

AGENCY	PERMIT #	SUBMITTED	STATUS

DATE	REVISIONS	BY

PLANNED DEVELOPMENT (PD) PLANS FOR KINWARD AT HEATHBROOK

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO 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 SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25" WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44' 43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 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 NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 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 NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, 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, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 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 SOUTH 69° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF 'HEATHBROOK SOUTH B-2' SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTH-WESTERLY 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 SOUTH 14° 53' 05" EAST, 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 SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

SECTION 4; TOWNSHIP 16 SOUTH; RANGE 21 EAST
MARION COUNTY, FLORIDA

Sheet List Table

Sheet Number	Sheet Title
PD00	COVER SHEET
PD01	SITE PLAN
PD02	OPEN SPACE PLAN

SITE DATA

1. PARCEL ID NUMBER: 2389-100-009
 2. ZONING: PLANNED DEVELOPMENT (PD)
 3. FUTURE LAND USE: LOW INTENSITY (LI)
 4. EXISTING FLOOD ZONE: ZONES X, A, AND AE
PANEL # 12083C0702E
EFFECTIVE DATE APRIL 19, 2017
 5. BUILDING TYPE: RESIDENTIAL
 6. BUILDING USE: SINGLE-FAMILY ATTACHED
 7. PHASE I: 17 BUILDINGS (92 UNITS)
 8. PHASE II: 9 BUILDINGS (54 UNITS)
 9. TOTAL PROPOSED UNITS: 146
 10. PROPOSED DENSITY: 4.53 UNITS / AC (146 UNITS / 32.22 AC)
 11. REQUIRED PARKING (1 SPACES PER UNIT) 146 SPACES (1 * 146 UNITS)
 - PROVIDED GARAGE PARKING 146 SPACES
 - PROVIDED DRIVEWAY PARKING 146 SPACES
 - PROVIDED AMENITY CENTER PARKING 11 SPACES
 - PROVIDED OFFSTREET PARKING 62 SPACES
 - TOTAL PARKING 365 SPACES
(INCLUDES 4 HANDICAP SPACES)
 12. TRAFFIC CALCULATIONS: HEATH BROOK DRI TRIP ASSIGNMENT - 6/20/18
 - (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
- TRAFFIC STATEMENT: THE PROJECT GENERATES LESS THAN 100 NET NEW PEAK HOUR TRIPS

OWNER
KEYS AT OCALA II, LLC
6864 78TH AVENUE N.
PINELLAS PARK, FL 33781

DEVELOPER
EISENHOWER PROPERTY GROUP, LLC
111 S ARMENIA AVE
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CFB | CLYMER FARNER BARLEY

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G:\MARION\NON VILLAGES PROJECTS\KINWARD AT HEATH BROOK\CONSTRUCTION\PD00 Kinward Cover.dwg) PLOT DATE: 4/10/2018 2:59 PM SAVE DATE: 4/8/2018 11:58 AM LAST SAVED BY: KMERRITT

KINWARD AT HEATHBROOK

