

BUILDING SETBACKS				
	FRONT	REAR	SIDE	
SINGLE FAMILY (40s) (TYPICAL)	20'	10'	5'	
SINGLE FAMILY (40s) (EXPANDED)		8'		
SINGLE FAMILY (60s) (TYPICAL)	20'	25'	3' / 7'	*NOTE
SINGLE FAMILY (60s) (EXPANDED)		10'	BELOW	
AMENITY SITE	20'	20'	5'	

\*NOTE: MINIMUM 10' BETWEEN STRUCTURES  
BUILDING HEIGHTS - FOR A SINGLE-FAMILY DWELLING ONLY, THE HEIGHT SHALL NOT EXCEED TWO (2) STORIES AND TWENTY-FIVE (25) FEET IN HEIGHT. FOR THE AMENITY SITE, THE HEIGHT SHALL NOT EXCEED THIRTY-FIVE (35) FEET.

UNIT COUNT				
	PHASE 1	PHASE 2	PHASE 3	PHASE 4
SINGLE FAMILY (40s)	42	114		156
SINGLE FAMILY (60s)	82	64	96	242
TOTAL	124	114	64	398

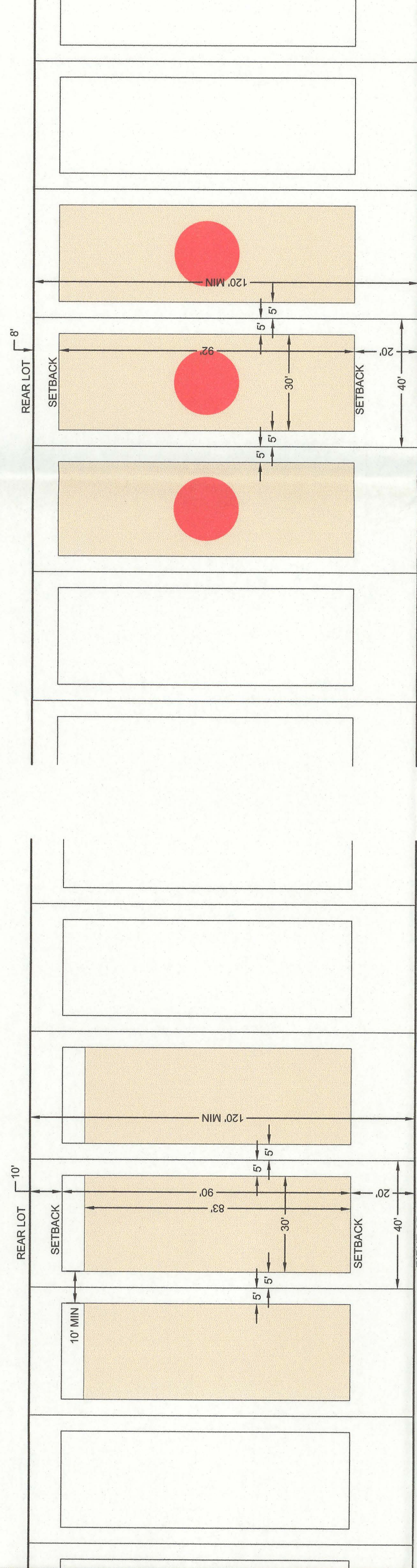
DENSITY: 398 UNITS / 143.73 ACRES = 2.8 DU PER ACRE

