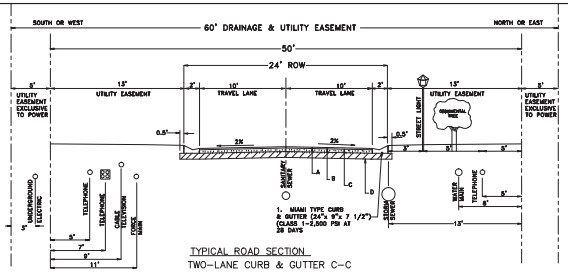


TYPICAL ROAD SECTION
TWO-LANE CURB & GUTTER C-C

NOTES (SECTIONS A, B, & C)

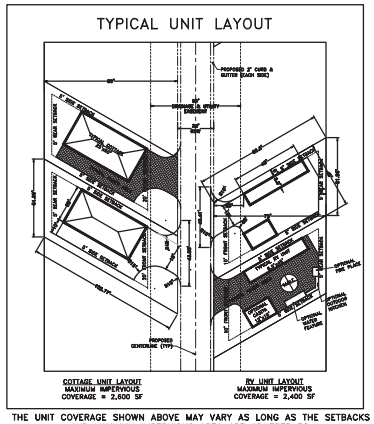
1. MIAMI TYPE CURB (24"x 9"x 7 1/2") MAY BE USED WHEN IT WILL ADEQUATELY CONTAIN SURFACE DRAINAGE, AND WILL NOT INTERFERE WITH CURB INLET STRUCTURES.
2. BACK SLOPES AT A 3:1 MAXIMUM
3. ROAD TO BE BUILT TO MARION COUNTY STANDARDS & SPECIFICATIONS

A. 1½" TYPE SUPERPAVE 9.5 (SURFACE COURSE) 2 STABILITY SHALL BE AT LEAST 1,500 LBS AS DETERMINED BY MARSHAL STABILITY TEST AND COMPACTED TO AT LEAST 96% OF MAXIMUM LABORATORY DENSITY.

B. PRIME COAT w/ SAND APPLICATION. (PRIME COAT SHALL BE APPLIED AT A RATE OF 0.10 GALLONS PER SQ. YARD)

C. 8" LIMEROCK BASE TO BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY

D. 12" STABILIZED SUBGRADE w/ AN LBR OF 40 SHALL BE COMPACTED TO AT LEAST 98% OF MAXIMUM DENSITY E. 6" THICK STABILIZED SHOULDER



THE UNIT COVERAGE SHOWN ABOVE MAY VARY AS LONG AS THE SETBACKS AND MAXIMUM IMPERVIOUS AREA ARE ADHERED TO. SEE ZONING & UNIT INFORMATION FOR MINIMUM LOT DIMENSIONS PERTAINING TO EACH TYPE OF UNIT.

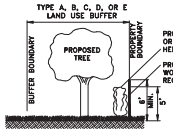
ZONING & UNIT INFORMATION:

COTTAGE UNITS
MIN. UNIT WIDTH = 40'
MIN. UNIT SIZE = 4,000 SF
MAX. HEIGHT = TWO STORIES OR 40'
MAX. IMPERVIOUS AREA = 1,215 SF
SETBACKS: 20' FRONT, 5' REAR, 5' SIDE

RV UNITS
MIN UNIT WIDTH = 35'
MIN UNIT SIZE = 2,625 SF
MAX HEIGHT = TWO STORIES OR 40'
MAX IMPERVIOUS AREA = 2,400 SF
SETBACKS: 10' FRONT, 5' REAR, 5' SIDE

ACCESSORY BUILDINGS
SETBACKS: 20' FRONT, 5' REAR, 5' SIDE

IMPORTANT STRUCTURE SETBACK NOTE:
IN ALL CASES, A 10 FOOT SEPARATION MUST BE MAINTAINED BETWEEN STRUCTURES ON ADJOINING UNITS. STRUCTURES WITHIN INDIVIDUAL UNITS DO NOT REQUIRE A 10 FOOT SEPARATION.

