

**FOR  
SALE**

# OCKLAWAHA MITIGATION BANK

NE 46th St/NE 52nd Place Rd, Silver Springs, FL 34488



**SIZE** 208± acres

**PERMITTING** In process;  
Expect 27.85 State Credits

## DESCRIPTION

The proposed Ocklawaha Mitigation Bank (OMB) is an active silvicultural operation, consisting of densely planted pine trees, planted on rows of elevated beds. The proposed Ocklawaha Mitigation Bank experiences an unnatural water pattern, negatively impacting the local ecosystem. Maury L. Carter Services, Inc., Trustee of Carter-Marion 211 NE 46th Street Land Trust intends to create a mitigation bank on the 208-acre site in the Ocklawaha River Basin, along the west side of the Ocala National Forest. To restore the property's hydrology and improve the natural environmental features of the property, the Owner intends to harvest pine trees, breach the elevated pine row beds, install low water crossings and/or culverts (pipes), and construct one (1) flashboard riser.

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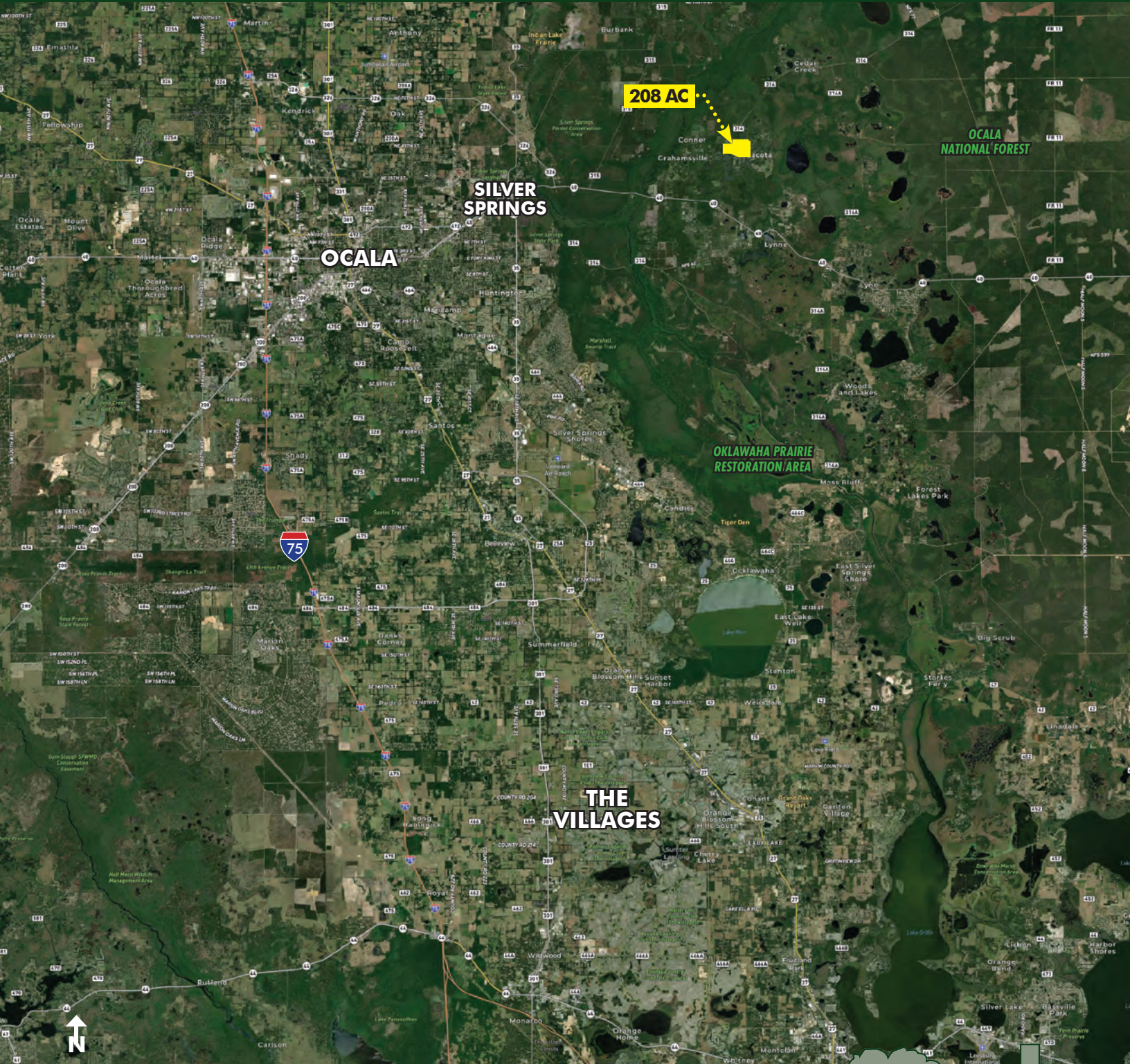




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**REGIONAL MAP**

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**Table 8. Ocklawaha Mitigation Bank UMAM Spreadsheet -- SJRWMD**

Mitigation Category ( <i>Assessment Areas</i> )	Acres	Delta Δ	Credits
W1--Cypress Wetlands Preservation	34.37	0.107	3.68
W2--Cypress Wetlands Restoration from Hydric Pine Plantation	50.74	0.125	6.34
W2a--Cypress Wetlands (Semi-Isolated) Restoration from Hydric Pine Plantation	3.69	0.100	0.37
W3--Hydric Pine Flatwoods Restoration from Hydric Pine Plantation (Older/thinned)	42.45	0.117	4.97
W4--Hydric Pine Flatwoods Restoration from Hydric Pine Plantation (younger/Dense)	27.92	0.107	2.99
W5--Wetland Coniferous Forest Preservation	2.31	0.020	0.05
<b>Subtotal Wetland Credit Acres</b>	<b>161.48</b>		<b>18.40</b>
U1--Pine Flatwoods Restoration from Pine Plantation	36.62	0.211	7.73
U2--Scrubby Pine Flatwoods Restoration from Pine Plantation	6.46	0.211	1.36
U3--Scrubby Pine Flatwoods Restoration from Cleared Hunt Camp Areas	2.24	0.159	0.36
<b>Subtotal Upland Credit Acres</b>	<b>45.32</b>		<b>9.45</b>
<b>Total Credit Acres &amp; Credits</b>	<b>206.80</b>		<b>27.85</b>
NonCredit Area: Roads	2.23		
Total Acres in OMB	209.03		

