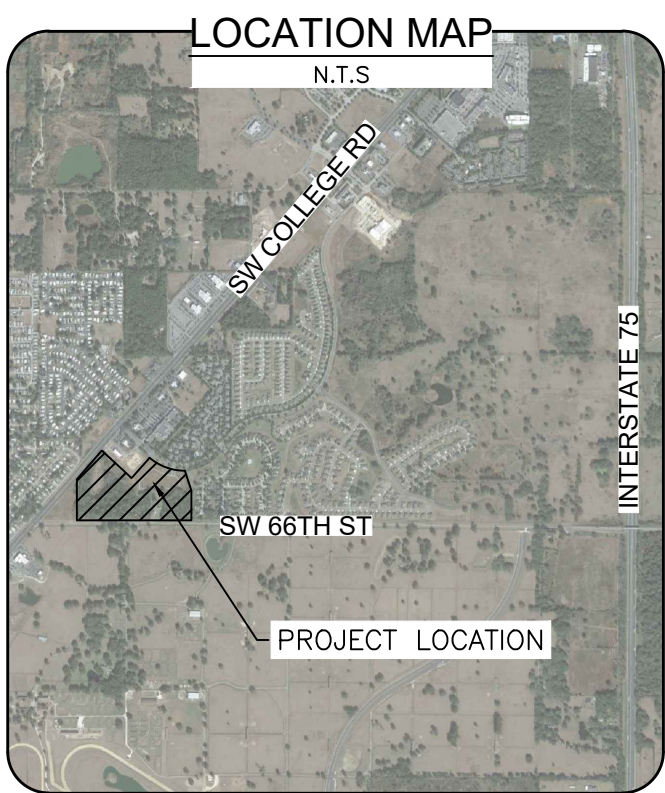


TRAFFIC CALCULATIONS	
HEATH BROOK DRI TRIP ASSIGNMENT - 06/20/18	
MULTI-FAMILY (PER EXHIBIT 'C' OF THE DRI DO):	0.62 NET TRIPS
DISCOUNT PER APPROVED DRI TRAFFIC STUDY:	22%
TOTAL NET TRIPS (146 UNITS * 0.4836):	71 NET TRIPS



LEGEND	
	PROPERTY LINE
	PROPOSED PHASE LINE
	PROPOSED CENTERLINE
	EXISTING EDGE OF PAVEMENT & BACK OF CURB
	PROPOSED EDGE OF PAVEMENT
	PROPOSED ASPHALT
	PROPOSED 4" THICK PEDESTRIAN CONCRETE (UNLESS OTHERWISE NOTED)
	PROPOSED 6" THICK REINFORCED FIBERMESH CONCRETE
	AGGREGATE OPEN SPACE
	PARKING NUMBERS



