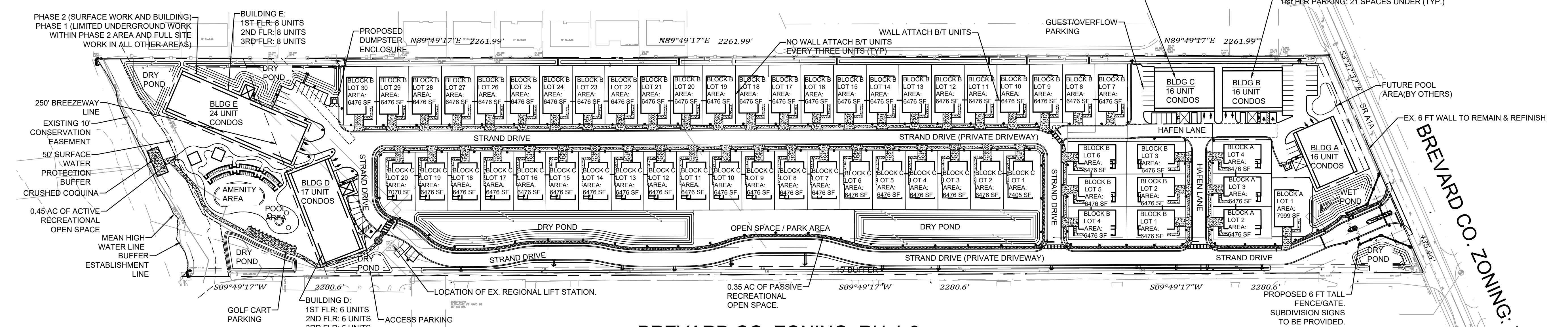


Trip Generation Rates from the 10th Edition ITE Trip Generation report

Description/ITE Code	Units	Expected Units (Independent Variable)	Calculated Daily Trips
Single Family Homes 210	DU	54.0	590
Resd. Condo/Townhouse 230	DU	89.0	632



SITE DEVELOPMENT DATA

THE SITE IS LOCATED WITHIN SECTIONS 20 & 21, TOWNSHIP 28 SOUTH, RANGE 38 EAST OF BREVARD COUNTY, FLORIDA.

TAX ACCOUNT #2849283; PARCEL ID: 28-38-20-00-00005-0-0000-00
 TAX ACCOUNT #2849284; PARCEL ID: 28-38-20-00-00006-0-0000-00

ZONING
 ZONING: RESIDENTIAL (RU-2-8)
 APPROVED DEVELOPMENT: 8 UNITS PER GROSS ACRE
 PROPOSED DEVELOPMENT: 8.91 UNITS PER GROSS ACRE

RESIDENTIAL UNIT SUMMARY
 SINGLE FAMILY - 54 UNITS
 CONDO UNITS - 89 UNITS
 TOTAL = 143 UNITS

RESIDENTIAL BUILDING SETBACKS (SINGLE FAMILY)

	REQUIRED	PROVIDED
FRONT	25 FEET	±33 FEET
REAR (NORTH/SOUTH)	20 FEET	±31N / ±144S FEET
SIDE (INTERNAL LOT LINES)	USE BUILDING SEPARATION	25 FEET
SIDE (PRIVATE DRIVE)	N/A	15 FEET

MULTI-FAMILY BUILDING SETBACKS (CONDOS)

	REQUIRED	PROVIDED
FRONT (EAST)	25 FEET	25 FEET
REAR (NORTH)	20 FEET	20 FEET
SIDE (NORTH)	10 FEET	10 FEET
SIDE (SOUTH)	10 FEET	25 FEET

- BUFFER INFORMATION**
- 15' TYPE B LANDSCAPE BUFFER REQUIRED ALONG A1A; 25' BUFFER IS PROVIDED.
 - PRIVATE ROAD LANDSCAPE BUFFER: NOT REQUIRED.