**VICINITY MAP**

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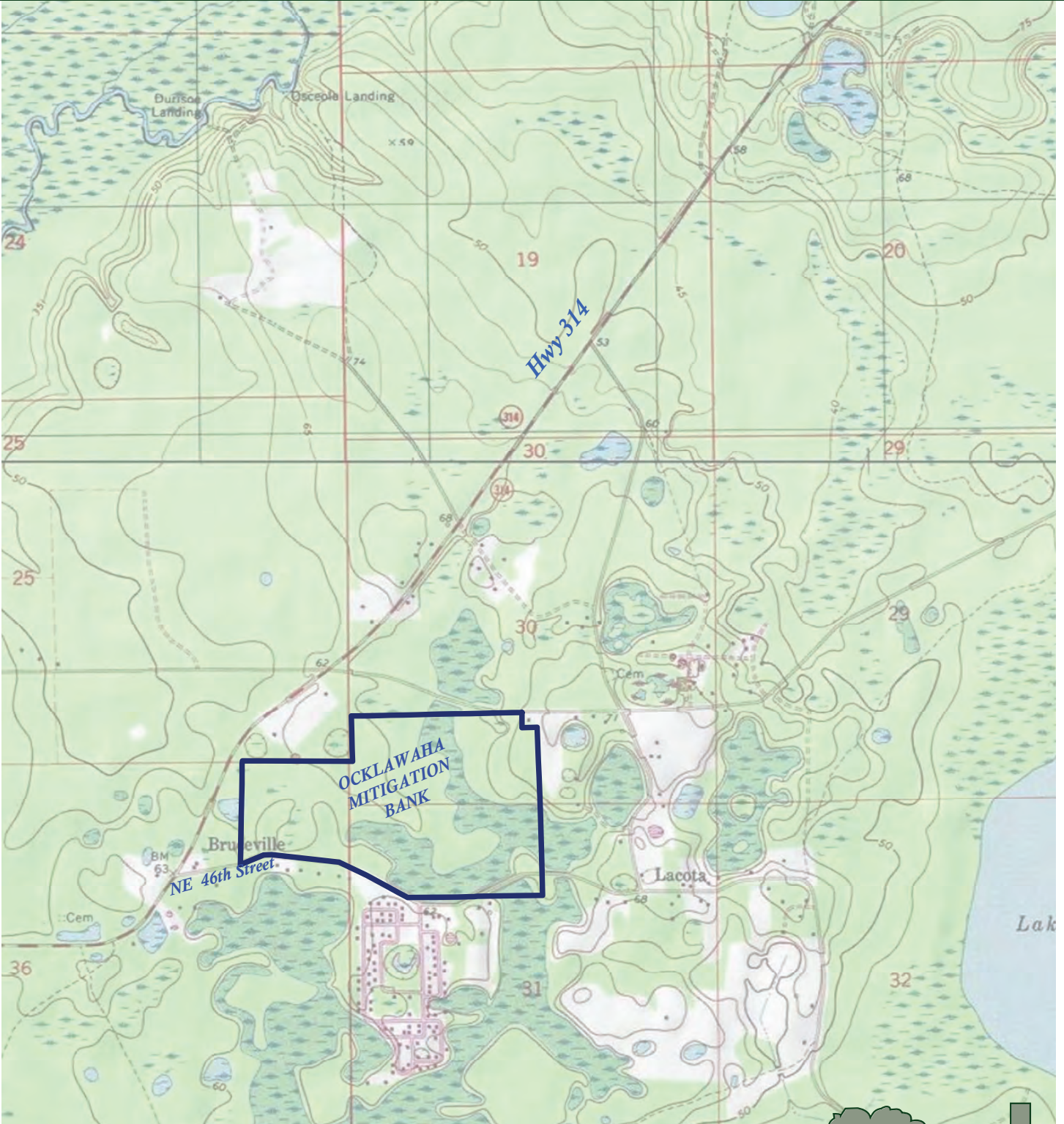




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**SITE MAP**

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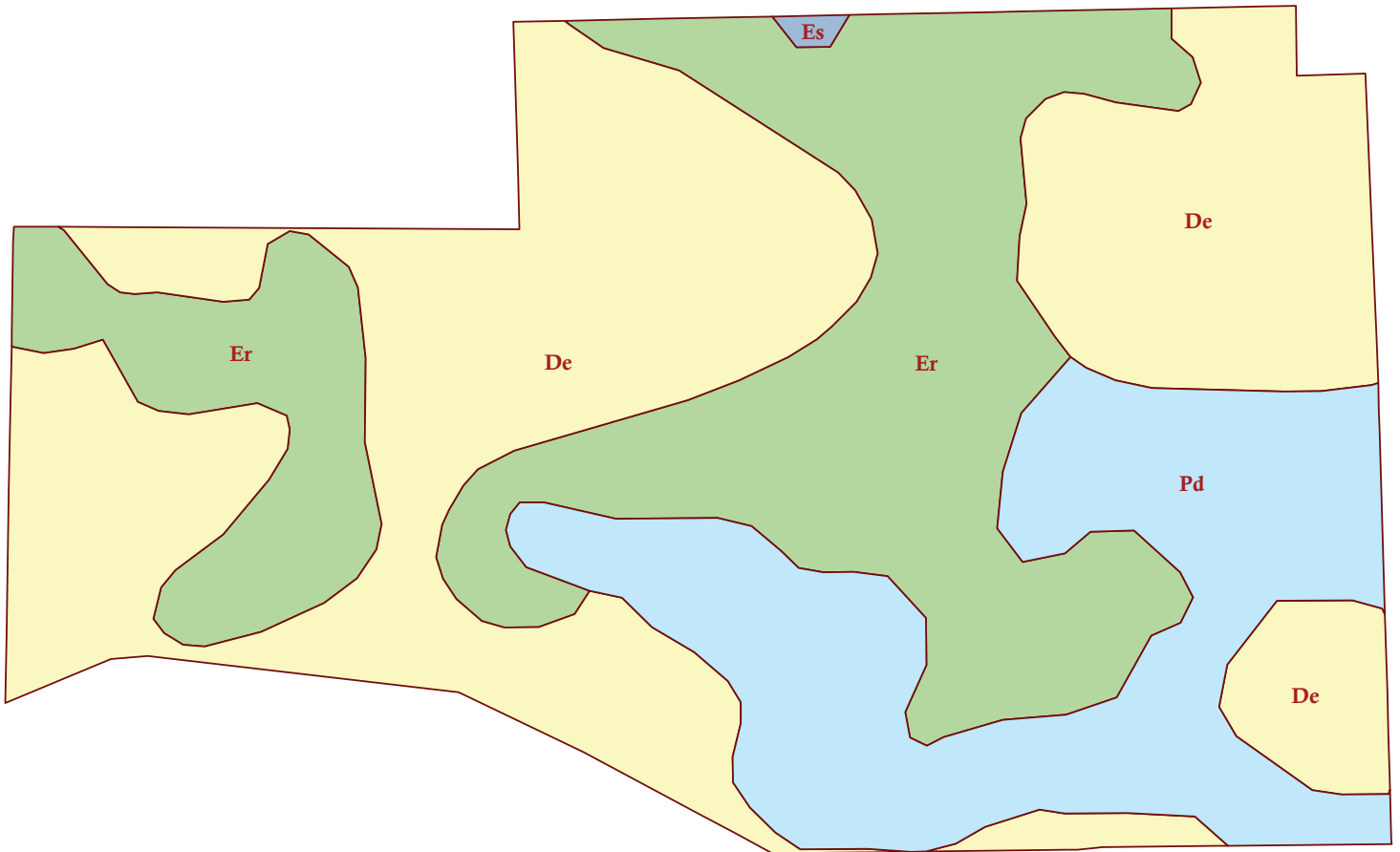
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
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#### Soils