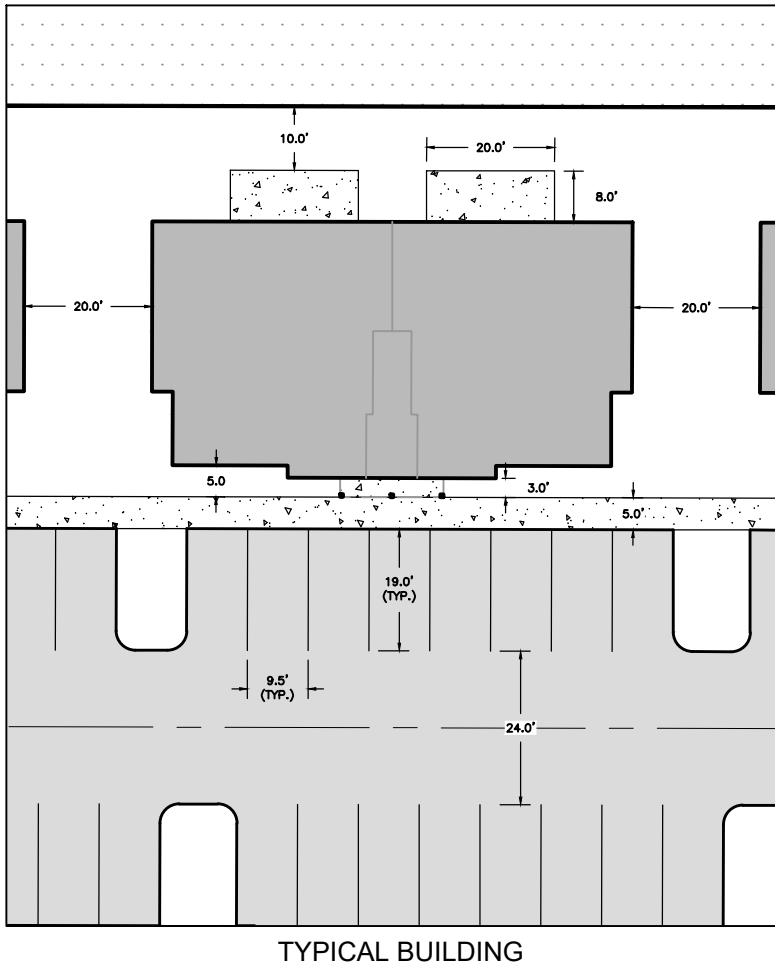
SITE DATA	
PARCEL ID NUMBER:	2389-100-009
EXISTING ZONING:	PUD-05
EXISTING LAND USE:	VACANT RESIDENTIAL
FUTURE LAND USE:	LOW INTENSITY
EXISTING FLOOD ZONE:	ZONE 'X', 'A', & 'AE' PANEL #: 12083C 0702 E; COMMUNITY # 120330; DATED: 04/19/17
DEVELOPMENT TYPE:	RESIDENTIAL
BUILDING USE:	MULTI-FAMILY
PHASE I:	16 BUILDINGS (70 UNITS)
PHASE II:	21 BUILDINGS (76 UNITS)
TOTAL PROPOSED UNITS:	146 UNITS
PROPOSED DENSITY:	4.53 UNITS/AC (146 UNITS / 32.22 AC)
REQUIRED MULTI-FAMILY PARKING: (1.5 SPACES PER UNIT)	219 SPACES (1.5 x 146 UNITS)
PROVIDED STANDARD PARKING:	342 SPACES
PROVIDED HANDICAP PARKING:	8 SPACES (MIN)
PROVIDED GARAGE PARKING:	32 SPACES
TOTAL PROVIDED PARKING:	382 SPACES
IMPERVIOUS SURFACE:	
BUILDINGS	110,236 SF
PEDESTRIAN CONCRETE	45,671 SF
VEHICLE USE CONCRETE	3,631 SF
PROPOSED PAVEMENT (VUA)	128,696 SF
EXISTING PAVEMENT	41,579 SF
TOTAL:	329,813 SF = 7.571 AC
PROPOSED POND:	72,662 SF = 1.668 AC
EXISTING DRA:	110,752 SF = 2.543 AC
EXISTING WETLAND:	317,150 SF = 7.281 AC
*OPEN SPACE:	573,157 SF = 13.158 AC (41% OF TOTAL AREA)
*AGGREGATE OPEN SPACE:	58,297 SF = 1.338 AC (10% OF OPEN SPACE)
TOTAL AREA:	1,403,534 SF = 32.22 AC (±)
F.A.R.:	209.373 SF/1,403,534 SF = 0.149
*SEE PD STANDARDS FOR OPEN SPACE DEFINITIONS	
OWNER:	SABRINA MORGAN PROPERTIES LLC 8635 COMMODITY CIR; STE 100 ORLANDO FL 32819-9070
APPLICANT:	BELLEAIR DEVELOPMENT LLC 6654 78TH AVENUE NORTH PINELLAS PARK, FL 33781 727-536-8686
SURVEYOR:	DEVEL & ASSOCIATES 565 SOUTH HERCULES AVE CLEARWATER, FL 33764 727-822-4151