DEVELOPMENT AREA	PHASE 1 (ACRES)	PHASE 2 (ACRES)	PHASE 3 (ACRES)	PHASE 4 (ACRES)
LOT/BLOCK AREA	18.43	14.47	11.00	15.93
LAKE AREA @ NWL	14.34	6.95	2.49	3.03
TRACT LS1	0.21			
TRACT LS2				0.09
TRACT Z (ROAD RW)	7.12	3.55	6.02	3.76
WETLANDS AND BUFFER		1.45		1.91
SUB-TOTAL	40.10	26.42	19.51	24.72
OPEN GREEN/REC SPACE				
TRACT A (AMENITY SITE)	1.65			
TRACT B (LESS LAKE AREA)	2.62			
TRACT C (LESS WETLAND AREA)		2.61		
TRACT D (LESS LAKE AREA)		1.47		
TRACT E (LESS LAKE AREA)		2.01		
TRACT F	0.79	0.91		
TRACT G (LESS LAKE AREA)	0.64	1.19		
TRACT H (LESS LAKE AREA)		2.70		
TRACT I (LESS LAKE AREA)	4.13	0.41		
TRACT J	2.57			1.87
TRACT K				5.34
TRACT L (LESS LAKE AREA AND WETLANDS)				2.07
SUB-TOTAL	12.40	7.00	4.30	9.28
TOTAL SITE (143.73 ACRES)	52.50	33.42	23.81	34.00
OPEN SPACE CALCULATIONS				
MINIMUM REQUIRED OPEN SPACE IS 25% OF DEVELOPED AREA=	13.13	8.36	5.95	8.50
75% OF OPEN SPACE CAN BE LAKE=	10.76	5.21	1.87	11.95
OPEN GREEN / REC SPACE PROVIDED=	12.40	7.00	4.30	9.28
TOTAL OPEN SPACE PROVIDED=	23.16 (44%)	12.21 (36%)	6.17 (25%)	21.23 (62%)
WATER BODIES INCLUDED AS PART OF THE OPEN SPACE REQUIREMENT SHALL BE PERMANENT OPEN SPACE, INCLUDING PONDS, CREEKS, RIVERS, LAKE, CANALS, BENCHES, STOCKED FOR FISHING, OR TRAILS / WALKWAYS. FUTURE DEVELOPMENT BODIES SHALL PROVIDE THE MINIMUM SLOPED EDGE AS PER APPLICABLE CITY AND STATE REGULATIONS, PLANTED WITH GRASS, AND MAINTAINED AROUND ALL SIDES SO AS NOT TO HARBOR MOSQUITOS, INSECTS, AND RODENTS.				
IMPERVIOUS / PERVIOUS CALCULATIONS				
TRACT Z	5.70	2.84	4.82	3.01
LOT / BLOCK AREA	11.98	9.41	7.15	10.35
LAKE AREA @NWL	14.34	6.95	2.49	3.03
OPEN / GREEN / REC SPACE	1.69	0.35	0.22	0.46
TOTAL IMPERVIOUS AREA	33.71	19.55	14.67	16.98
TOTAL PERVIOUS AREA	18.79	13.87	9.14	17.14

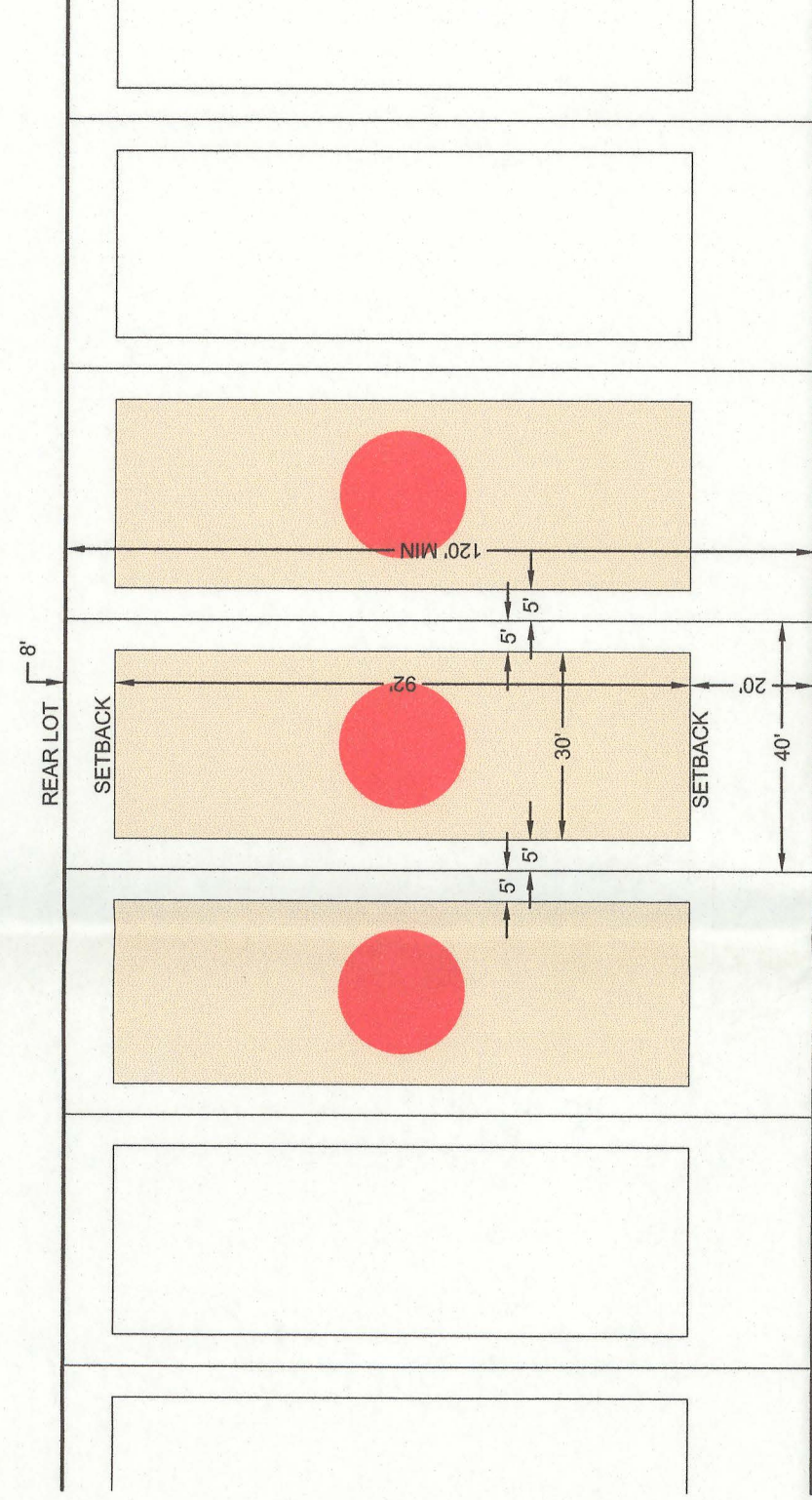
PARKING SHALL MEET THE FOLLOWING REQUIREMENTS:  
(1) PARKING SHALL BE IDENTICAL TO THE DEVELOPMENT.  
(2) PARKING SHALL BE PROVIDED AT A MINIMUM OF TWO (2) PARKING SPACES PER SINGLE-FAMILY DWELLING UNIT SHALL BE PROVIDED.  
(3) MULTIPLE-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF

1. TWO (2) PARKING SPACES PER THREE (3) OR MORE BEDROOM DWELLING UNIT; AND ONE-HALF (1/2) PARKING SPACES PER ONE (1) OR TWO (2) BEDROOM DWELLING UNIT; AND ONE PER EFFICIENCY UNIT THAT IS PART OF A MIXED ONE (1) AND TWO (2) BEDROOM DEVELOPMENT.
2. ONE (1) SPACE PER EFFICIENCY UNIT ONLY SHALL HAVE A MINIMUM OF ONE AND ONE-HALF (1 1/2) PARKING SPACES PER UNIT.
3. EACH SPACE SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET AND A MINIMUM LENGTH OF TEN (10) FEET. THE PARKING SPACE SHALL BE PROVIDED WITH A MINIMUM OF ONE (1) SIDE OR LANDSCAPED ISLAND, AND AN OVERHANG MAY BE PERMITTED TO THE LENGTH OF THE STALL, THEREBY SHORTENED TO A MINIMUM OF SIXTEEN (16) FEET.
4. SECONDARY NONRESIDENTIAL USES, WITHIN COMMERCIAL AREAS, ONE (1) SPACE SHALL BE PROVIDED FOR EACH SPACE. THE PARKING SPACE SHALL BE PROVIDED WITH A MINIMUM OF ONE (1) SIDE OR LANDSCAPED ISLAND, AND AN OVERHANG MAY BE PERMITTED TO THE LENGTH OF THE STALL, THEREBY SHORTENED TO A MINIMUM OF SIXTEEN (16) FEET.
5. LANDSCAPING, WITHIN ALL COMMON PARKING AREAS, A MINIMUM OF FIFTY (50) SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED PER PARKING SPACE AND SUCH LANDSCAPED AREAS SHALL BE DISTRIBUTED THROUGHOUT THE PARKING AREA.