-  De \_ Delks sand (NonHydric)
-  Er \_ Eureka loamy sand, thick-surface variant (Hydric)
-  Es \_ Eureka loamy fine sand, 0 to 2 percent slopes (Hydric)
-  Pd \_ Pamlico muck, deep (Hydric)

## SOILS MAP

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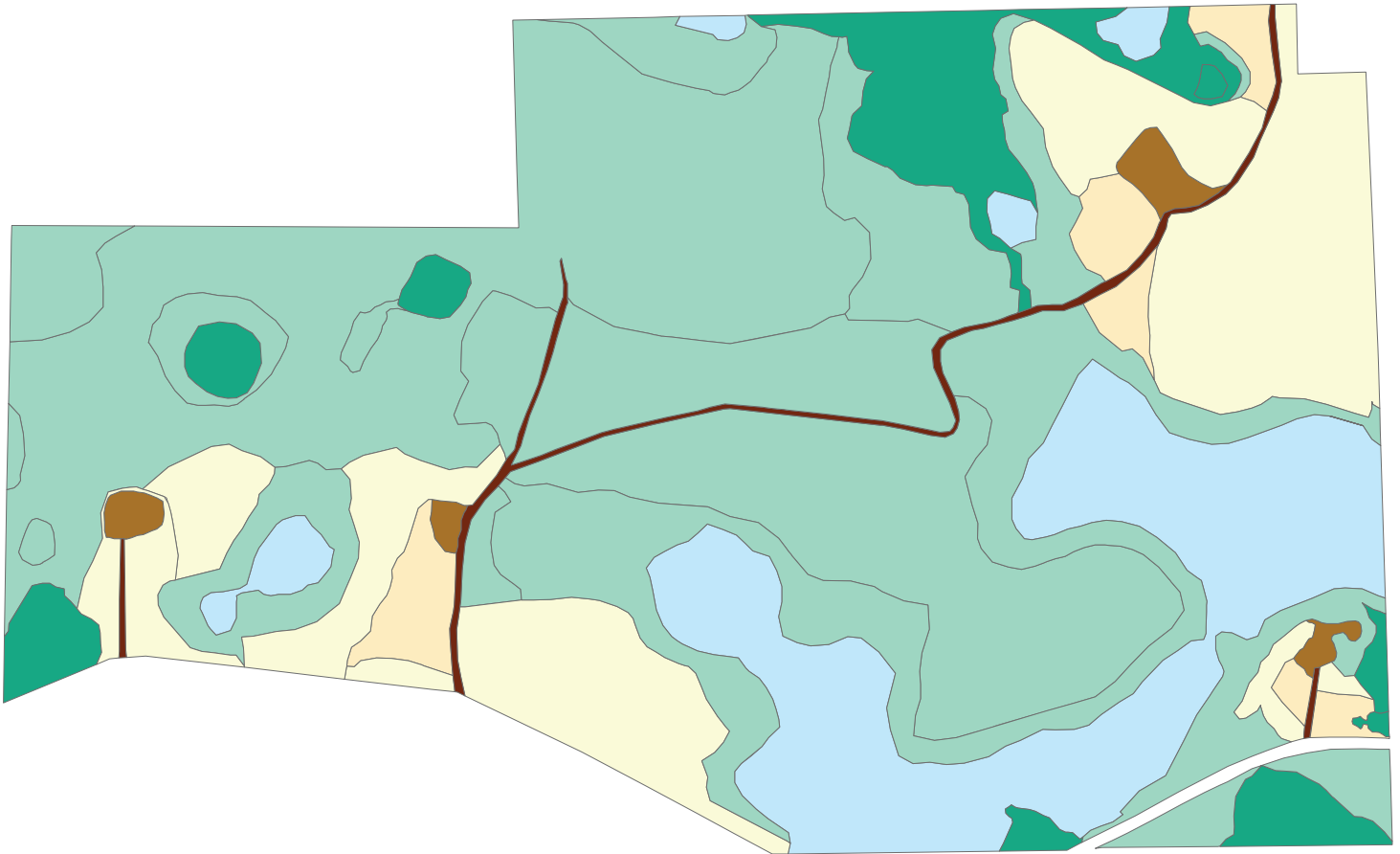
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- Cleared Areas (*Uplands*) -- 2.24 acres
- Cypress -- 31.43 acres
- Cypress-Pine Wetlands -- 14.96 acres
- Hydric Pine Plantation -- 112.78 acres
- Pine Plantation -- 36.62 acres
- Pine Plantation\_Relic Oak -- 6.46 acres
- Road -- 2.23 acres