- NOTES**
- OPEN SPACE SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS SUCH AS COURTYARDS, STREETSCAPES/ SIDEWALKS, PLAYGROUNDS, WATERWAYS, LANDSCAPED YARDS AND PATIOS, LAAGONS, FLOODPLAINS, NATURE TRAILS, ROOF AREAS, AND OTHER SIMILAR OPEN SPACES.
 - AT LEAST TEN PERCENT OF OPEN SPACE IS DEFINED AS AGGREGATE OPEN SPACE AREA, THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/USERS OF THIS PD.
 - COMMERCIAL SOLID WASTE IMPACT FEE SHALL BE CALCULATED, DUE AND PAYABLE WITHIN 30 DAYS OF PERMANENT ELECTRIC SERVICE.
 - FINAL PERMITTED SITE PLAN SHALL INCLUDE ALL TRAFFIC CONTROL MARKINGS AND SIGNAGE.
 - DUMPSITE PADS TO BE SCREENED PER CITY CODE.
 - SITE PLAN REVIEW SHALL BE REQUIRED BEFORE CONSTRUCTION.
 - A SECONDARY ACCESS WILL BE CONSTRUCTED FOR EMERGENCY VEHICLES ONLY ALONG SW 66TH STREET AS APPROVED BY MARION COUNTY, WHICH SECONDARY EMERGENCY ACCESS SHALL ALIGN WITH THE FUTURE ACCESS ROAD TO WINDING OAKS LOCATED ON THE SOUTHSIDE OF SW 66TH STREET. IN THE EVENT OWNER/DEVELOPER DESIRES TO CONVERT THE SECONDARY EMERGENCY ACCESS TO A FULL ACCESS ON SW 66TH STREET IN THE FUTURE, OWNER/DEVELOPER SHALL COMPLY WITH ANY AND ALL STANDARDS AS REQUIRED BY MARION COUNTY.

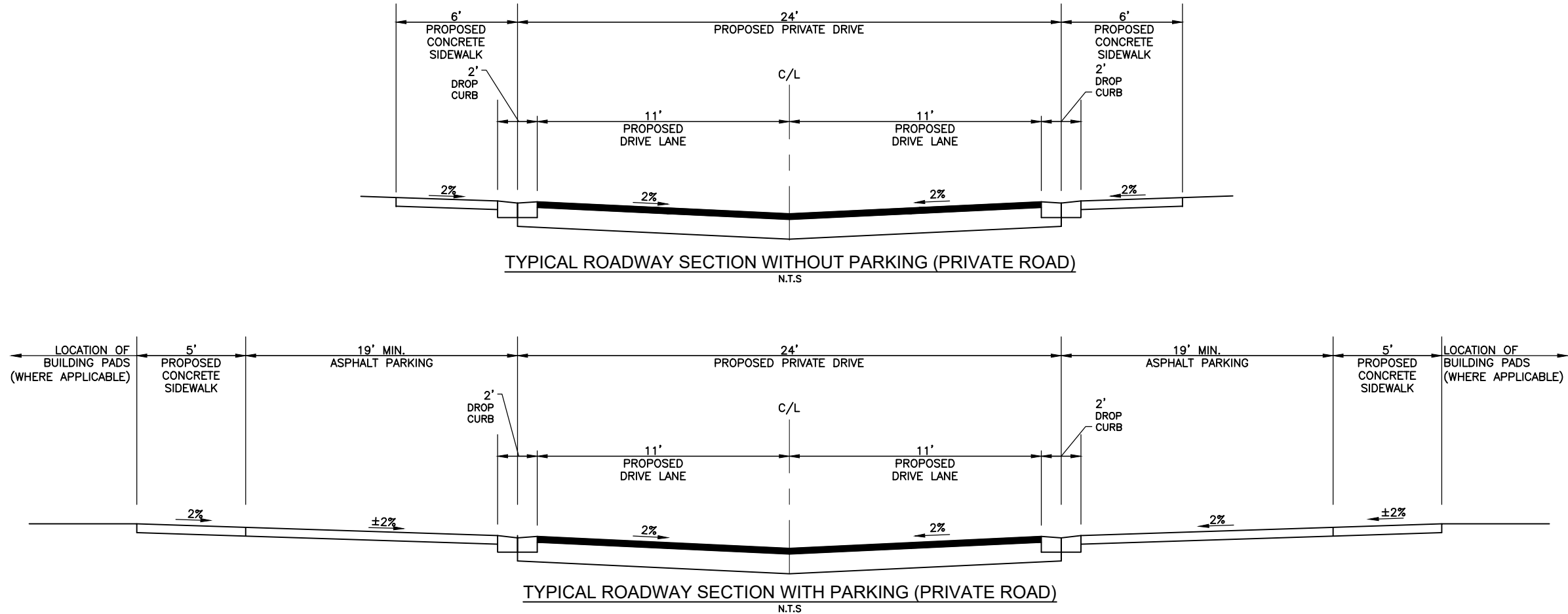
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N 00°37'42" E 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY S 89°25'18" W 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY S 89°25'18" W 436.94 FEET; THENCE N 00°31'20" E 499.53 FEET; THENCE N 89°43'12" W 219.96 FEET; THENCE S 00°32'25" W 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY N 89°44'43" W 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY N 00°29'25" E 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00°49'55" AND A CHORD BEARING AND DISTANCE OF N 40°24'29" E AT 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY S 49°42'28" E 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00°14'59" AND A CHORD BEARING AND DISTANCE OF N 40°25'02" E AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 49°27'28" W 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31 FEET, A CENTRAL ANGLE OF 00°19'14" AND A CHORD BEARING AND DISTANCE OF N 40°42'09" E AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, S 48°11'23" E 652.19 FEET; THENCE N 41°48'37" E 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 42°22'44" AND A CHORD BEARING AND DISTANCE OF S 69°22'46" E AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 527.72 FEET TO A CORNER OF "HEATHBROOK NORTH B-2" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 120, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05°44'39" AND A CHORD BEARING AND DISTANCE OF S 14°53'05" E AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE S 17°45'25" E 356.11 FEET; THENCE S 00°00'12" W 365.81 FEET TO THE POINT OF BEGINNING.