LIVING AREAS:

RESIDENTIAL SINGLE FAMILY (ATTACHED UNITS 1-54)
 LOT COVERAGE = 2,380 SF
 2-STORY
 FIRST FLOOR = 1,200 SF OR 1,049 SF
 SECOND FLOOR = 1,416 SF OR 1,376 SF
 THIRD FLOOR = 0 SF OR 868 SF
 TOTAL = 2,716 SF OR 3,293 SF

16 UNITS MULTI-FAMILY CONDOS (BLDG A, B, OR C)
 LOT COVERAGE = 8,800 SF
 FIRST FLOOR = GARAGES
 SECOND FLOOR = 7,700 SF
 THIRD FLOOR = 7,700 SF
 FOURTH FLOOR = 7,980 SF
 TOTAL = 22,980 SF

17 UNITS MULTI-FAMILY CONDOS (BLDG D)
 LOT COVERAGE = 13,992 SF
 FIRST FLOOR = GARAGES
 SECOND FLOOR = 12,036 SF
 THIRD FLOOR = 12,036 SF
 FOURTH FLOOR = 12,110 SF
 TOTAL = 36,182 SF

24 UNITS MULTI-FAMILY CONDOS (BLDG E)
 LOT COVERAGE = 20,000 SF
 FIRST FLOOR = GARAGES
 SECOND FLOOR = 17,200 SF
 THIRD FLOOR = 17,200 SF
 FOURTH FLOOR = 17,220 SF
 TOTAL = 51,620 SF

BUILDING HEIGHT

SINGLE FAMILY ATTACHED: UNIT TYPES ARE TWO/THREE-STORY SINGLE FAMILY WITH MAX BUILDING HEIGHT OF 35 FEET

CONDOS: FIRST FLOOR PARKING PLUS 45 FEET BUILDING HEIGHT MAXIMUM. FIRST FLOOR PARKING DOES NOT COUNT TOWARDS MAXIMUM BUILDING HEIGHT.

SITE DENSITY
 143 RESIDENTIAL / 20.68 ACRES = 6.91 UNITS/ACRE

AREA TABULATIONS

DESCRIPTION	AREA (SF)	%
TOTAL SITE AREA	900,629 SF	± 20.68 ACRES
PROPOSED BUILDING AREA	175,844 SF	19.52%
PROPOSED ASPHALT	126,640 SF	14.06%
PROPOSED CONCRETE SIDEWALK	41,103 SF	4.56%
PROPOSED DRIVEWAYS	28,832 SF	3.20%
PROPOSED CONCRETE CURB	9,375 SF	1.04%
PROPOSED WET POND	14,413 SF	1.60%
PROPOSED AMENITY AREA	38,652 SF	4.29%
SINGLE FAMILY POOL AREA	23,220 SF	2.58%
TOTAL IMPERVIOUS AREA	458,079 SF	50.86%
TOTAL PERVIOUS AREA	442,550 SF	49.14%
TOTAL IMPROVED SITE AREA	900,629 SF	100.00%

OPEN SPACE REQUIREMENTS FOR CONDO AREAS:
 35% OF TRACTS C-1, C-2, AND C-3 = 2.46 x 35% = 0.86 AC

ACTIVE RECREATIONAL:
 REQUIRED: 0.5 AC / 100 UNITS = 0.45 AC
 PROVIDED: AMENITY AREA IN TRACT E = 0.45 AC

NATURAL OPEN SPACE:
 REQUIRED: 10% OF OPEN SPACE AREA = 0.86 x 10% = 0.09 AC
 PROVIDED: 0.10 AC OF NATURAL VEGETATION TO REMAIN IN TRACT D (SEE LANDSCAPE PLAN)

PASSIVE RECREATIONAL:
 REQUIRED: TOTAL OPEN SPACE REQUIRED LESS ACTIVE RECREATIONAL = 0.86 AC - 0.45 AC = 0.32 AC
 PROVIDED: PARK AREA IN TRACT H = 0.35 AC

TOTAL OF OPEN SPACE PROVIDED = 0.9 AC

SITE ZONING DATA

IF EXTERIOR SITE LIGHTING IS PROPOSED, SITE LIGHTING MUST CONFORM TO BREVARD COUNTY PERFORMANCE STANDARD 62-2257 AND THE ENGINEERING OF RECORD SHALL CERTIFY THAT IT COMPLIES PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF A BUILDING PERMIT APPROVED BY BREVARD COUNTY.

