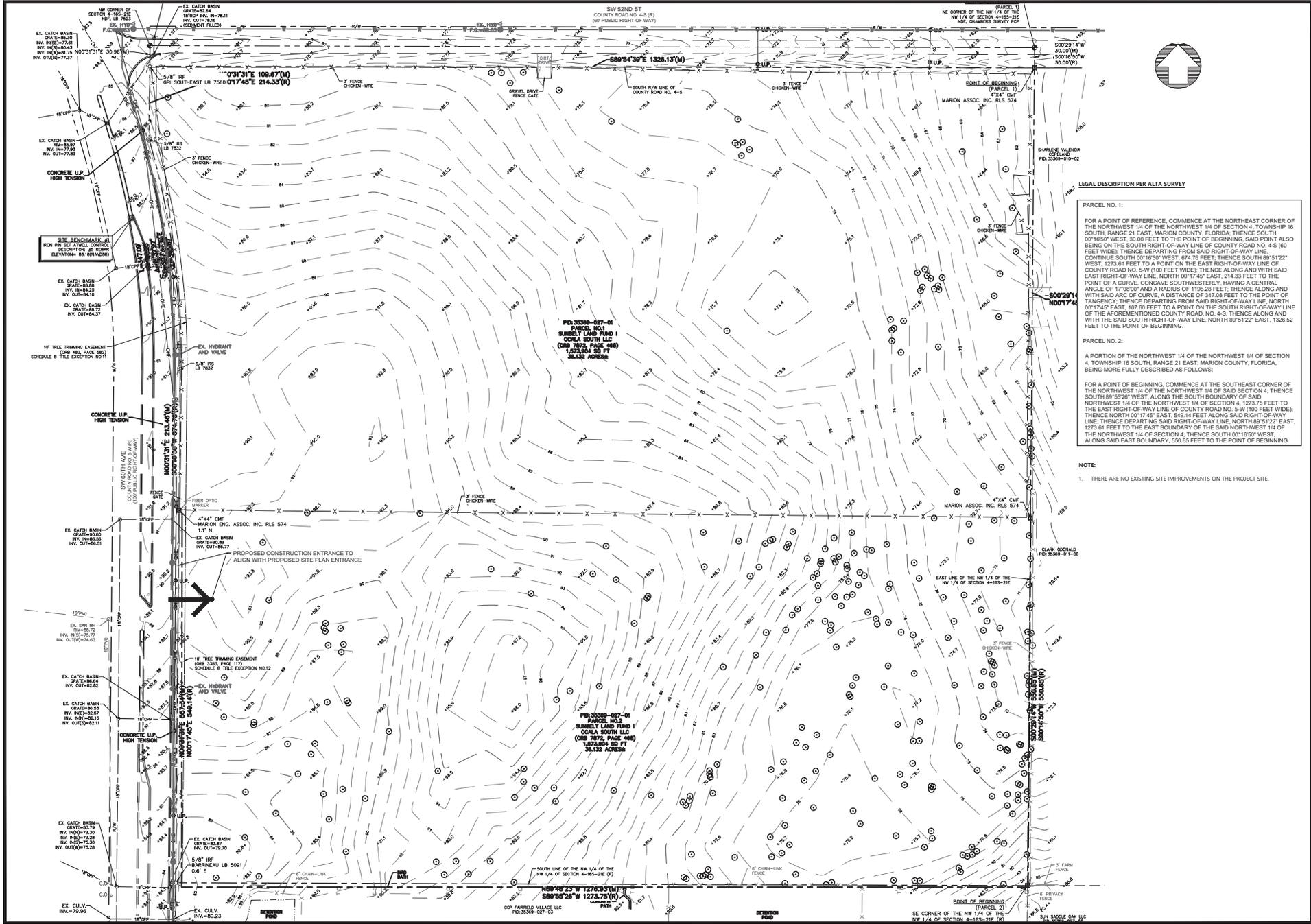
811
Know what's below.
Call before you dig.
Call 811 or visit www.floridaclearing.com
FOR MORE INFORMATION, VISIT www.floridaclearing.com
OR CALL 811. THIS SERVICE IS PROVIDED BY THE FLORIDA CLEARING INDUSTRY ASSOCIATION (FCIA).
CONSTRUCTION OF ANY TYPE THAT REQUIRES EXCAVATION OF ANY DEPTH OR DISTURBANCE OF ANY UNDERGROUND UTILITY SHALL BE STOPPED IMMEDIATELY IF ANY UTILITY IS LOCATED WITHIN THE EXCAVATION AREA.
CONSTRUCTION OF ANY TYPE THAT REQUIRES EXCAVATION OF ANY DEPTH OR DISTURBANCE OF ANY UNDERGROUND UTILITY SHALL BE STOPPED IMMEDIATELY IF ANY UTILITY IS LOCATED WITHIN THE EXCAVATION AREA.
CONSTRUCTION OF ANY TYPE THAT REQUIRES EXCAVATION OF ANY DEPTH OR DISTURBANCE OF ANY UNDERGROUND UTILITY SHALL BE STOPPED IMMEDIATELY IF ANY UTILITY IS LOCATED WITHIN THE EXCAVATION AREA.
24 HOUR EMERGENCY CONTACT