## EXISTING HABITATS (VEGETATIVE COMMUNITIES)

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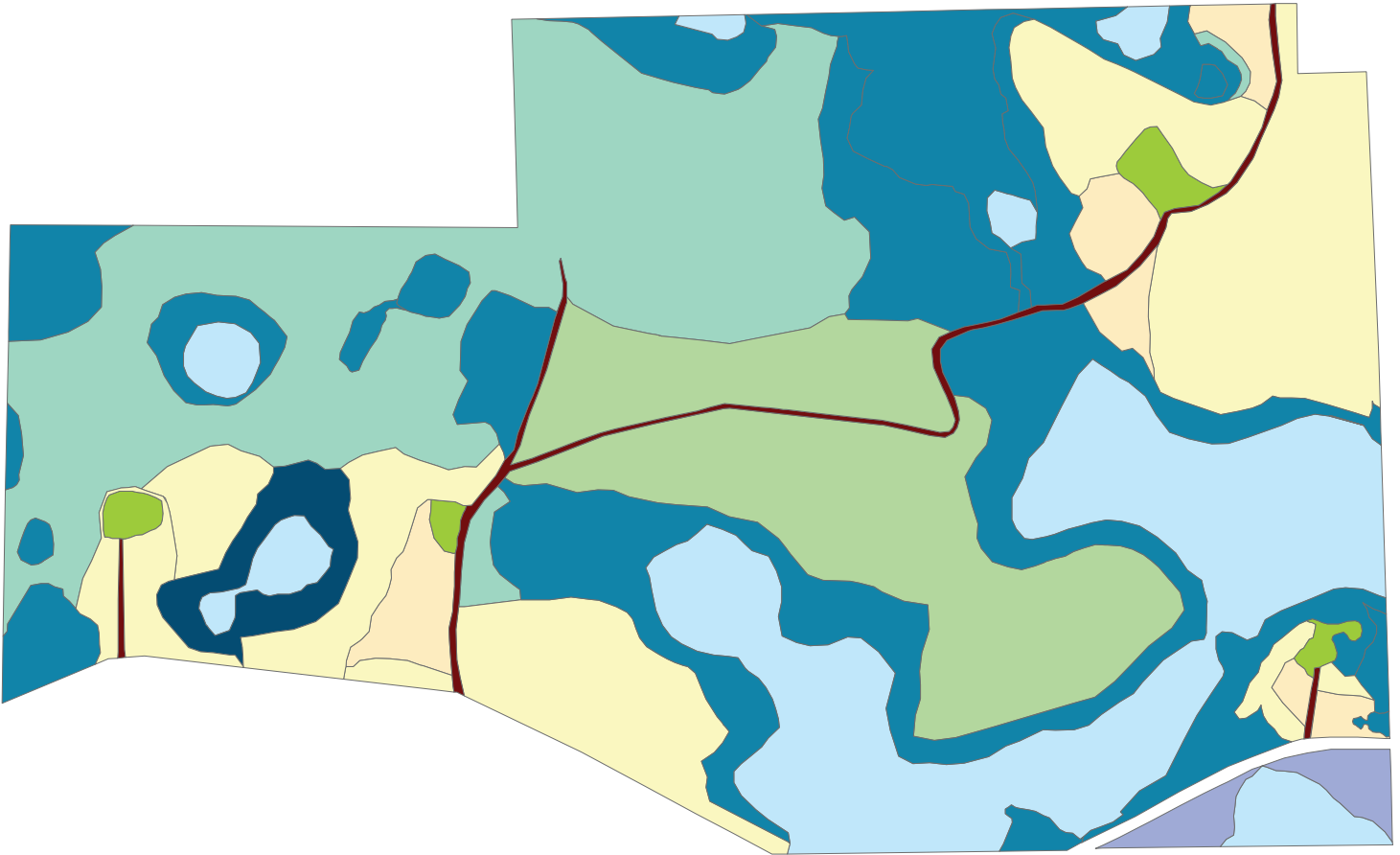
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- Road -- 2.23 acres
- U1-Pine Flatwoods Restoration -- 36.62 acres
- U2-Scrubby Pine Flatwoods Restoration -- 6.46 acres
- U3-Scrubby Pine Flatwoods Restoration -- 2.24 acres
- W1-Cypress Wetlands Preservation -- 34.27 acres
- W2-Cypress Wetlands Restoration -- 50.74 acres
- W2a-Cypress Wetlands Restoration -- 3.69 acres
- W3-Hydric Pine Flatwoods Restoration -- 42.45 acres
- W4-Hydric Pine Flatwoods Restoration -- 27.92 acres
- W5-Wetland Coniferous Preservation -- 2.31 acres

## MITIGATION CATEGORIES (ASSESSMENT AREAS)

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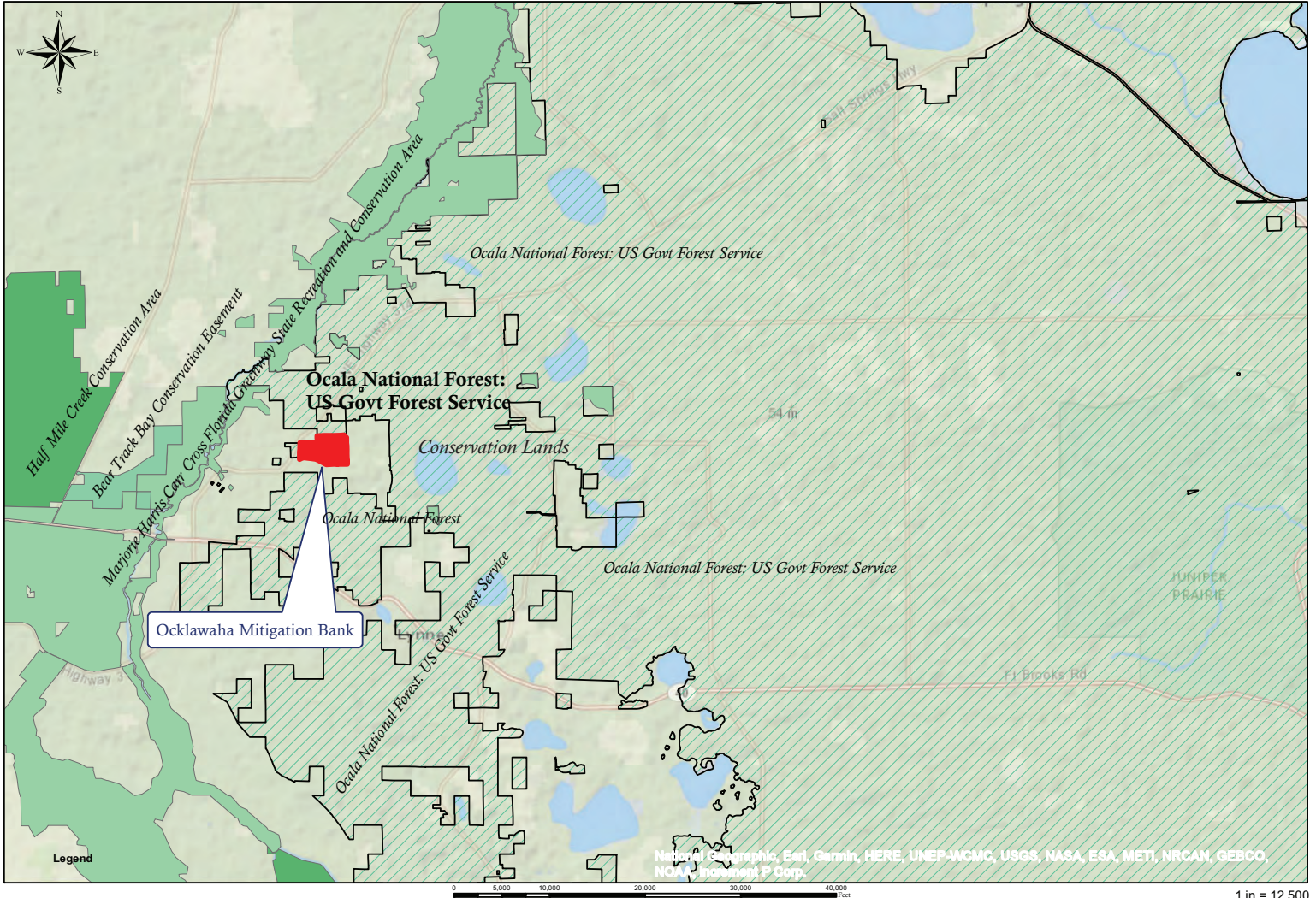




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## ADJACENT CONSERVATION AREAS MAP