PARKING TABULATIONS

CONDOMINIUMS:	REQUIRED MINIMUM	PROVIDED
17 UNITS CONDO:	(2 SPACES/UNIT) x 17 UNITS = 34 SPACES	33 UNDER BLDG SPACES (SEE NOTE)
24 UNITS CONDO:	(2 SPACES/UNIT) x 24 UNITS = 48 SPACES	53 UNDER BLDG SPACES
(3) 16-UNITS CONDOS:	(2 SPACES/UNIT) x 3 x 16 UNITS = 96 SPACES	59 UNDER BLDG SPACES
	TOTAL REQUIRED = 178 SPACES	TOTAL PROVIDED = 203 SPACES

ACCESSIBLE PARKING:

	REQUIRED	PROVIDED
RIVERSIDE 17 & 24 UNIT CONDOS:	5 SPACES	5 SPACES (2 UNDER EACH BLDG & 1 OUTSIDE)
A1A (3) 16-UNIT CONDOS:	4 SPACES	5 SPACES (1 UNDER EACH BLDG & 2 OUTSIDE)
	TOTAL REQUIRED = 9 SPACES	TOTAL PROVIDED = 10 SPACES

ACCESS PARKING SPACE NOTE: - THE ADDITIONAL 25 SPACES PROVIDED MAY BE USED FOR ACCESS PARKING REQUIREMENTS, AMENITY PARKING, AND AS OVERFLOW PARKING.

SINGLE FAMILY RESIDENTIAL:

	REQUIRED MINIMUM	PROVIDED
	2 SPACES PER UNIT = 108 SPACES	108 (SEE NOTE)

RESIDENTIAL PARKING SPACE NOTE: - EACH UNIT HAS A 2 CAR GARAGE WITH DRIVEWAY. THE DRIVEWAY ELIMINATES THE NEED FOR ONE GUEST PARKING SPACE PER FIVE UNITS.

STORMWATER
 THE STORMWATER MANAGEMENT SYSTEM IS PROVIDED BY A SERIES OF DRY PONDS SOUTH OF THE SINGLE FAMILY RESIDENTIAL UNITS AND WET PONDS ON THE NORTHWEST CORNER AND NORTH OF THE ENTRANCE.

THE AREA OF IMPROVEMENT IS LOCATED IN ZONE X (OUTSIDE OF THE 500 YEAR FLOOD PLAIN) ACCORDING TO FORM PANEL 616 OF 825. MAP NUMBER 12009C0616G DATED MARCH 17, 2014.

UTILITIES
 POTABLE WATER AND FIRE PROTECTION WILL BE CONNECTED TO THE EXISTING CITY OF MELBOURNE UTILITIES 8" WATER MAIN ON THE SOUTH SIDE OF THE SITE. SANITARY SEWER WILL BE SERVICED BY BREVARD COUNTY SANITARY SEWER SYSTEM.

GENERAL STATEMENT

THIS SET OF PLANS REPRESENTS A DESIGN/CONSTRUCTION PACKAGE FOR A 54 UNITS 2 OR 3-STORY SINGLE FAMILY RESIDENTIAL ATTACHED AND 89 UNITS OF 3-STORY CONDOS DEVELOPMENT ON TOP OF PARKING GARAGE IN THE FIRST FLOOR IN MELBOURNE BEACH, BREVARD COUNTY. THE CIVIL SITEWORK CONSTRUCTION COMPONENTS CONSIST GENERALLY OF THE CONSTRUCTION OR IMPROVEMENTS OF UNDERGROUND UTILITIES AND SURFACE WORK TO SUPPORT THE PROPOSED SITE CONSTRUCTION.

ACTIVE RECREATIONAL AREA IS PROVIDED IN FORM OF AN AMENITY POOL AREA IN NEAR THE WEST END OF THE SITE. PASSIVE RECREATION OPEN SPACE IS PROVIDED IN THE PARK AREA BORDERED BY TWO DRY RETENTION PONDS. NATURAL OPEN SPACE IS PROVIDED IN THE SOUTH PERIMETER OF THE SITE WHERE NATIVE VEGETATION TO REMAIN.