SECTION 04 | TOWNSHIP 16 | RANGE 2
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
COVER SHEET

DATE: FEB 21, 2023
DRAWN BY: XL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 22005199
FILE CODE: #1
SHEET NO.: C000



LEGAL DESCRIPTION PER ALTA SURVEY

PARCEL NO. 1:
 FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 00°16'50" WEST, 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 4-5 (80 FEET WIDE); THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, CONTINUE SOUTH 00°16'50" WEST, 674.79 FEET; THENCE SOUTH 89°51'22" WEST, 1273.61 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 5-W (100 FEET WIDE); THENCE ALONG AND WITH SAID EAST RIGHT-OF-WAY LINE, NORTH 00°17'45" EAST, 214.33 FEET TO THE POINT OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A CENTRAL ANGLE OF 17°30'17" AND A RADIUS OF 1198.28 FEET; THENCE ALONG AND WITH SAID ARC OF CURVE, A DISTANCE OF 347.05 FEET TO THE POINT OF TANGENCY; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, NORTH 00°17'45" EAST, 107.80 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE AFORESAID COUNTY ROAD, NO. 4-5; THENCE ALONG AND WITH THE SAID SOUTH RIGHT-OF-WAY LINE, NORTH 89°51'22" EAST, 1328.52 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:
 A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:
 FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 4, THENCE SOUTH 89°55'28" WEST, ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4, 1273.75 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 5-W (100 FEET WIDE); THENCE NORTH 00°17'45" EAST, 548.14 FEET ALONG SAID RIGHT-OF-WAY LINE; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 89°51'22" EAST, 1273.61 FEET TO THE EAST BOUNDARY OF THE SAID NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 4; THENCE SOUTH 00°16'50" WEST ALONG SAID EAST BOUNDARY, 553.85 FEET TO THE POINT OF BEGINNING.

NOTE:
 1. THERE ARE NO EXISTING SITE IMPROVEMENTS ON THE PROJECT SITE.

Know what's below.
 Call before you dig.
 811 is the national number for the public utility industry to provide a single point of contact for customers to report and request utility location information before digging.

ATWELL
 SURVEYING & ENGINEERING, INC.
 10000 SW 15th St, Suite 100, Ocala, FL 34474
 (352) 349-1111
 www.atwell-surveying.com

SECTION 04 TOWNSHIP 16 RANGE 21	CITY OF OCALA
SW 60TH AVE AND SW 52ND ST	MARION COUNTY, FLORIDA
OCALA SOUTH	EXISTING CONDITIONS & ROUTE PLAN
MERRIMAC SWC OCALA, LLC	PUD MASTER PLAN
FEB 21, 2023	REVISIONS
DRAWN BY: RL	CHECKED BY: DGG
PROJECT MANAGER: DGG	JOB #: 2305199
FILE CODE: #1	SHEET NO. C100



Know what's below.
Call before you dig.

811 is a free service that allows you to locate underground utilities before you dig. Call 811 at least 48 hours before you dig. This service is available in all Florida counties. For more information, visit www.floridaclearing.com.