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## SERVICE AREA MAP

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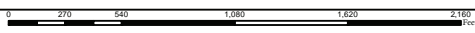
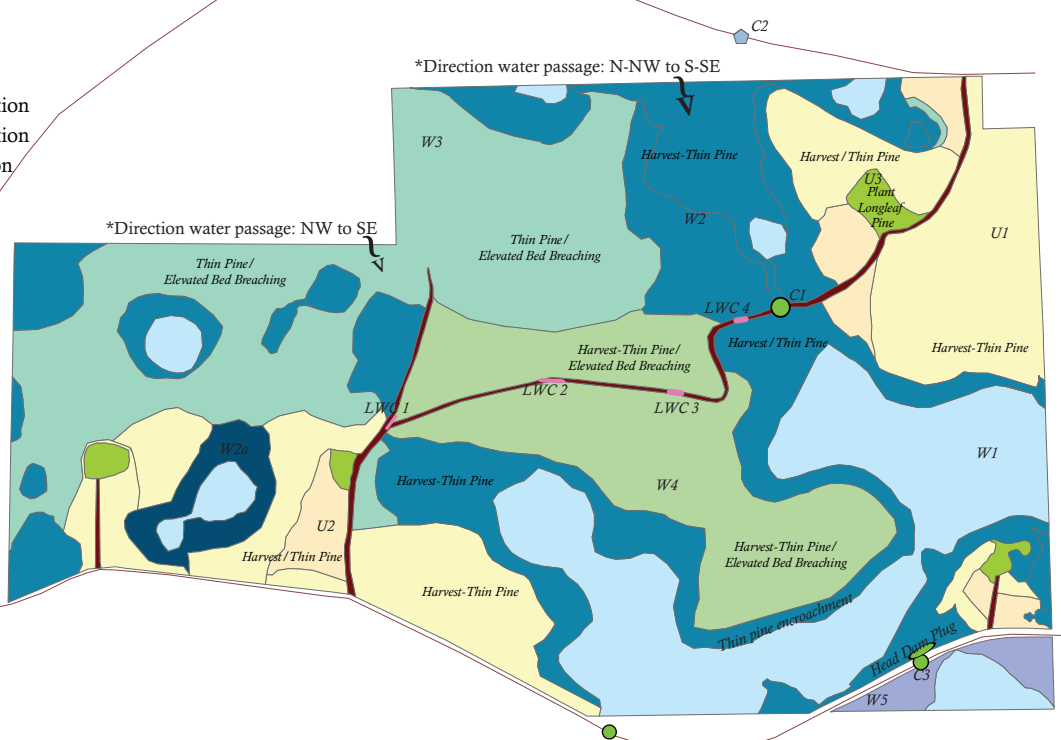
# OKLAWAHA MITIGATION BANK

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W3-W4, U1-U2 areas bedded and the beds may be selectively breached to restore a more natural surface water sheetflow across OMB wetlands



- Road
- U1-Pine Flatwoods Restoration
- U2-Scrubby Pine Flatwoods Restoration
- U3-Scrubby Pine Flatwoods Restoration
- W1-Cypress Wetlands Preservation
- W2-Cypress Wetlands Restoration
- W2a-Cypress Wetlands Restoration
- W3-Hydric Pine Flatwoods Restoration
- W4-Hydric Pine Flatwoods Restoration
- W5-Wetland Coniferous Preservation
- Existing\_Culverts
- Proposed\_Low\_Water\_Crossings
- Proposed\_Culvert\_Option
- Proposed Head Dam Plug



1 in = 667 ft

**MITIGATION FEATURES:  
HYDROLOGIC & VEGETATIVE**

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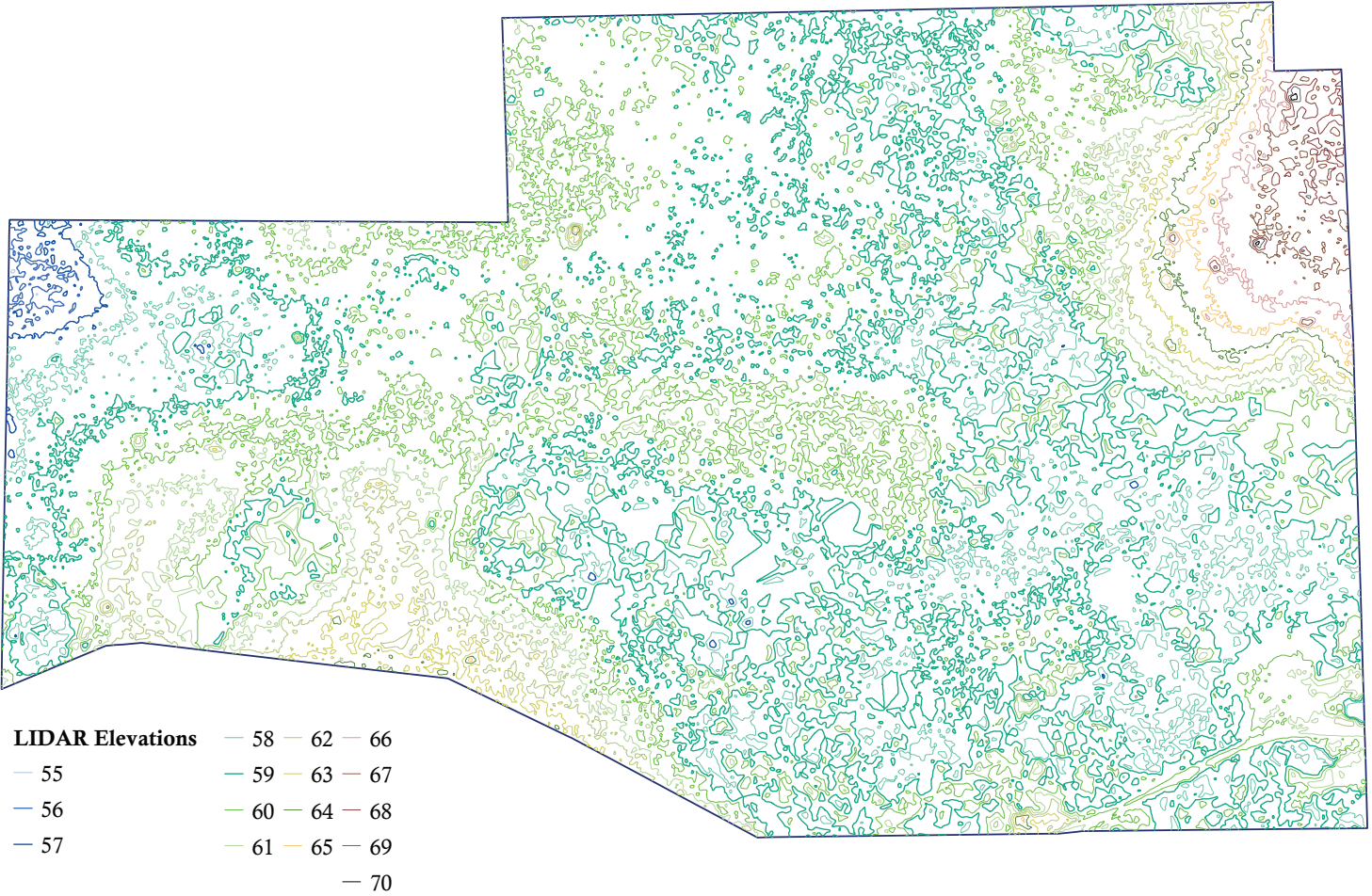
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## LIDAR ELEVATIONS MAP