*SEE ARCHITECTURAL DRAWINGS FOR MORE DETAIL OF SPECIFIC BUILDING TYPE, SIZES AND DIMENSIONS



REVISIONS

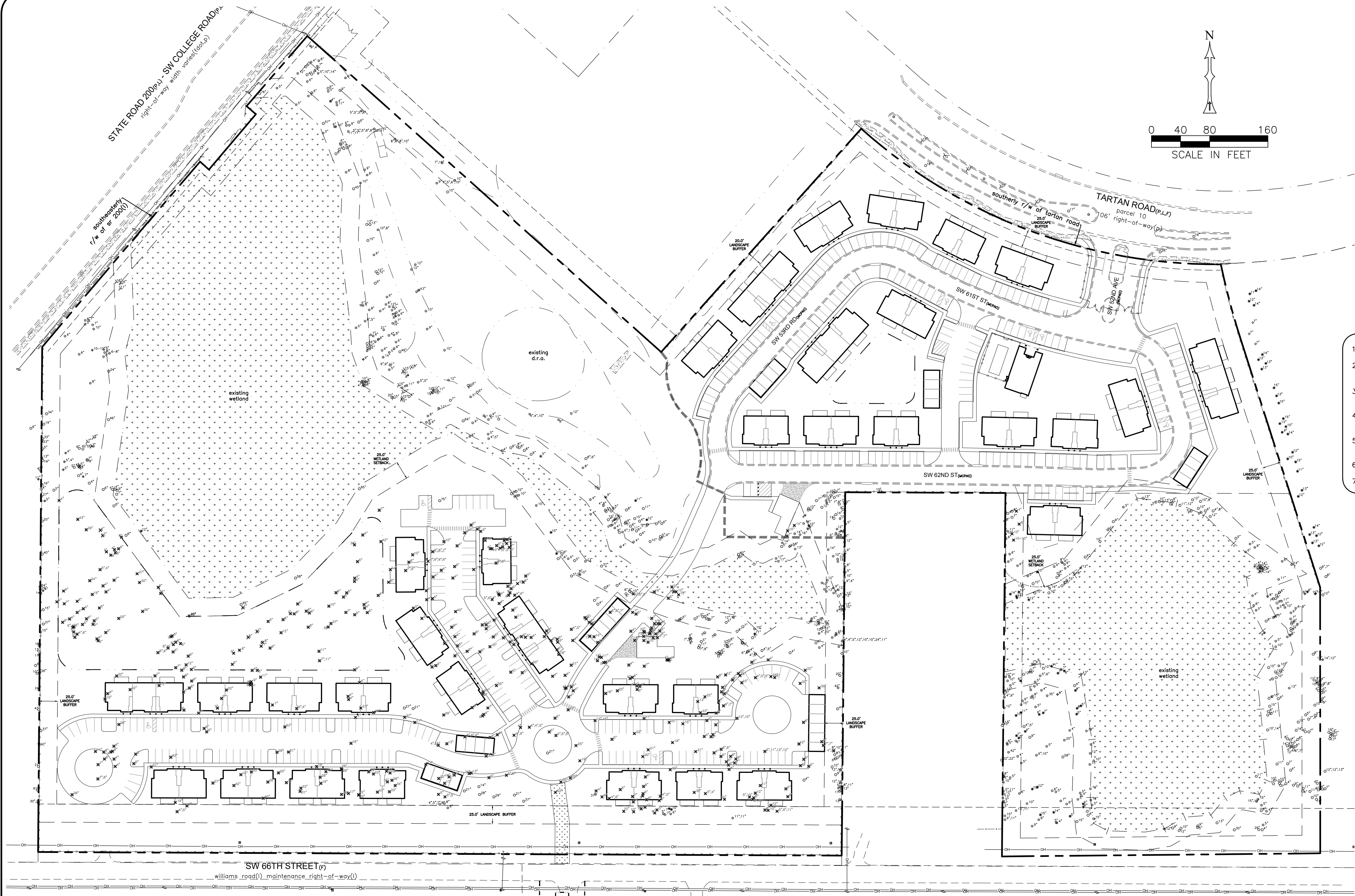
#	DATE	DESCRIPTION
1	07/07/22	RESPONSE TO CITY COMMENTS
2	07/27/22	RESPONSE TO CITY COMMENTS
3	09/20/22	RESPONSE TO CITY COMMENTS
4	09/27/22	RESPONSE TO CITY COMMENTS

THE KEYS AT OCALA II (5451 SW 66TH ST)

PD SITE PLAN

SHEET NUMBER
PD1.0
S-T-R
4-16-21

C:\MY_DRIVE\COMPANY\CLIENTS\BELLEAIR_DEV\GROUP\PROJECTS\1.2\1.001.05 - THE KEYS AT OCALA II (SR 200 & 66TH)\DRAWINGS\EXHIBITS\PD1.0 SITE PLANDWG - 2/8/2022 10:37 AM