24 HOUR EMERGENCY CONTACT
1-800-368-8888



SECTION 04 | TOWNSHIP 16 | RANGE 2
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA LLC
PUD MASTER PLAN
GRADING & DRAINAGE PLAN NORTH

DATE: FEB 21, 2023
SCALE: 1"=40' FOR MARION COUNTY

REVISIONS

NO.	DATE	DESCRIPTION

SCALE: 1"=40'
DRAWN BY: DL
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 22005199
FILE CODE: #1
SHEET NO.: C300

DATE PLOTTED: 2/21/2023 10:58:23 AM
SCALE: 1"=40'

SW 52ND ST
COUNTY ROAD NO. 4-S (R)
(60' PUBLIC RIGHT-OF-WAY)

POINT OF COMMENCEMENT (P.O.C.)
NE CORNER OF THE NW 1/4 OF THE
NW 1/4 OF SECTION 4-16S-21E
RDY. CHAMBERS SURVEY P.O.P.

EX. CATCH BASIN
GRATE=48.30
INV. IN=50=77.61
INV. IN=50=85.43
INV. IN=50=81.25
INV. OUT=77.37

EX. CATCH BASIN
GRATE=52.72
18"ROP INV. OUT=78.14

EX. CATCH BASIN
GRATE=82.64
18"ROP INV. IN=78.11
INV. OUT=78.16

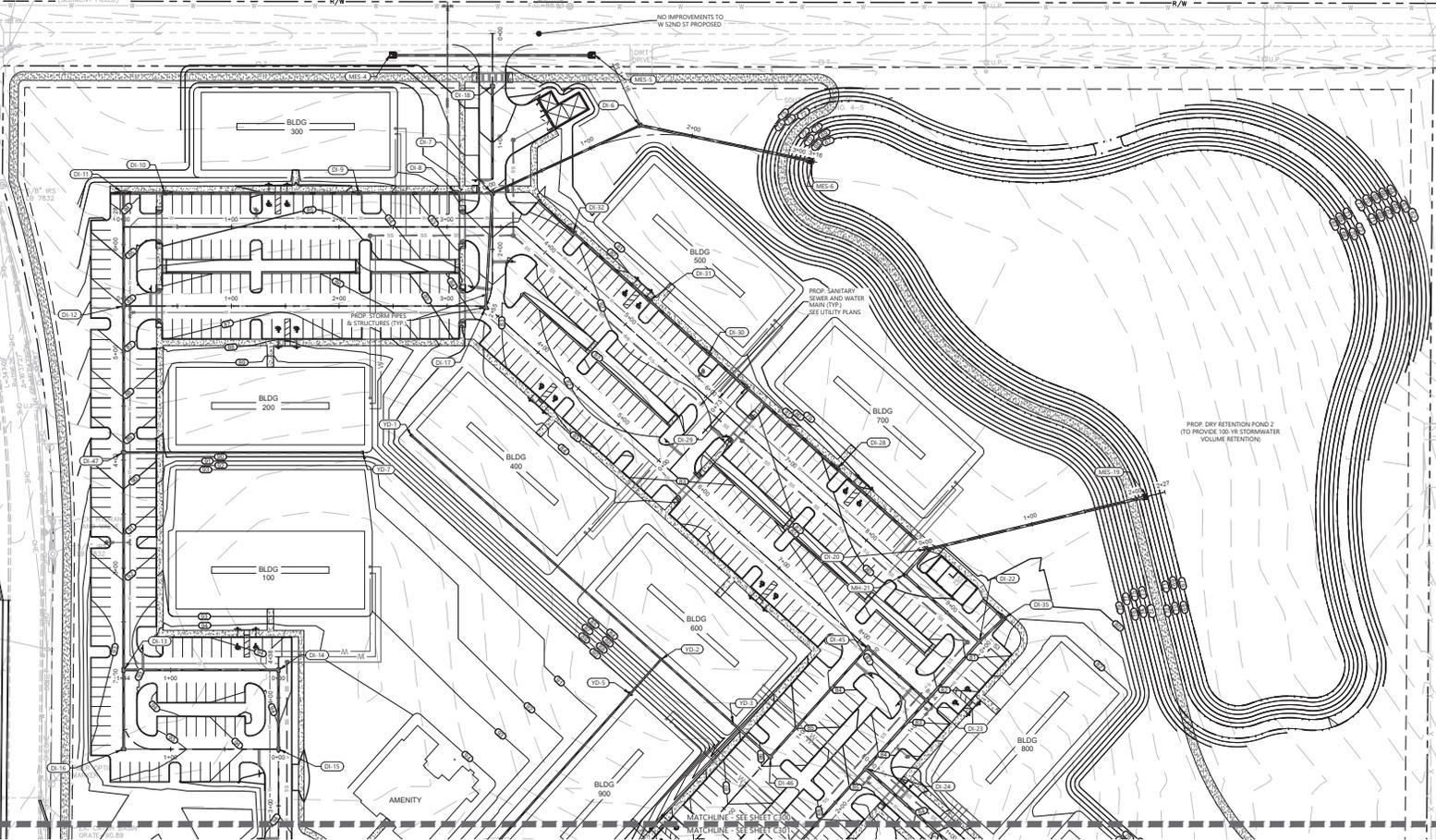
EX. CATCH BASIN
GRATE=85.97
INV. IN=77.93
INV. OUT=77.80