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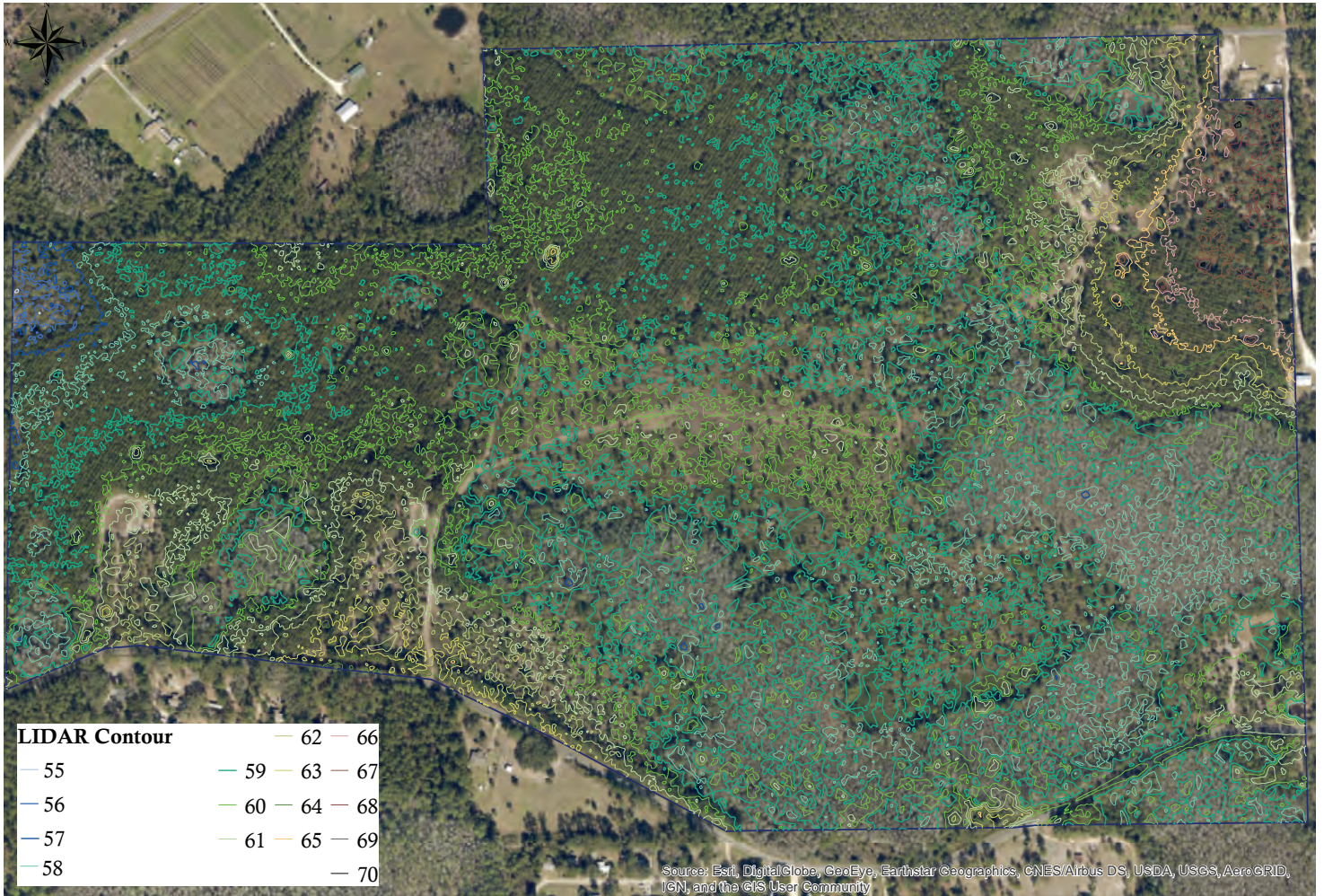




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**LIDAR ELEVATIONS WITH AERIAL MAP**

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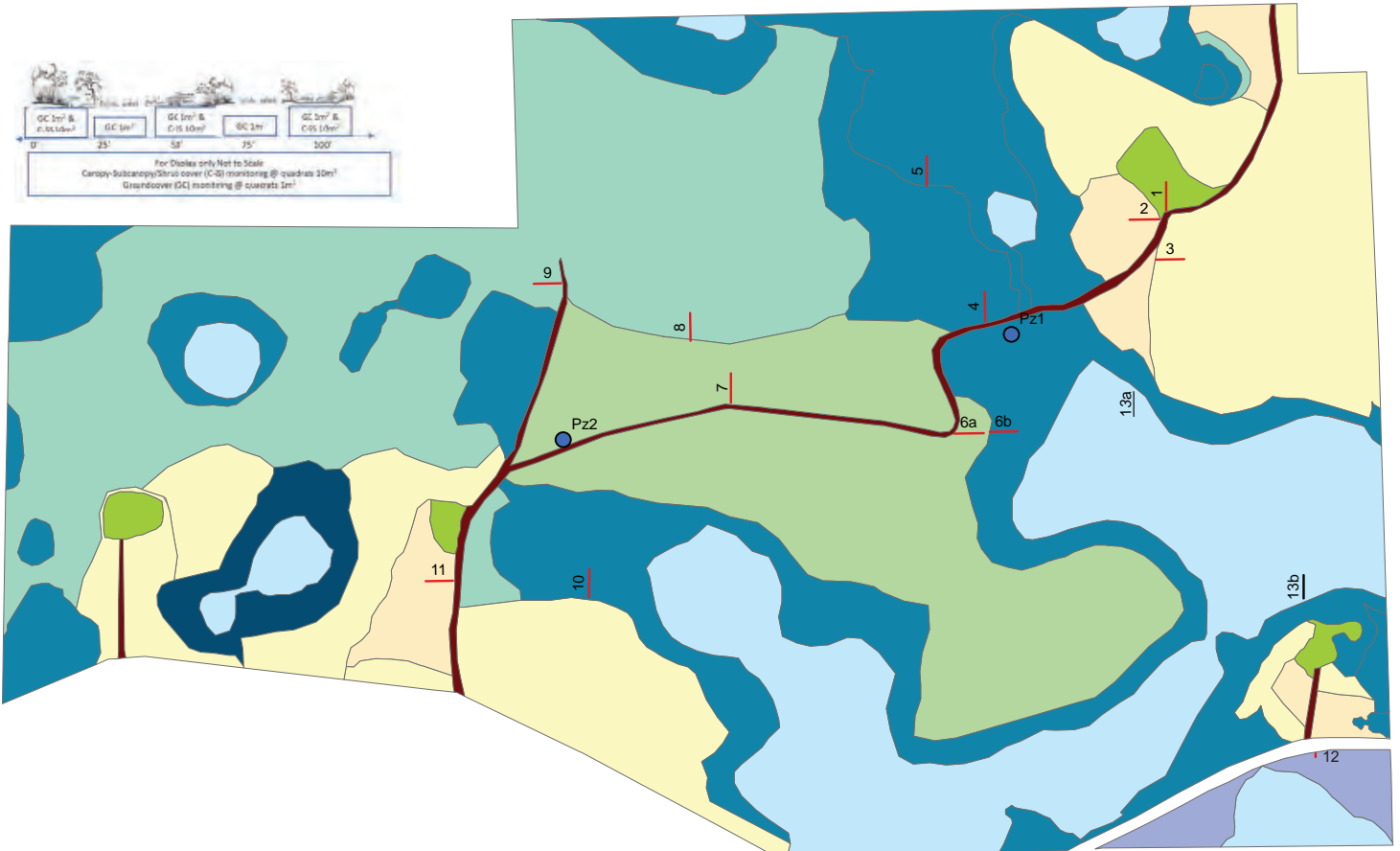
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- Road
- U1-Pine Flatwoods Restoration
- U2-Scrubby Pine Flatwoods Restoration
- U3-Scrubby Pine Flatwoods Restoration
- W1-Cypress Wetlands Preservation
- W2-Cypress Wetlands Restoration
- W2a-Cypress Wetlands Restoration
- W3-Hydric Pine Flatwoods Restoration
- W4-Hydric Pine Flatwoods Restoration
- W5-Wetland Coniferous Preservation
- Piezometer Hydrologic Monitoring (Pz)
- Vegetative Transects

