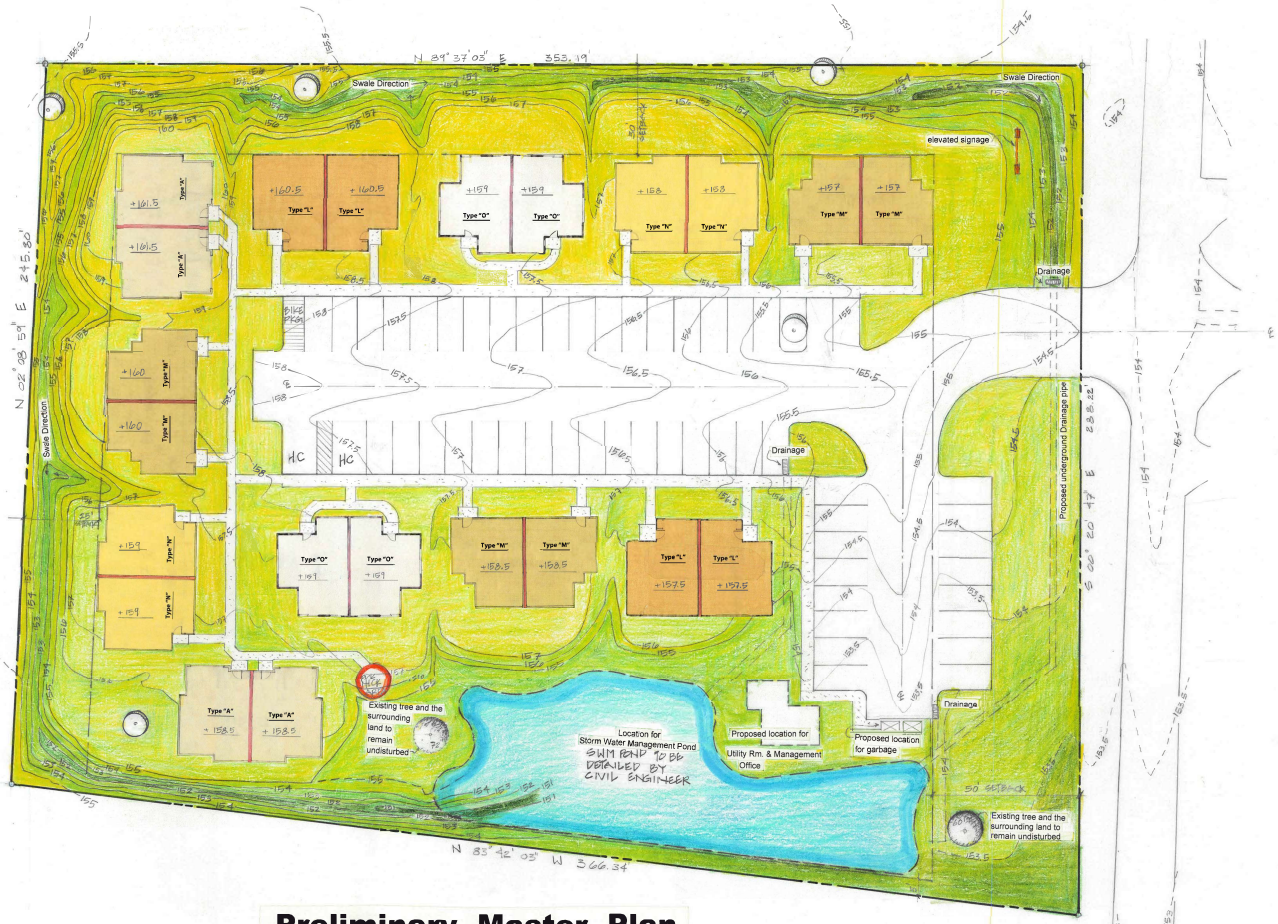

Preliminary Master Plan

Scale: 1" = 20'

VICINITY MAP:

GENERAL NOTES:

1- This Preliminary Master Plan is the first attempt in designing to accommodate 22 housing units on this site. This drawing is neither for construction nor for building permitting efforts.
2- The site is located at 4643 Keyser Lane, Pace, Florida 32571 and all development work has to be compatible with Santa Rosa County code requirements.
3- The survey drawing indicates this site size is 2.2 Acres.
4- The zoning designation for this site is HCD, Highway Commercial Development. The future Land Use Map designation is COMM, Commercial. Residential development is allowed as a "Conditional Use" per LDC 6.09.02.L and 6.05.15.C.
5- The density is limited to 22 housing units.
6- The setbacks are: Front = East= 50', Rear = West = 25', Side adjacent to residential zone = North = 30', Side not adjacent to residential zone = South = 5'
7- Santa Rosa County code requires two parking spaces for each unit and one HC parking for every 25 parking spaces. TOTAL 53 PARKING SPACES HAVE BEEN PROVIDED.