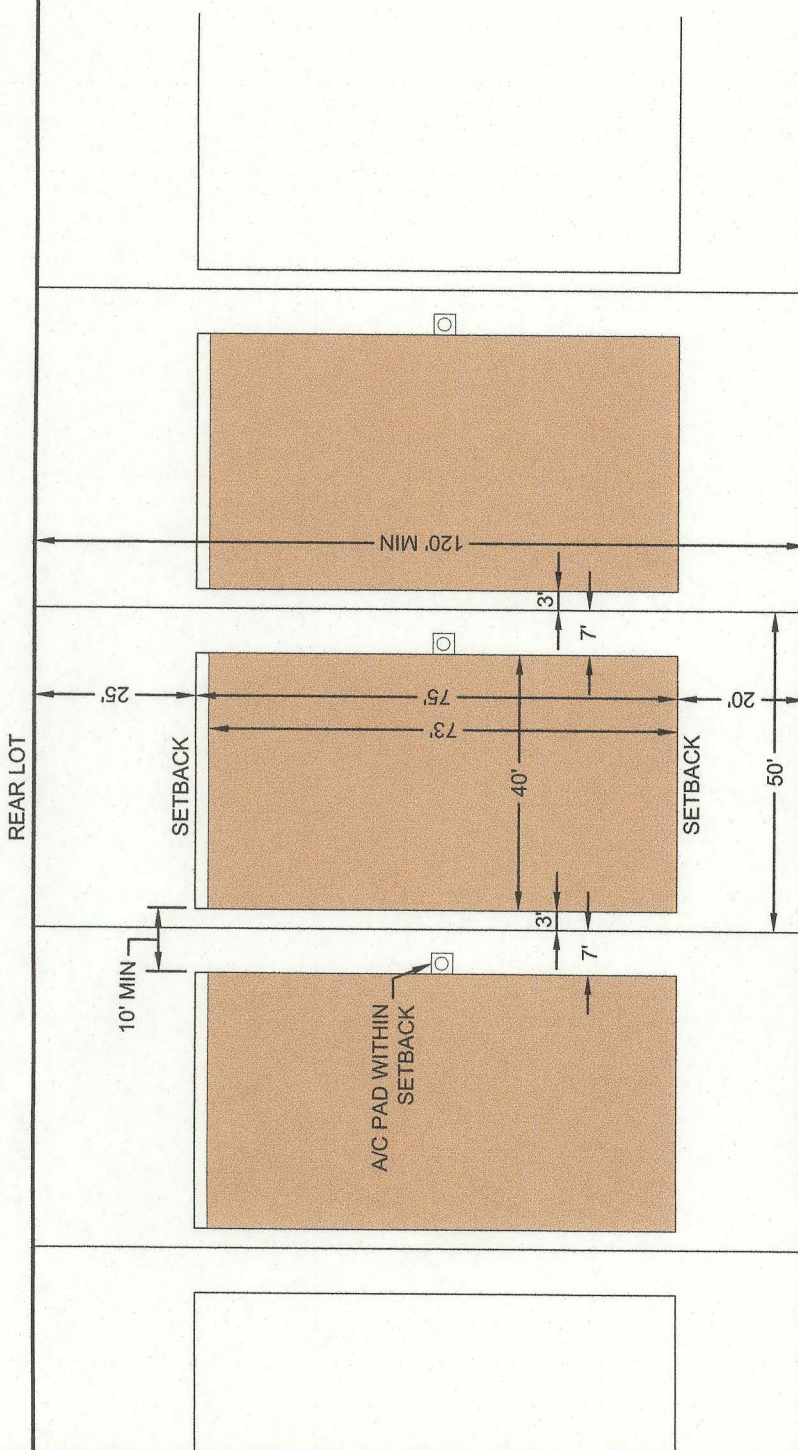
TRACT A - AMENITY - TO INCLUDE A CLUBHOUSE, POOL, AND MAIL FACILITY.  
SIDEWALKS SHALL BE CONSTRUCTED WITHIN THE ROAD RIGHTS OF WAY, PROVIDING CONNECTIVITY TO THE AMENITY AREA AND BENCH / VIEWING STATIONS ALONG THE WETLAND AND LAKE AREAS.