## MONITORING MAP

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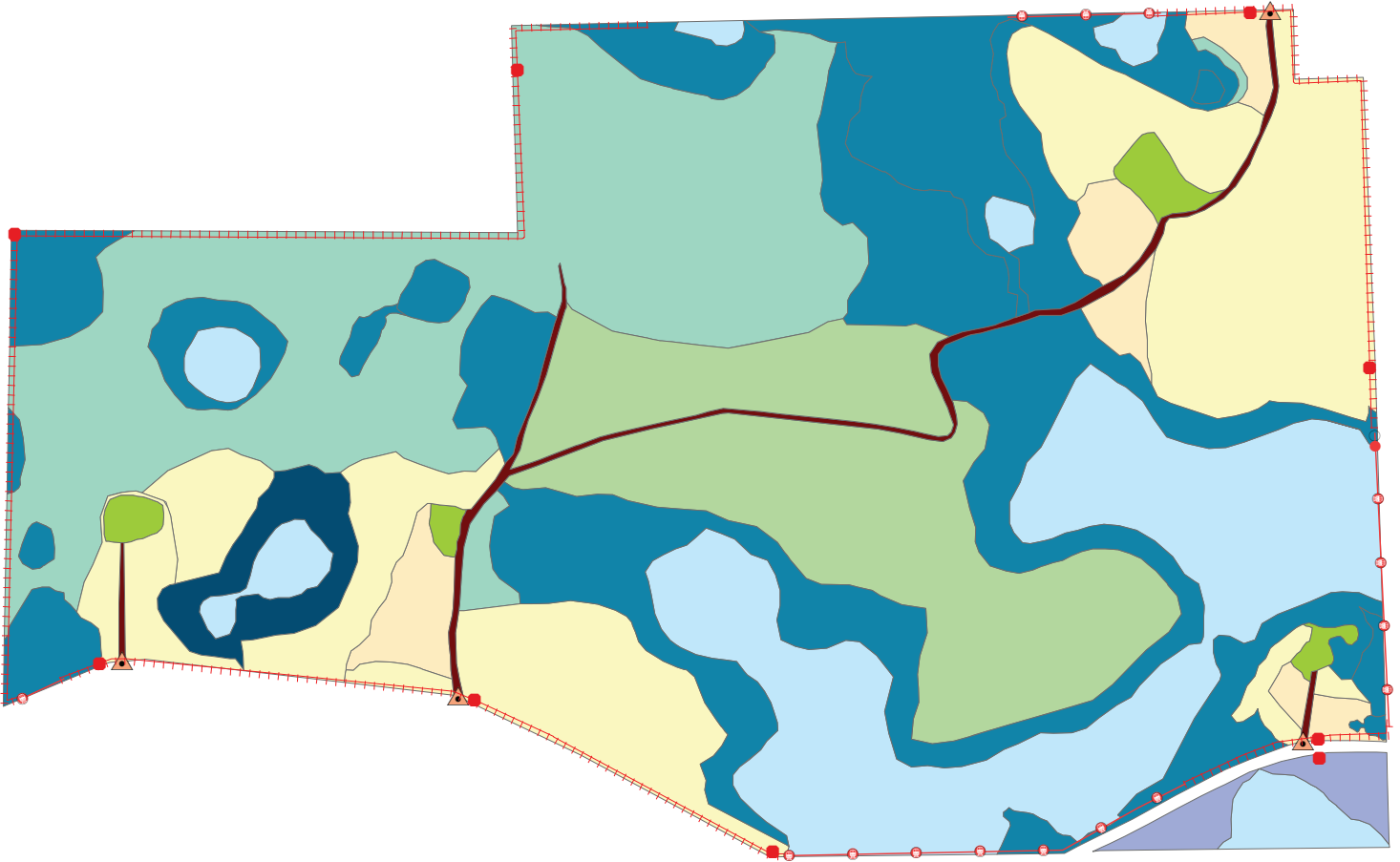




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- Road
- U1-Pine Flatwoods Restoration
- U2-Scrubby Pine Flatwoods Restoration
- U3-Scrubby Pine Flatwoods Restoration
- W1-Cypress Wetlands Preservation
- W2-Cypress Wetlands Restoration
- W2a-Cypress Wetlands Restoration
- W3-Hydric Pine Flatwoods Restoration
- W4-Hydric Pine Flatwoods Restoration
- W5-Wetland Coniferous Preservation
- Proposed Signage
- Proposed\_Fences
- ▭ Existing\_Fences
- ▲ Existing\_Gates