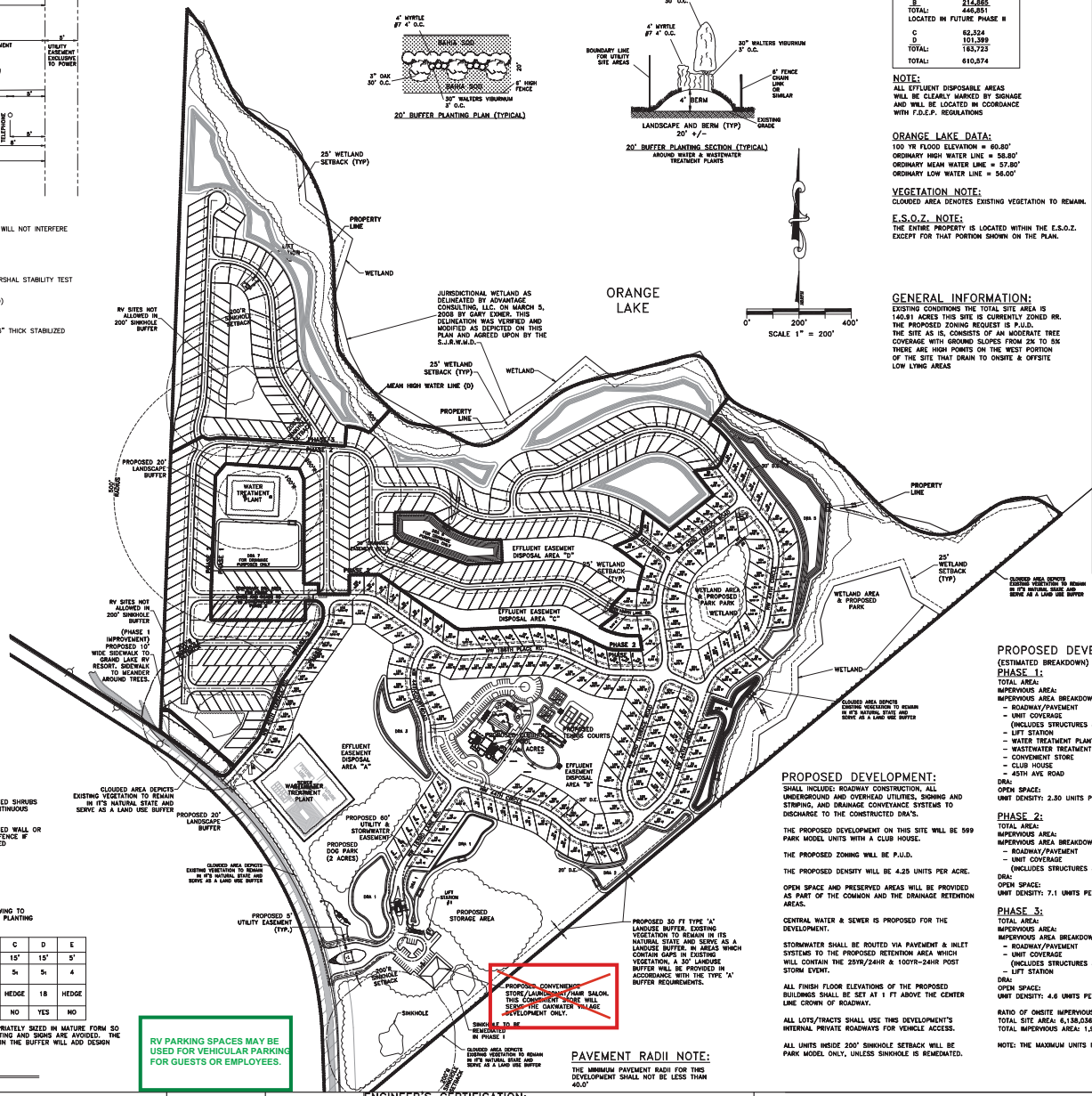


NOTE:
A LANDSCAPED BUFFER WILL BE PROVIDED. THIS WILL CONSIST OF HEDGE CAPABLE OF GROWING TO AT LEAST 5 FOOT HIGH IN 2 YEARS AT TIME OF PLANTING OR A 6' FOOT HIGH WOODEN FENCE OR WALL.