EX. CATCH BASIN
GRATE=88.80
INV. IN=84.25
INV. OUT=84.10

EX. CATCH BASIN
GRATE=88.72
INV. OUT=84.37

SW 60TH AVE
CON. (100' PUBLIC RIGHT-OF-WAY)

PLAN LEGEND	
	PROJECT PROPERTY LINE
	EXISTING FEATURES
	PROPOSED CURB
	CONCRETE SURFACE
	EXISTING CONTOUR
	SURFACE FLOW DIRECTION
	PROPOSED STORM LINE
	STORM STRUCTURES
	SPOT ELEVATION

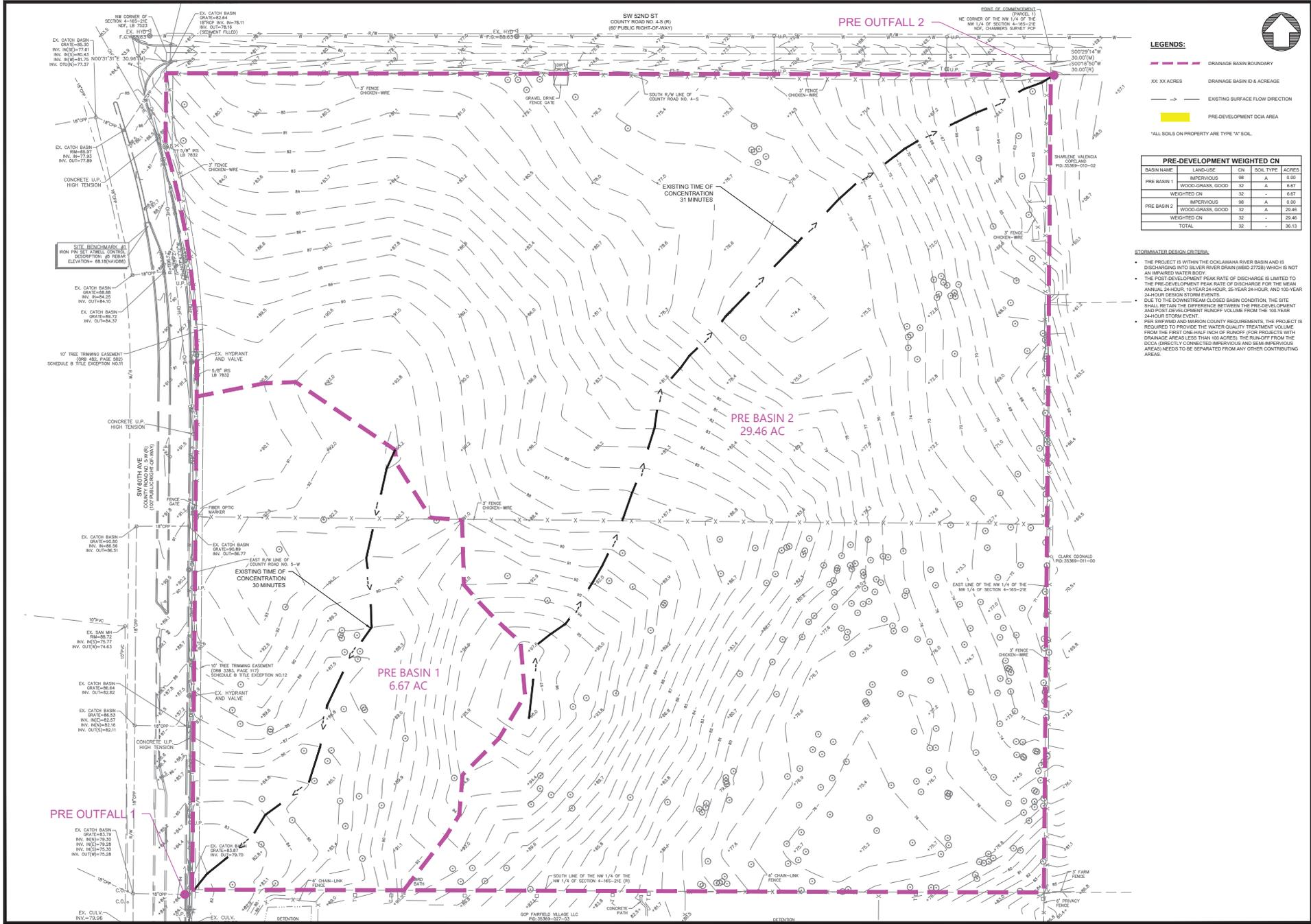


SHARLENE VALENCIA
CORPORAL
PROJ. 35369-010-02

PROP. DRY RETENTION POND-2
(TO PROVIDE 100% EXCESS WATER
VOLUME RETENTION)

MATCHLINE - SEE SHEET C300
MATCHLINE - SEE SHEET C301

FILE: S:\22005199\DWG\22005199_PUD_MASTER_PLAN_NORTH.dwg
DATE PLOTTED: 2/21/2023 10:58:23 AM
SCALE: 1"=40'



LEGENDS:

- DRAINAGE BASIN BOUNDARY
- DRAINAGE BASIN ID & ACREAGE
- EXISTING SURFACE FLOW DIRECTION
- PRE-DEVELOPMENT DCIA AREA

*ALL SOLS ON PROPERTY ARE TYPE "A" SOIL.

PRE-DEVELOPMENT WEIGHTED CN				
BASIN NAME	LAND-USE	CN	SOIL TYPE	ACRES
PRE BASIN 1	IMPERVIOUS	98	A	0.00
	WOOD-GRASS GOOD	32	A	6.67
	WEIGHTED CN	32	-	6.67
PRE BASIN 2	IMPERVIOUS	98	A	0.00