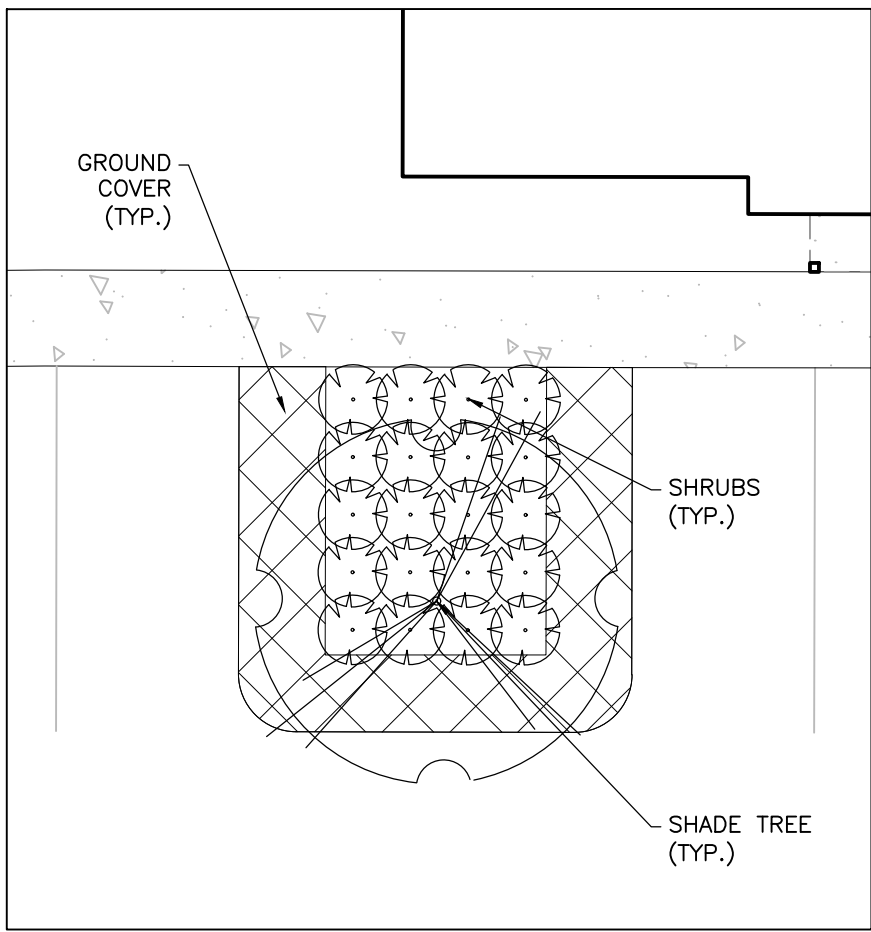


LEGEND	
	PROPERTY LINE
	EXISTING CEDAR TREE
	EXISTING PALM TREE
	EXISTING CYPRESS
	EXISTING PINE TREE
	EXISTING MISC. TREE
	EXISTING OAK TREE
	EXISTING TREE TO BE REMOVED

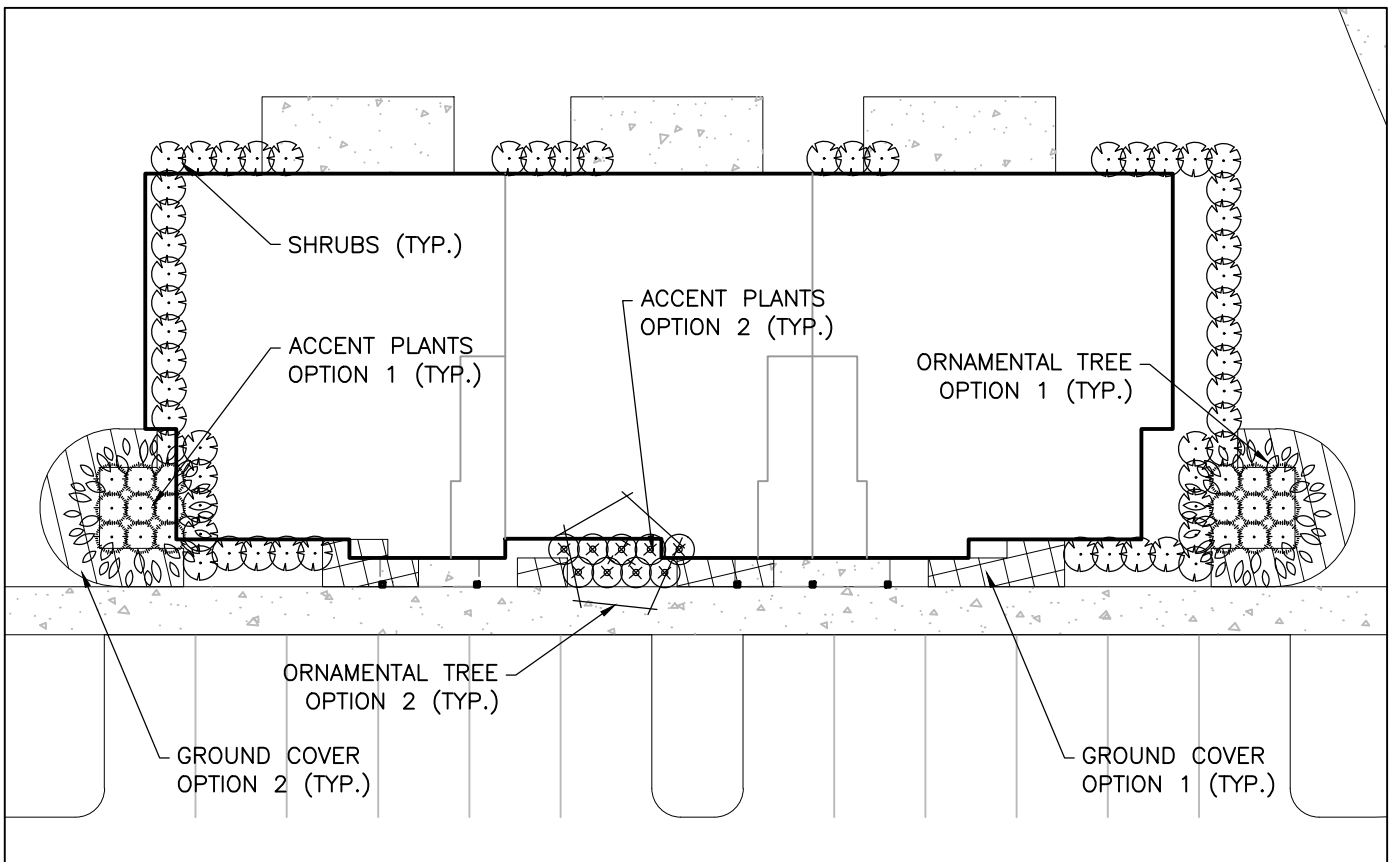
PRESERVATION TABLE	
PROJECT AREA:	32.22 AC
EXISTING IMPACTED SHADE TREES:	1,112 (35/AC)
IMPACTED SHADE TREES REMOVED:	442
MIN. SHADE TREES TO BE SAVED:	4 SHADE TREES/AC
TOTAL SHADE TREES SAVED:	670 (21 SHADE TREES/AC)