THE SITE WORK IS INTENDED TO BE COMPLETED IN MULTIPLE PHASES. THE CONDO LOTS ARE TO BE CONSTRUCTED BY A SEPARATE CONDO BUILDER. THE SOUTHERN MOST SIDEWALKS DELINEATED WITH THE CROSS HATCHING TO BE CONSTRUCTED AS PART OF THE COMMON AREA SITE WORKS SEE PHASING STATED ABOVE.

DRAINAGE IS PROVIDED FOR BY A STORMWATER SYSTEM CONSISTS OF NEW DRY/WET RETENTION PONDS AND PERIMETER SWALES THROUGHOUT THE SITE.

SOLID WASTE PICKUP BY LOCAL AREA PROVIDER. CONTRACTOR SHALL COORDINATE WITH OWNER & LOCAL AREA PROVIDER (BREVARD COUNTY) PRIOR TO HABITABLE OCCUPANCY TO DELIVER. SINGLE FAMILY RESIDENTS SHALL HAVE CURBSIDE PICKUP. DUMPSTER ENCLOSURES WILL NOT BE BUILT AS PART OF THESE PLANS.

ADDITIONAL GENERAL STATEMENT INFORMATION CAN BE FOUND ON THE GENERAL NOTES PLANSHEET UNDER THE GENERAL NOTES HEADING.

ACCESS NOTES

- A1A ACCESS IS INTENDED TO BE THE MAIN/ONLY ENTRANCE TO THE SITE. EMERGENCY VEHICLES SHALL HAVE "CLICKCENTER" GATE ACCESS.

NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
- THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
- ANY LIGHTING ELEMENTS OR STRUCTURAL MATERIALS INSTALLED ON SITE SHALL NOT CAST OR REFLECT GLARE OR LIGHT BEYOND THE BOUNDARIES ON THE SITE. ANY BUILDERS PACKAGE LIGHTING SHALL BE PER BREVARD COUNTY SECTION 62-2257. THE BUILDER SHALL USE A FIXTURE OR EQUIVALENT FIXTURE NOT TO EXCEED 2780 LUMENS (150W FROSTED INCANDESCENT BULB). ANY BUILDER'S PACKAGE LIGHTING PROVIDED SHALL BE CERTIFIED IN COMPLIANCE WITH SECTION 62-2257 PRIOR TO C.O. THE BUILDER AND THEIR ELECTRICAL/LIGHTING ENGINEER SHALL PROVIDE A SIGNED AND SEALED PHOTOMETRIC PLAN FOR ASSURANCE WHEN APPLICABLE. LIGHTING SHALL NOT BE BUILT AS PART OF THESE PLANS.
- "CLICKCENTER" SHALL BE USED AS EMERGENCY GATE ACCESS.
- PORTIONS OF SITE NEAR INDIAN RIVER ARE IN FLOOD ZONE AE BFE 4.7/5.7. NO HABITABLE STRUCTURES ARE PROPOSED IN AE AREAS. STRUCTURES ARE INTENDED TO BE WITHIN FLOOD ZONE X PER FEMA MAP 12009C0616 PARCEL 616 DATED MARCH 17, 2014.
- ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN THE BREVARD COUNTY RIGHT-OF-WAY WILL ADHERE TO THE REQUIREMENTS SPELLED OUT IN EXHIBIT 26.

SIDEWALK CONSTRUCTION PLAN:
 ONLY SIDEWALKS HATCHED ARE TO BE CONSTRUCTED AS COMMON AREA SIDEWALKS AS PART OF THESE PLANS.

CUTFILL SUMMARY:
 • 29,412 CY OF REQUIRED FILL

EARTHWORK ANTICIPATED FOR 90 DAYS BASED ON ASSUMPTION OF (15) 16CY DUMP TRUCK FLEET EACH TRUCK MAKING 9-10 TRIPS DURING A 10 HOUR WORK DAY. REQUIRED FILL WILL COME FROM OFFSITE BORROW LOCATION FROM UNSPECIFIED SOURCE WITHIN BREVARD COUNTY.

CLIENT: PHOENIX PARK FUND V, LP
 PROJECT: HARBOR ISLAND BEACH CLUB
 SHEET TITLE: OVERALL SITE PLAN

ATKINS

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 DRAWN: J.W.S.
 CHECKED: M.E.S.
 APPROVED: J.A.L.
 SHEET NO. C-6