	WOOD-GRASS GOOD	32	A	29.46
	WEIGHTED CN	32	-	29.46
	TOTAL	32	-	36.13

STORMWATER DESIGN CRITERIA:

- THE PROJECT IS WITHIN THE OCKLAWAHA RIVER BASIN AND IS DISCHARGING INTO SILVER RIVER DRAIN (WBD 2728) WHICH IS NOT AN IMPAIRED WATER BODY.
- THE POST-DEVELOPMENT PEAK RATE OF DISCHARGE IS LIMITED TO THE PRE-DEVELOPMENT PEAK RATE OF DISCHARGE FOR THE MEAN ANNUAL 24-HOUR, 10-YEAR 24-HOUR, 25-YEAR 24-HOUR, AND 100-YEAR 24-HOUR DESIGN STORM EVENTS.
- DUE TO THE DOWNSTREAM CLOSED BASIN CONDITION, THE SITE SHALL RETAIN THE DIFFERENCE BETWEEN THE PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF VOLUME FROM THE 100-YEAR 24-HOUR STORM EVENT.
- PER SWFWMD AND MARION COUNTY REQUIREMENTS THE PROJECT IS REQUIRED TO PROVIDE THE WATER QUALITY TREATMENT VOLUME FROM THE FIRST ONE-HALF INCH OF RUNOFF FROM PRECIPITATION WITH DRAINAGE AREAS LESS THAN 100 ACRES). THE RUNOFF FROM THE LOCAL DIRECTLY CONNECTED IMPERVIOUS AND SEMI-IMPERVIOUS AREAS) NEEDS TO BE SEPARATED FROM ANY OTHER CONTRIBUTING AREAS.