NOTES

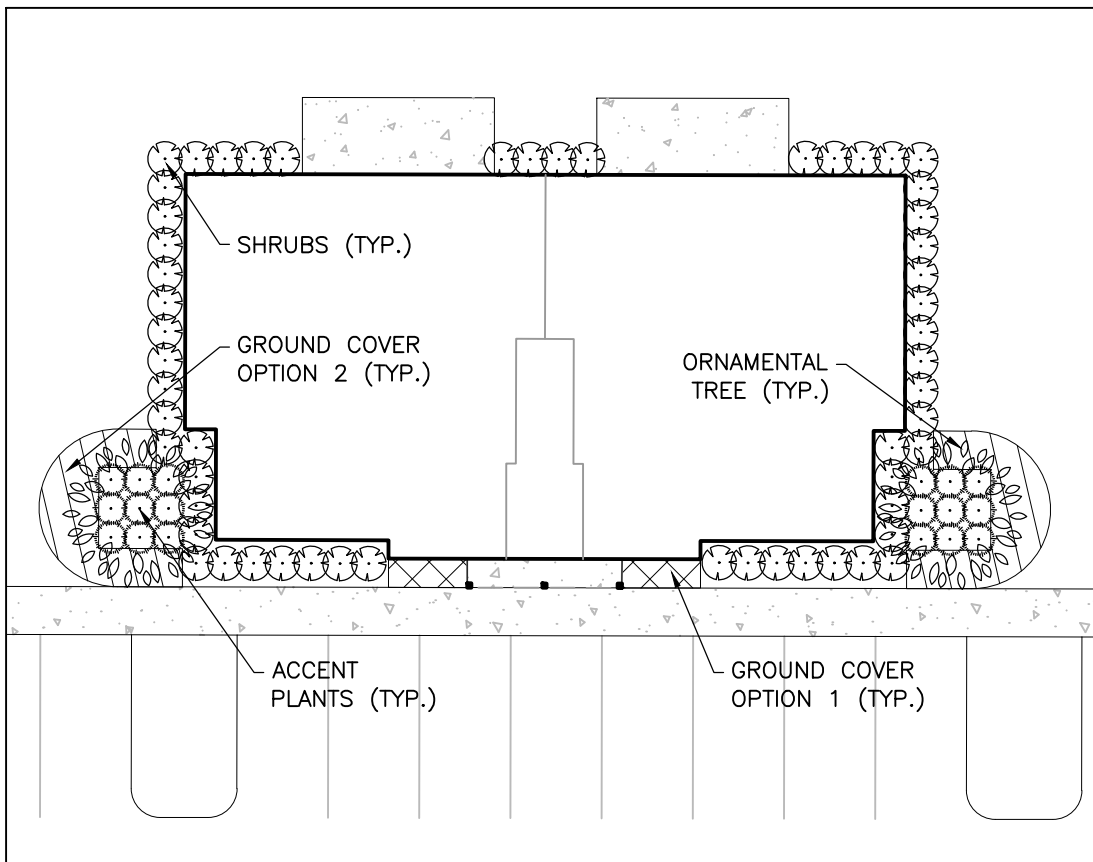
1. FINAL LANDSCAPE CONSTRUCTION PLAN WILL FULLY ADDRESS ANY ADDITIONAL TREE REMOVAL/MITIGATION REQUIRED BY THE CURRENT CITY CODE.
2. ALL LANDSCAPING (BUFFERS, ENTRYWAY, ETC.) SHALL ADHERE TO STANDARDS SET FORTH IN THE HEATH BROOK MASTER RESIDENTIAL LANDSCAPE STANDARDS, SPECIFICALLY SECTION 4.2 LANDSCAPE PLANS (PG. 32-33), FIGURES 1 & 2 POD ENTRANCE (PG. 34-35) AND FIGURE 4 LANDSCAPE BUFFER (PG. 37).
3. ALL LANDSCAPE MATERIAL SHALL BE CHOSEN FROM THE APPROVED PLANT LIST (EXHIBIT G; PG. 38-42) OF THE HEATH BROOK MASTER RESIDENTIAL STANDARDS, AND SHALL MEET THE MINIMUM REQUIREMENTS AS DEFINED IN SEC.118-32 OF THE CITY OF OCALA CODE.
4. BUFFER LANDSCAPING SHALL ADHERE TO STANDARDS SET FORTH IN THE HEATH BROOK MASTER RESIDENTIAL LANDSCAPE STANDARDS FIGURE 4 LANDSCAPE BUFFER (PG. 37), AS WELL AS SEC.122-260(E) OF THE CITY OF OCALA CODE.