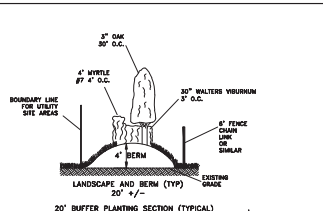
	A	B	C	D	E
MIN. WIDTH, FEET	30'	25'	15'	15'	5'
MIN. # TREES (PER 100 LINEAR FEET)	10	5+	5+	5+	4
MIN. # SHRUBS (PER 100 LINEAR FEET)	HEDGE	30	HEDGE	18	HEDGE
WALL REQUIRED	NO	YES	NO	YES	NO

(1) TREES WITHIN THE BUFFER MUST BE APPROPRIATELY SIZED IN MATURE FORM SO THAT CONFLICTS WITH OVERHEAD UTILITIES, LIGHTING AND SIGNS ARE AVOIDED. THE CLUSTERING OF TREES AND USE OF PALMS WITHIN THE BUFFER WILL ADD DESIGN FLEXIBILITY AND REDUCE CONFLICTS.

LAND USE BUFFER DETAIL
NOT TO SCALE



RV PARKING SPACES MAY BE USED FOR VEHICULAR PARKING FOR GUESTS OR EMPLOYEES.



EFFLUENT DISPOSAL AREA	
ID	AREA
A	231,986
B	214,865
TOTAL:	446,851
LOCATED IN FUTURE PHASE II	
C	62,324
D	101,399
TOTAL:	163,723
TOTAL:	610,574

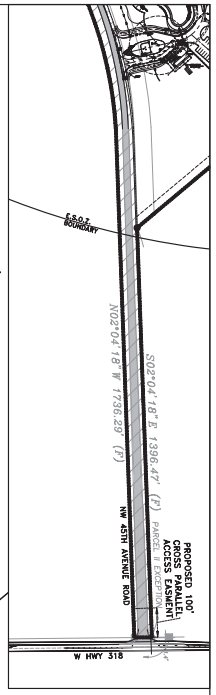
NOTE:
ALL EFFLUENT DISPOSABLE AREAS WILL BE CLEARLY MARKED BY SIGNAGE AND WILL BE LOCATED IN CCORDANCE WITH F.D.E.P. REGULATIONS

ORANGE LAKE DATA:
100 YR FLOOD ELEVATION = 60.80'
ORDINARY HIGH WATER LINE = 58.80'
ORDINARY MEAN WATER LINE = 57.80'
ORDINARY LOW WATER LINE = 56.00'

VEGETATION NOTE:
CLOUDED AREA DENOTES EXISTING VEGETATION TO REMAIN.

E.S.O.Z. NOTE:
THE ENTIRE PROPERTY IS LOCATED WITHIN THE E.S.O.Z. EXCEPT FOR THAT PORTION SHOWN ON THE PLAN.

GENERAL INFORMATION:
EXISTING CONDITIONS THE TOTAL SITE AREA IS 140.81 ACRES THIS SITE IS CURRENTLY ZONED RR. THE PROPOSED ZONING REQUEST IS P.U.D. THE SITE AS IS, CONSISTS OF AN MODERATE TREE COVERAGE WITH GROUND SLOPES FROM 2% TO 5% THERE ARE HIGH POINTS ON THE WEST PORTION OF THE SITE THAT DRAIN TO ONSITE & OFFSITE LOW LYING AREAS



PROPOSED DEVELOPMENT:

(ESTIMATED BREAKDOWN)

PHASE 1:

TOTAL AREA:	3,861,635 SF
IMPERVIOUS AREA:	893,238 SF = 23.13%
IMPERVIOUS AREA BREAKDOWN:	
– ROADWAY/PAVEMENT	215,436 SF
– UNIT COVERAGE (INCLUDES STRUCTURES & PAVEMENT)	497,600 SF (204 UNITS)
– LIFT STATION	1,583 SF
– WATER TREATMENT PLANT	571 SF
– WASTEWATER TREATMENT PLANT	2,734 SF
– CONVENIENT STORE	7,500 SF
– CLUB HOUSE	19,940 SF
– 45TH AVE ROAD	147,874 SF
DRA:	453,068 SF = 11.73%
OPEN SPACE:	2,515,327 SF = 65.14%
UNIT DENSITY: 2.30 UNITS PER ACRE	

