

SITE DATA TABLE	
PROJECT NAME	RESIDENTIAL TOWNHOMES
PROJECT ADDRESS	201 MEDITERRANEAN WAY, INDIAN HARBOUR BEACH, FL 32937
PROJECT DESCRIPTION	PROPOSAL FOR A NEW RESIDENTIAL DEVELOPMENT CONSISTING OF ONE, 28,090 SF TWO STORY TOWN HOME BLOCK, WITH TEN 2,609 SF UNITS.
TOTAL PARCEL/SITE AREA	56,860 SF (1.31 AC)
EXISTING ZONING	B-1 COMMERCIAL (NEED TO CHANGE TO MULTI FAMILY, MEDIUM DENSITY R-3)
JURISDICTION	CITY OF INDIAN HARBOUR BEACH
PARCEL NUMBER	27-37-13-00-275
MAX. BUILDING HEIGHT	35'
REQUIRED LANDSCAPE BUFFERS	
FRONT	0'
SIDE / REAR	0'
REQUIRED BUILDING SETBACK	
FRONT / SIDE STREET	25' FRONT/ 20' SIDE
REAR	25'
PARKING REQUIREMENTS	2 SPACES PER UNIT = 11 UNITS * 2 SPACES/ UNIT = 22 SPACES
TOTAL PARKING PROVIDED	
DRIVEWAY SPACES (10'x20')	20
EXISTING PARKING (10'x20')	18
TOTAL PROPOSED SPACES	38

GENERAL SITE NOTES:

- CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
- BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
- STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
- NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
- THIS CONCEPT PLAN IS NOT BASED ON A SURVEYED BOUNDARY OR EXISTING FEATURES AND TOPOGRAPHY.