5. DESIGNATED AGGREGATE OPEN SPACE AREAS SHALL INCLUDE ELEMENTS OF PEDESTRIAN USE (SEATING/WALKING TRAILS), LANDSCAPED AREAS, PICNIC AREAS, PLAYGROUND EQUIPMENT, DOG PARK ELEMENTS, ETC. DETAILS TO BE FULLY ADDRESSED IN FINAL CONSTRUCTION PLANS.
6. ALL UTILITARIAN FUNCTIONS SUCH AS, BUT NOT LIMITED TO, AC UNITS AND BACKFLOW PREVENTERS WILL BE SCREENED FROM VIEW WITH THE LANDSCAPING PER SEC. 122-940(A)(9).
7. DUMPSTER PADS TO BE SCREENED PER CITY CODE.



TYPICAL INTERIOR LANDSCAPE ISLAND
1"=10'
ANY LANDSCAPE ISLAND USED TOWARD THE INTERIOR LANDSCAPING REQUIREMENT CALCULATION SHALL BE A MINIMUM OF 360 SF



TYPICAL 6-UNIT BUILDING FACADE
1"=20'



TYPICAL 4-UNIT BUILDING FACADE
1"=20'

REVISIONS

NATIVE engineering,plc
P.O. BOX 2995
LAND 813-535-2539
CERTIFICATE OF AUTHORIZATION NUMBER: 28759

THE KEYS @ OCALA II (5451 SW 66TH ST)
FOR
BELLEAIR DEVELOPMENT, LLC
6654 78TH AVE NORTH
PINELLAS PARK, FL 33781

TREE PRESERVATION/ MASTER LANDSCAPE PLAN

SHEET NUMBER
PD2.0
S-T-R
4-16-21