811
Know what's below.
Call before you dig.

NOTICE:
CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

24 HOUR EMERGENCY CONTACT



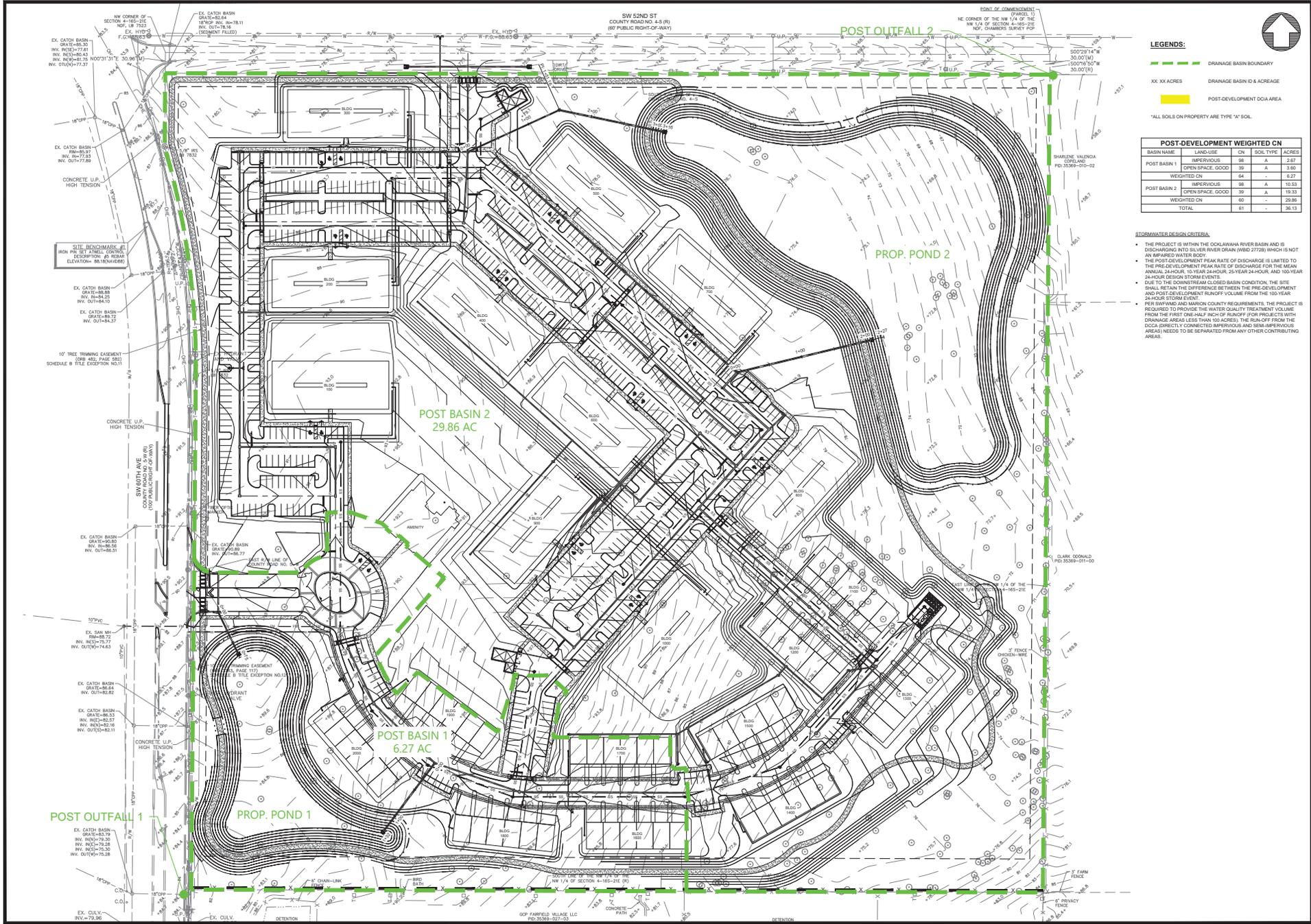
SECTION 04 | TOWNSHIP 16 RANGE 2
SW 60TH AVE AND SW 52ND ST
CITY OF Ocala
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC Ocala, LLC
PUD MASTER PLAN
PRE-DEVELOPMENT DRAINAGE MAP