PHASE 2:

TOTAL AREA:	
IMPERVIOUS AREA:	
IMPERVIOUS AREA BREAKDOWN:	
– ROADWAY/PAVEMENT	
– UNIT COVERAGE (INCLUDES STRUCTURES & PAVEMENT)	1,481,022 SF
DRA:	796,782 SF = 53.8%
OPEN SPACE:	
UNIT DENSITY: 7.1 UNITS PER ACRE	159,182 SF
	637,600 SF (264 UNITS)

PHASE 3:

TOTAL AREA:	126,630 SF = 8.55%
IMPERVIOUS AREA:	557,610 SF = 37.65%
IMPERVIOUS AREA BREAKDOWN:	
– ROADWAY/PAVEMENT	
– UNIT COVERAGE (INCLUDES STRUCTURES & PAVEMENT)	705,381 SF
– LIFT STATION	256,079 SF = 32.20%
DRA:	
OPEN SPACE:	49,379 SF
UNIT DENSITY: 4.6 UNITS PER ACRE	205,600 SF (84 UNITS)

RATIO OF ONSITE IMPERVIOUS AREA: 1,100 SF
TOTAL SITE AREA: 6,138,036 = 100% 126,371 SF = 15.88%
TOTAL IMPERVIOUS AREA: 1,946,099 = 31.70%2,931 SF = 51.92 SF

NOTE: THE MAXIMUM UNITS MAY NOT EXCEED 599 UNITS

PROPOSED DEVELOPMENT:

SHALL INCLUDE: ROADWAY CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, SIGNING AND STRIPING, AND DRAINAGE CONVEYANCE SYSTEMS TO DISCHARGE TO THE CONSTRUCTED DRA'S.

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE 599 PARK MODEL UNITS WITH A CLUB HOUSE.

THE PROPOSED ZONING WILL BE P.U.D.

THE PROPOSED DENSITY WILL BE 4.25 UNITS PER ACRE.

OPEN SPACE AND PRESERVED AREAS WILL BE PROVIDED AS PART OF THE COMMON AND THE DRAINAGE RETENTION AREAS.

CENTRAL WATER & SEWER IS PROPOSED FOR THE DEVELOPMENT.

STORMWATER SHALL BE ROUTED VIA PAVEMENT & INLET SYSTEMS TO THE PROPOSED RETENTION AREA WHICH WILL CONTAIN THE 25YR/24HR & 100YR-24HR POST STORM EVENT.

ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE CENTER LINE CROWN OF ROADWAY.

ALL LOTS/TRACTS SHALL USE THIS DEVELOPMENT'S INTERNAL PRIVATE ROADWAYS FOR VEHICLE ACCESS.

ALL UNITS INSIDE 200' SINKHOLE SETBACK WILL BE PARK MODEL ONLY, UNLESS SINKHOLE IS REMEDIATED.

DATE:	REVISION DESCRIPTION:
02-06-17	UPDATE OWNER INFO/PUD PLAN

SCALE: 1"=200'

MASTROSERIO ENGINEERING, INC
CIVIL * ENVIRONMENTAL * SITE DESIGN
170 SE 32ND PLACE
OCALA, FL 34471
PH: (352)840-9909 FAX: (352)854-9900
PAOLO@MASTROSERIOENG.COM

DRAWING FILE: 05 MASTER.DWG
DATE: 12-13-10
DESIGNED BY: PM
DRAWN BY: AHS
CHECKED BY: PM

ENGINEER'S CERTIFICATION:
DATE:
PAOLO MASTROSERIO, P.E. 58691
C.A.-#26159
MASTROSERIO ENGINEERING, INC.
170 SE 32ND PLACE
OCALA, FL 34471

PROJECT: OAKWATER VILLAGE – P.U.D. MASTER PLAN
MARION COUNTY, FL SEC. 27 & 28, TWN. 12, RGE. 21

TITLE: MASTER PLAN

JOB#05-37
SHEET 03 OF 03