PROPOSED LEGEND

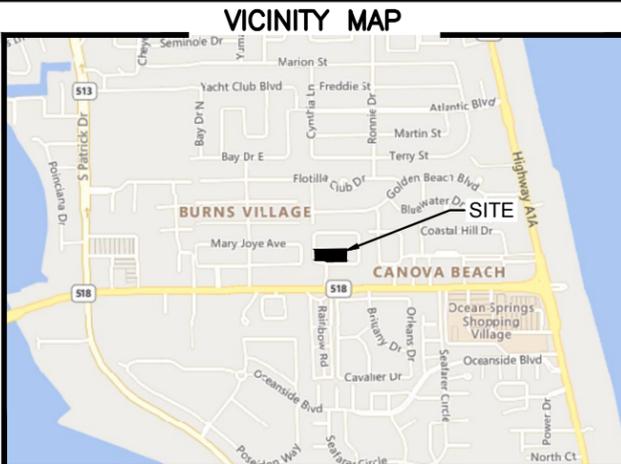
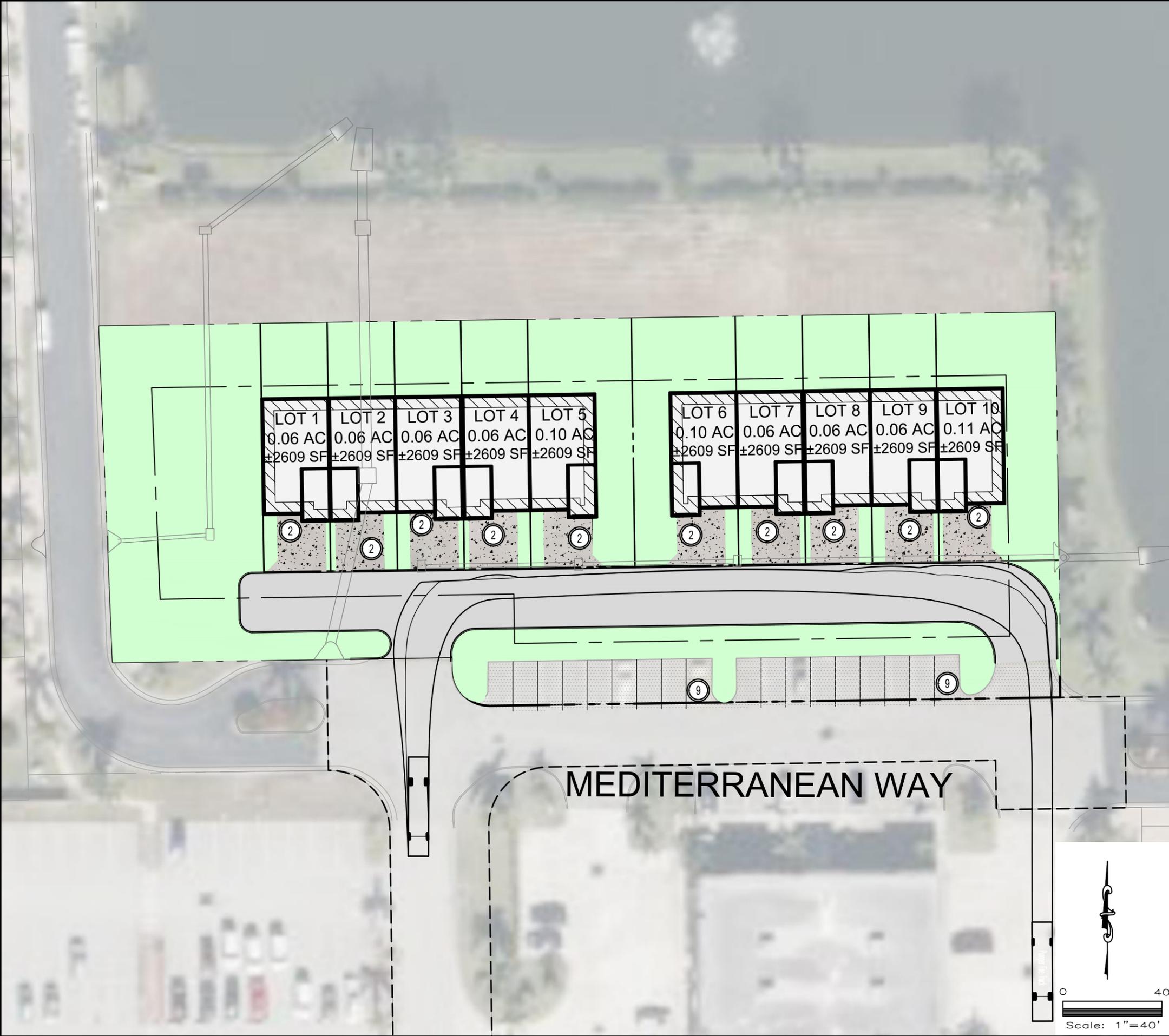
- — — — — PROPERTY LINE
- — — — — BUILDING SETBACK LINE
- — — — — LOT BOUNDARY LINE
- — — — — LANDSCAPE BUFFER
- (12) PARKING COUNT

TEJ DSGN TEJ DRAWN KS CHKD
011631-01-001
 PROJECT NUMBER
 SCALE 1" = 40'
 VERSION **1 A**

Bowman
 Certificate of Authorization License No. 30462

CONCEPTUAL DESIGN
RESIDENTIAL DEVELOPMENT
 201 MEDITERRANEAN WAY,
 INDIAN HARBOUR BEACH, FL 32937

Bowman Consulting Group, Ltd.
 4450 W. Eau Gallie Blvd
 Suite 144
 Melbourne, FL 32934
 Phone: (321) 255-5434
 Fax: (321) 255-7751
 bowman.com
 © Bowman Consulting Group, Ltd.