FEB 21, 2023

REVISIONS

0 30' 60'
DRAWN BY: ELI
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 2205199
FILE CODE: #1
SHEET NO.: MAP-1



LEGENDS:

- DRAINAGE BASIN BOUNDARY
- XX.XX ACRES DRAINAGE BASIN ID & ACREAGE
- POST-DEVELOPMENT DCA AREA

*ALL SOILS ON PROPERTY ARE TYPE "A" SOIL

POST-DEVELOPMENT WEIGHTED CN				
BASIN NAME	LANDUSE	CN	SOIL TYPE	ACRES
POST BASIN 1	IMPERVIOUS	98	A	2.67
	OPEN SPACE, GOOD	39	-	3.98
WEIGHTED CN		64	-	6.27
POST BASIN 2	IMPERVIOUS	98	A	16.53
	OPEN SPACE, GOOD	39	A	19.33
WEIGHTED CN		60	-	29.86
TOTAL		61	-	36.13

- STIPULATED DESIGN CRITERIA:**
- THE PROJECT IS WITHIN THE OOKLAHAWA RIVER BASIN AND IS DISCHARGING INTO SILVER RIVER DRAIN (MWD 2728) WHICH IS NOT AN IMPAIRED WATER BODY.
 - THE POST-DEVELOPMENT PEAK RATE OF DISCHARGE IS LIMITED TO THE PRE-DEVELOPMENT PEAK RATE OF DISCHARGE FOR THE MEAN ANNUAL 24-HOUR, 10-YEAR 24-HOUR, 25-YEAR 24-HOUR, AND 100-YEAR 24-HOUR DESIGN STORM EVENTS.
 - DUE TO THE DOWNSTREAM CLOSED BASIN CONDITION, THE SITE SHALL MAINTAIN THE DIFFERENCE BETWEEN THE PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF VOLUME FROM THE 100-YEAR 24-HOUR STORM EVENT.
 - PER SWFWMD AND MARION COUNTY REQUIREMENTS, THE PROJECT IS REQUIRED TO PROVIDE THE WATER QUALITY TREATMENT VOLUME FROM THE FIRST ONE-HALF INCH OF RUNOFF (FOR PROJECTS WITH DRAINAGE AREAS LESS THAN 100 ACRES) THE RUN OFF FROM THE DCA (DIRECTLY CONNECTED IMPERVIOUS AND SEMI-IMPERVIOUS AREAS) NEEDS TO BE SEPARATED FROM ANY OTHER CONTRIBUTING AREAS.