## SECURITY MAP

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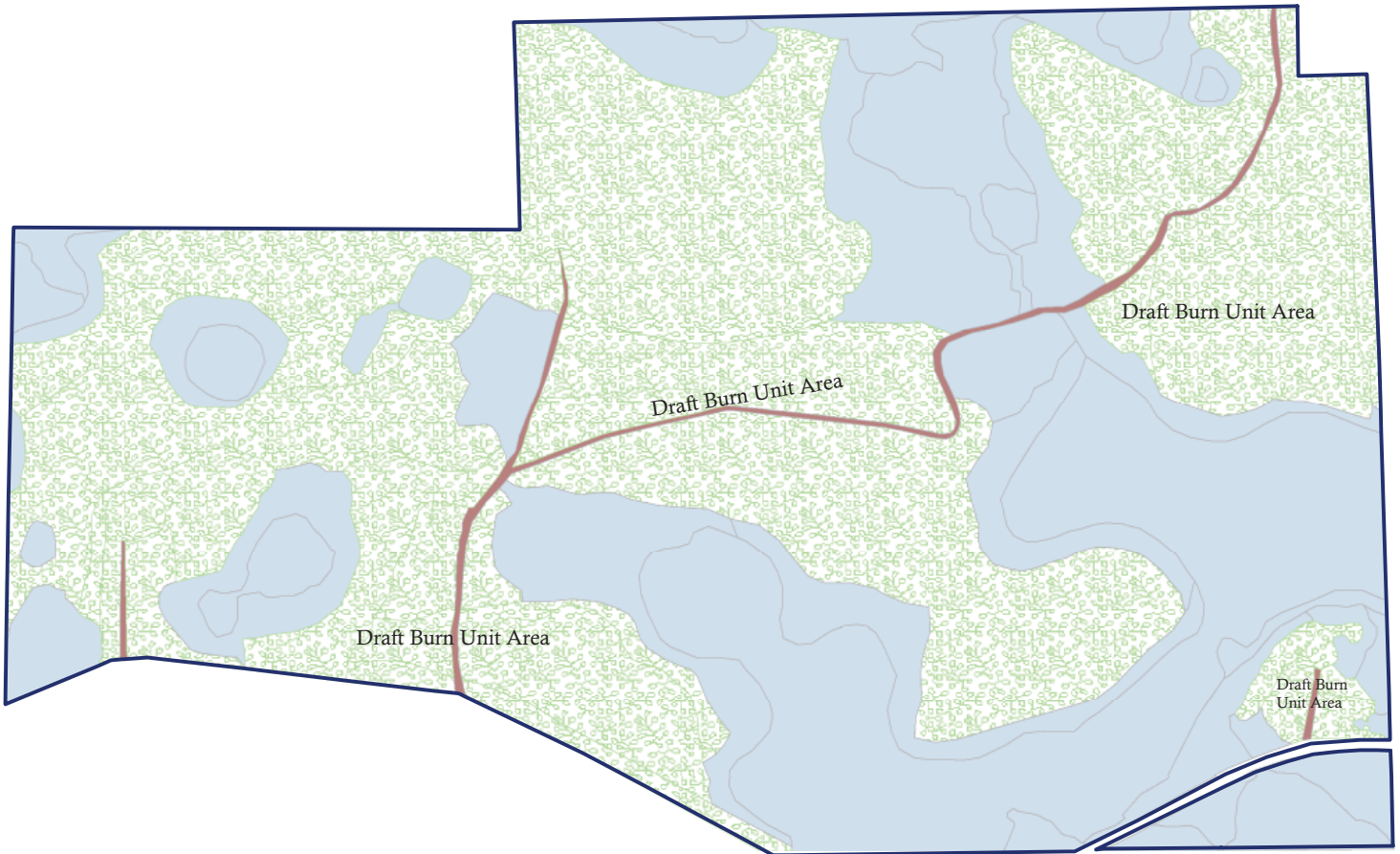
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-  Road
-  Draft Prescribed Burn Areas
-  Wetland NonBurn Areas

## DRAFT BURN UNITS MAP

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**1930 HISTORIC AERIAL**

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**2018 AERIAL WITH OMB BOUNDARY**

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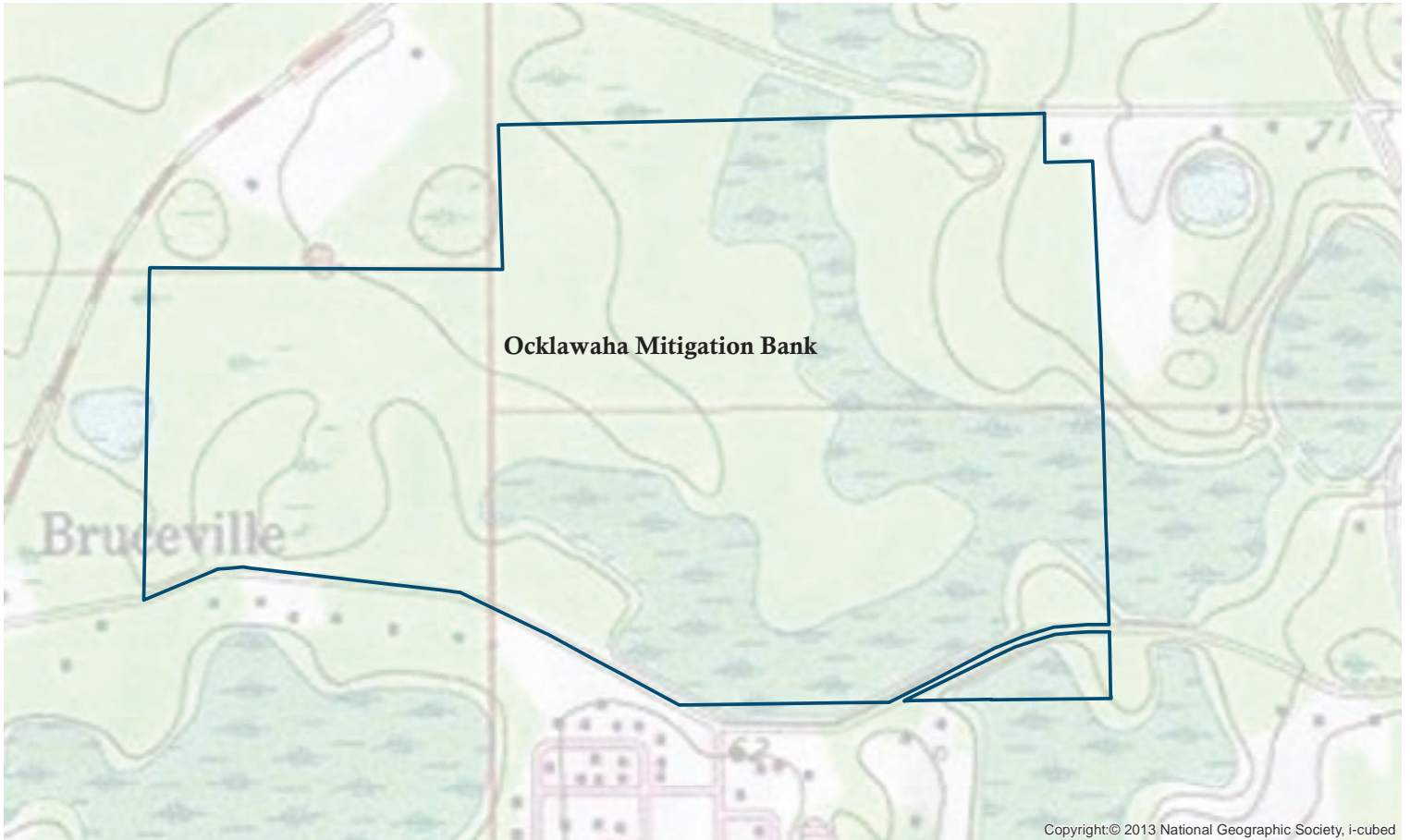




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**US QUAD TOPOGRAPHIC MAP**

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