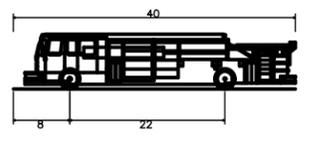


SITE DATA TABLE

PROJECT NAME	RESIDENTIAL TOWNHOMES
PROJECT ADDRESS	201 MEDITERRANEAN WAY, INDIAN HARBOUR BEACH, FL 32937
PROJECT DESCRIPTION	PROPOSAL FOR A NEW RESIDENTIAL DEVELOPMENT CONSISTING OF ONE, 26,090 SF TWO STORY TOWN HOME BLOCK, WITH TEN 2,609 SF UNITS.
TOTAL PARCEL/SITE AREA	56,860 SF (1.31 AC)
EXISTING ZONING	B-1 COMMERCIAL (NEED TO CHANGE TO MULTI FAMILY, MEDIUM DENSITY R-3)
JURISDICTION	CITY OF INDIAN HARBOUR BEACH
PARCEL NUMBER	27-37-13-00-275
MAX. BUILDING HEIGHT	35'
REQUIRED LANDSCAPE BUFFERS	
FRONT	0'
SIDE / REAR	0'
REQUIRED BUILDING SETBACK	
FRONT / SIDE STREET	25' FRONT/ 20' SIDE
REAR	25'
PARKING REQUIREMENTS	2 SPACES PER UNIT = 11 UNITS * 2 SPACES/ UNIT = 22 SPACES
TOTAL PARKING PROVIDED	
DRIVEWAY SPACES (10'x20')	20
EXISTING PARKING (10'x20')	18
TOTAL PROPOSED SPACES	38

GENERAL SITE NOTES:

- CONDITIONS MAY EXIST THAT COULD RESTRICT THE DEVELOPMENT OF THIS SITE AS SHOWN. THIS DRAWING IS INTENDED TO BE CONCEPTUAL ONLY AND ADDITIONAL RESEARCH AND DESIGN WOULD BE REQUIRED FOR THE PREPARATION OF A SITE PLAN THAT MEETS LOCAL JURISDICTIONAL CODES.
- BCG DOES NOT PURPORT THAT THIS SITE CAN BE DEVELOPED AS SHOWN. THE PURCHASE OF THIS SITE SHALL BE AT THE OWNER/DEVELOPER'S SOLE EXPENSE.
- STORMWATER MANAGEMENT FACILITY SHOWN ON THIS PLAN ARE PURELY CONCEPTUAL AND IS SUBJECT TO CHANGE UPON FINAL CIVIL DESIGN. BCG DOES NOT PURPORT THAT WHAT IS SHOWN IS ADEQUATE TO MEET ALL JURISDICTIONAL REQUIREMENTS.
- NO SITE VISITS HAVE BEEN PERFORMED TO ENSURE THE ACCURACY OF THE AERIAL IMAGE SHOWN HEREON.
- THIS EXHIBIT IS NOT INTENDED TO BE USED AS A CONSTRUCTION DOCUMENT, AND SHOULD NOT BE CONSTRUCTED IN ANYWAY TO BE USED FOR CONSTRUCTION PURPOSES.
- THIS CONCEPT PLAN IS NOT BASED ON A SURVEYED BOUNDARY OR EXISTING FEATURES AND TOPOGRAPHY.



Pumper Fire Truck	40.000ft
Overall Length	8.167ft
Overall Width	7.745ft
Overall Body Height	0.656ft
Min Body Ground Clearance	8.167ft
Track Width	5.00s
Lock-to-lock time	45.00°
Max Wheel Angle	

PROPOSED LEGEND

	PROPERTY LINE
	BUILDING SETBACK LINE
	LOT BOUNDARY LINE
	LANDSCAPE BUFFER
	PARKING COUNT

Bowman Consulting Group, Ltd.
4450 W. Eau Gallie Blvd
Suite 144
Melbourne, FL 32934
Phone: (321) 255-5434
Fax: (321) 255-7751
bowman.com
© Bowman Consulting Group, Ltd.

CONCEPTUAL DESIGN
RESIDENTIAL DEVELOPMENT
 201 MEDITERRANEAN WAY,
 INDIAN HARBOUR BEACH, FL 32937

Bowman

Certificate of Authorization License No. 30462

TEJ DSGN	TEJ DRAWN	KS CHKD
011631-01-001 PROJECT NUMBER		
SCALE 1" = 40'		
VERSION 1 A		