24 HOUR EMERGENCY CONTACT



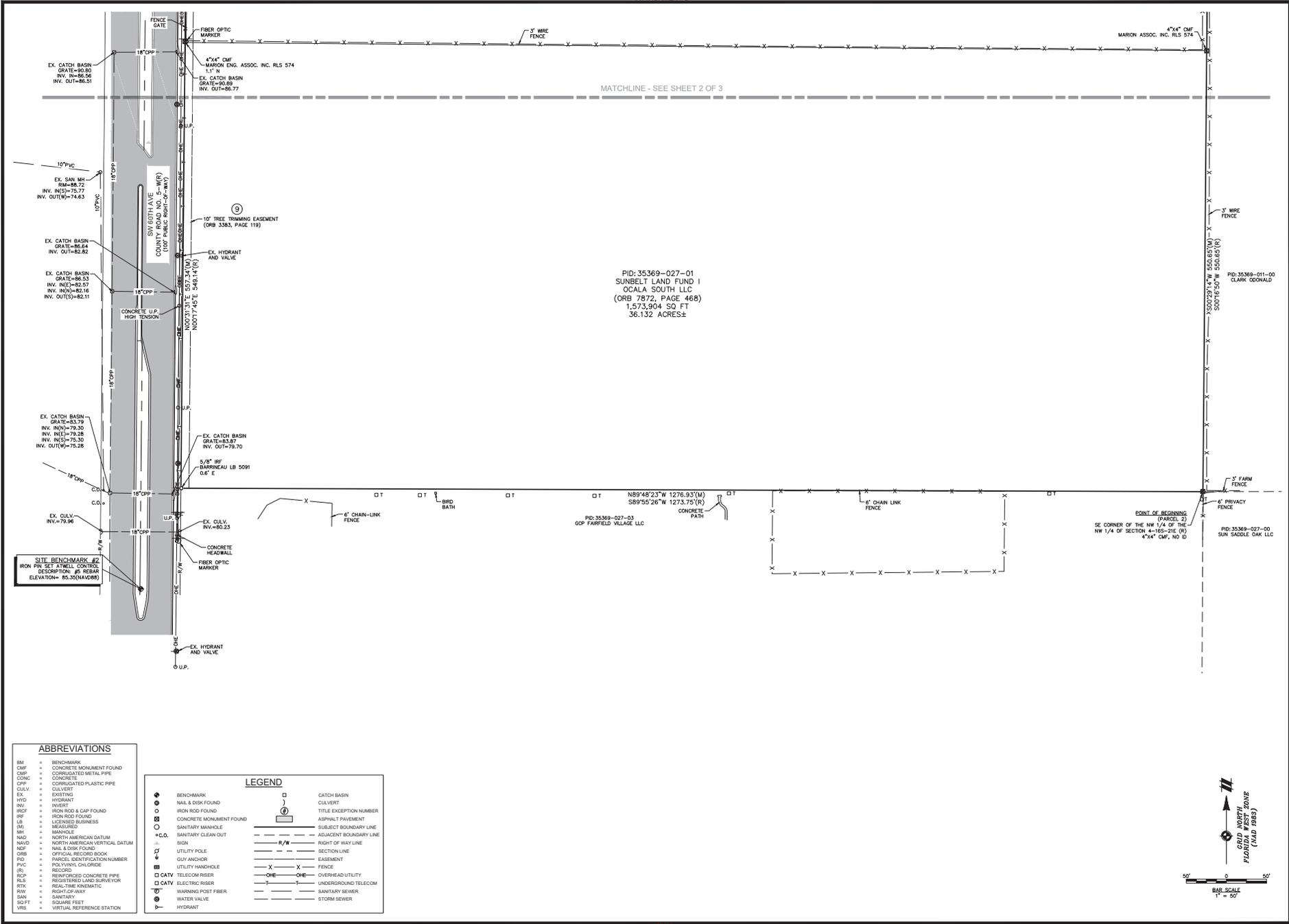
SECTION 04 | TOWNSHIP 16 | RANGE 2
SW 60TH AVE AND SW 52ND ST
CITY OF OCALA
MARION COUNTY, FLORIDA

OCALA SOUTH
MERRIMAC SWC OCALA, LLC
PUD MASTER PLAN
POST-DEVELOPMENT DRAINAGE MAP

FEB 21, 2023
APPROVED FOR MARION COUNTY

REVISIONS

DESIGNED BY: DLG
CHECKED BY: DGG
PROJECT MANAGER: DGG
JOB #: 2005199
FILE CODE: #1
SHEET NO.: MAP-2



Know what's below.
Call before you dig.

THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL UTILITIES.

ATWELL
1800 PARKWAY EAST, SUITE 700
MARIETTA, GA 30067
FLORIDA SURVEYING BOARD LICENSE NO. 1832

CLIENT: MERRIMAC SMC OCALA, LLC.
ALTA/NSPS LAND TITLE SURVEY
SW 80TH AVE
OCALA, FL

LOCATED IN: SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

DATE: 02/14/2023

REVISIONS:

DWG. DLG CH. KMK
P.L.M. CRE
CODE AS
JOB 22005199
SHEET NO. 3 OF 3

PID: 35369-027-01
SUNBELT LAND FUND I
OCALA SOUTH LLC
(ORD 7872, PAGE 468)
1,573,904 SQ FT
36.132 ACRES±

PID: 35369-011-00
CLARK OGDONALD

PID: 35369-027-00
SUN SADDLE OAK LLC

POINT OF BEGINNING (PARCEL 2)
SE CORNER OF THE NW 1/4 OF THE
NW 1/4 OF SECTION 4-165-21E (R)
4"x4" O.C.F. NO. 10