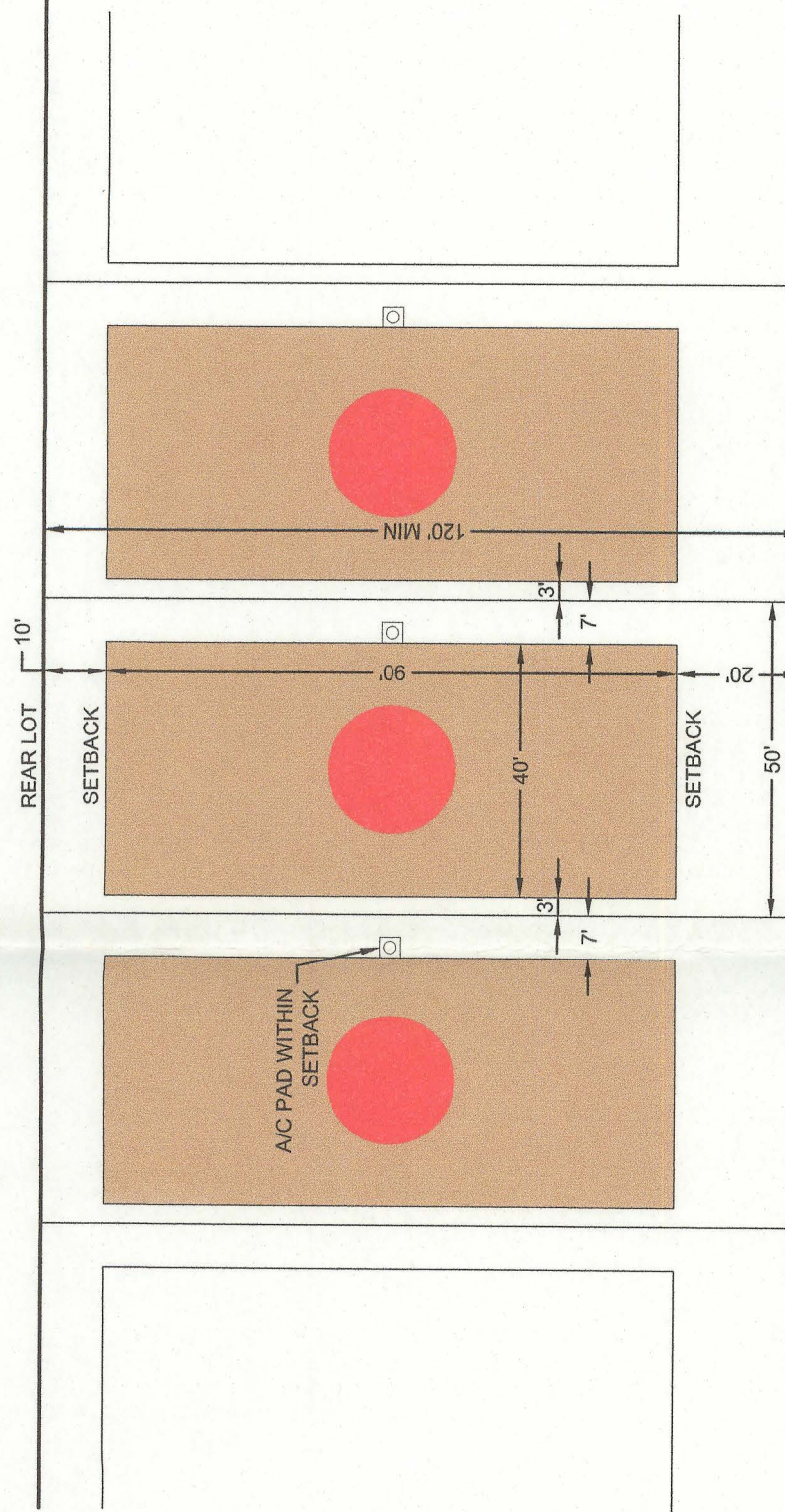
SINGLE FAMILY 40' WIDE (TYPICAL) LOT DETAIL



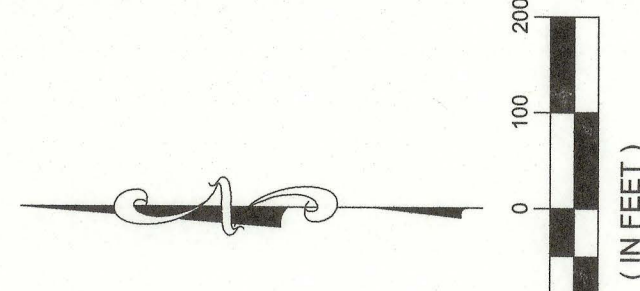
SINGLE FAMILY 40' WIDE (EXPANDED) LOT DETAIL



SINGLE FAMILY 50' WIDE (TYPICAL) LOT DETAIL



SINGLE FAMILY 50' WIDE (EXPANDED) LOT DETAIL



DESIGN/DRAWN: ALS/AH	DATE: 08/26/22
----------------------	----------------



B.S.E. CONSULTANTS, INC.  
CONSULTING - ENGINEERING  
LAND SURVEYING  
3175 SOUTH HARBOR CITY BOULEVARD, SUITE 4  
MELBOURNE, FLORIDA 32901  
PHONE: (321) 725-2674 FAX: (321) 725-1199  
CERTIFICATE OF PROFESSIONAL ENGINEERING  
BUSINESS AUTHORIZATION: 2400  
BUSINESS AUTHORIZATION: 24000000

PALM VISTA NE QUADRANT (AKA MEDLEY PHASE 2)  
SINGLE FAMILY

FINAL DEVELOPMENT PLAN  
(FDP)

SCOTT M. GLAUBITZ, P.E. & P.L.S.  
STATE OF FLORIDA, No. 39659 No. 4151  
HASSAN A. KAMAL, P.E.  
STATE OF FLORIDA, No. 41951  
SYMBOLS SHOWN ARE GRAPHIC IN NATURE. DUE TO SCALE, ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.

PROJECT NO.	10860,700
DRAWING NO.	10860700_200_006
SHEET	1 OF 1