MASTER PLANNING NOTES:

1. The Preliminary Master Plan drawing shown here provides 22 housing units in the form of Duplexes.
2. The total site = 95,832 SQFT, the allowable building area = 64,834 SQFT, and the Maximum impervious area = 85%.
3. All the set back requirements have been honored in this master plan design.
4. This master plan provided 11 buildings each with two identical, but mirror-imaged, housing units.
5. Five housing unit types have been recommended: Type A, Type L, Type M, Type N, and Type O. These housing units all have 3 decent sized bedrooms, 2 ½ bathrooms, laundry closet, storage and open plan living, dining, family room and kitchen.
6. The access entry to the site is aligned with the street across the way, "Poi Terrace".
7. It is recommended by the County to have 100% surface/rainwater retention at this site. The master goal is to achieve this. In general, grading of the site is designed to allow easy flow of surface/rainwater from the North West (NW) corner of the site to the South East (SE) corner where the Storm Water Management (SWM) Pond will retain all the surface/rainwater. The parking areas and housing units are all set up at higher elevations at NW and lower at SE. See elevation point for 1st floor of each housing unit and contours in the drawing. The swales have been designed in between the housing units and all around the perimeter of the site to collect surface/rainwater throughout the site and direct it to the SWM Pond. As indicated by the proposed contours, the level of the existing land at the NW corner of the site has been raised (berm). This creates a higher elevation at the NW corner allowing better slope for the swales. This ensures a good flow of the surface/rain water for reaching the SWM Pond.
8. The swale near the access entry to the site at NE is designed to go under the access road to the SWM Pond. Additional drainages are provided at the southern part of the parking lot to discharge surface water out of the parking lot and into the SWM Pond.
9. This Preliminary Master Plan drawing does not address any Civil Engineering work required for the development of this site. It is understood that the client will hire a Civil Engineer to complete all the needed engineering work to accomplish a 100% surface/rainwater retention strategy.
10. A major effort is made to save the two Heritage Trees, one with a diameter of 70", the other with 60"; plus, this master plan recommends that the surrounding land around these two trees not get disturbed, as indicated in the drawing. Also, this design manages to save some of the other existing trees.
11. The location of the trees, existing contours and all data regarding Keyser Lane has been based on the site survey drawing done by FABRE Engineering Inc. on Dec 11, 2014. Please refer to their drawing for more information.
12. **LANDSCAPING PLAN:** The landscaping strategy in this Preliminary Master Plan calls for the addition of many new trees all around the site's perimeter, between the houses and especially around the parking lot. In addition many bushes, flowers and grass areas are proposed. Since this drawing will be filled with graphic information that would make it difficult to see the layout and the contour lines, none of the landscaping graphics is shown in this drawing. A separate drawing will provide landscaping later on.

LEGEND:

- Existing Heritage Tree to Remain
- Existing Tree to Remain
- Existing Contour
- Proposed Contour

NORTH
W E
S

GRAPHIC SCALE IN FEET
0 10 20 30 40 50

The images below have been contributed by Santa Rosa County, Florida

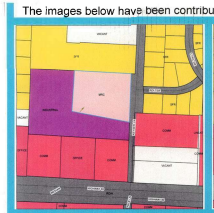
Image Showing Existing Land Use

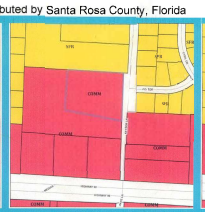
Image Showing Future Land Use

Image Showing Zoning

Image Showing the Flood Areas

Image Showing the Neighborhood

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Landplanning, Architecture, Interior Design & Signage:
Civil Engineering:
Structural Engineering:
Mechanical, Electrical & Plumbing:
Landscape Architecture:
Senior Master Planner:
Senior Interior Designer:
Project Architect:
Project Coordinator:

Title: **Preliminary Master Plan**
Project Name: **My Shire**
Multifamily Housing Complex
Project Location: **4643 Keyser Lane, Pace, Florida, 32571**

Scale: AS NOTED
RFI/PR No:
Date:
Revisions:
Sheet No: **01**