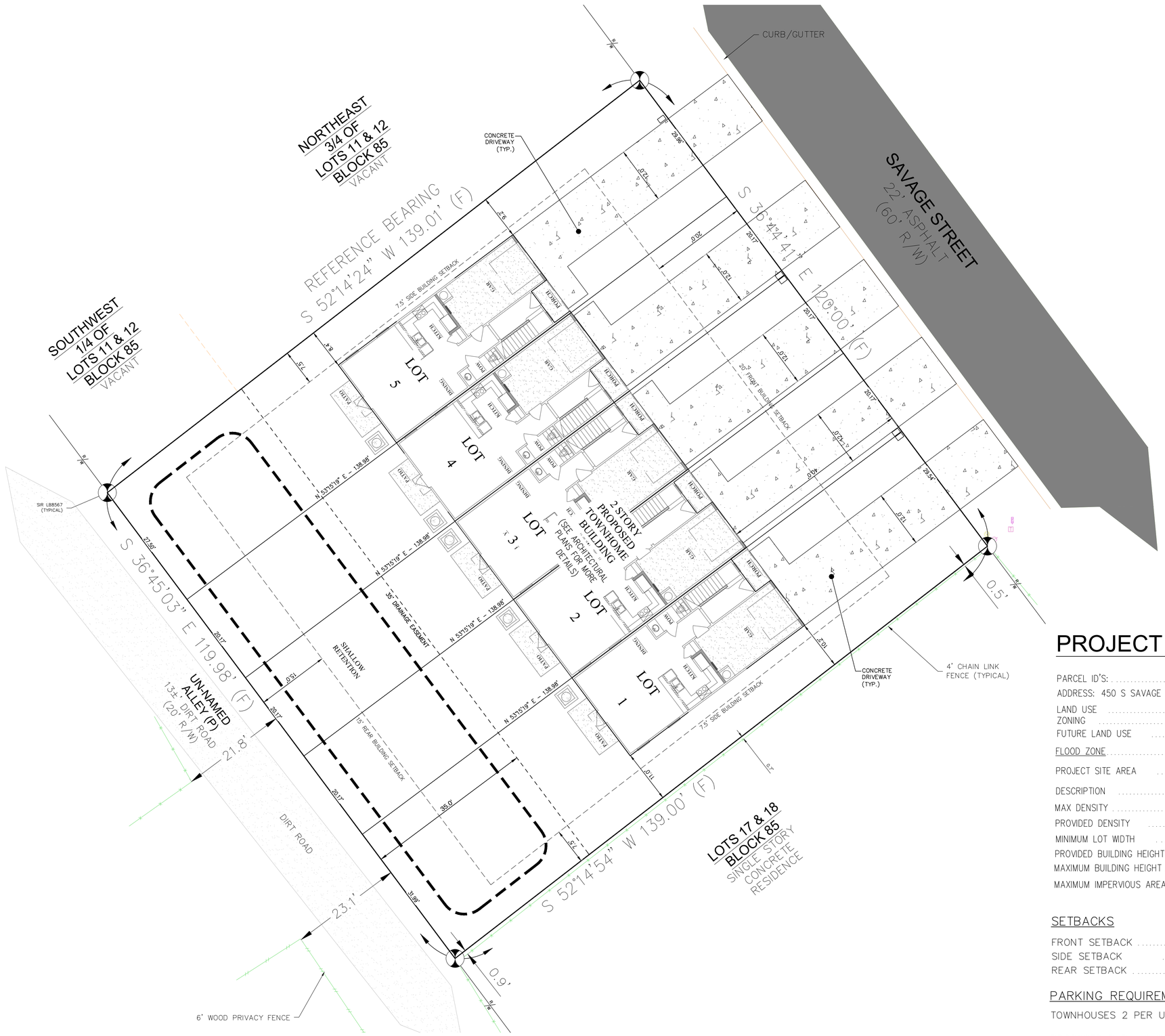
NOT READY FOR CONSTRUCTION



PROJECT STATISTICS:

PARCEL ID'S: 17-3N-23-2490-0085-0110
ADDRESS: 450 S SAVAGE STREET

LAND USE ..... SINGLE FAMILY RESIDENCE
ZONING ..... MU (MIXED USE)
FUTURE LAND USE ..... MU (MIXED USE)

FLOOD ZONE X

PROJECT SITE AREA ..... 16,676 SQ.FT./0.38± AC

DESCRIPTION ..... 5 MULTI-FAMILY UNITS (TOWNHOMES)
MAX DENSITY ..... 20 UNITS/ACRE
PROVIDED DENSITY ..... 13.16 UNITS/ACRE
MINIMUM LOT WIDTH ..... 50.0'
PROVIDED BUILDING HEIGHT ..... 2 STORY
MAXIMUM BUILDING HEIGHT ..... 70'
MAXIMUM IMPERVIOUS AREA 80%

SETBACKS	REQUIRED
FRONT SETBACK	20'
SIDE SETBACK	7.5'
REAR SETBACK	15'

PARKING REQUIREMENTS:	REQUIRED
TOWNHOUSES 2 PER UNIT	10 SPACES
PROPOSED PARKING SPACES (INCLUDING ONE- CAR GARAGE)	15 SPACES

JENKINS ENGINEERING, INC.
73 EGLIN PARKWAY NE, SUITE 203
FORT WALTON BEACH, FLORIDA 32548
PHONE 850.837.2448
FAX 850.837.2450
JEICIVIL.COM

MATTHEW H. ZINKE LICENSE No 57642 STATE OF FLORIDA PROFESSIONAL ENGINEER

MATTHEW H. ZINKE, P.E.
FL. REGISTRATION NO. 57642

REV	DATE	DESCRIPTION	BY
...	...	...	...

JULI KOSTELNY

KOSTELNY 450 SAVAGE THS
CITY OF CRESTVIEW, FLORIDA

CONCEPT PLAN
NOT VALID UNLESS BEARING ENGINEERS ORIGINAL SIGNATURE

JOB: 25-30
DATE: 09-17-2025
DESIGNED: MZ/MS
DRAWN: MS

BAR IS ONE INCH ON ORIGINAL
0 1"
IF NOT ONE INCH ON THIS SHEET ADJUST SCALES ACCORDINGLY

DRAWING NUMBER 01 OF 01

SHEET NUMBER C01

COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED & SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPY.

File: D:\JEI\25-30 Kostelny 450 Savage THs - Documents\Drawings\25-30 Kostelny 450 Savage THs.dwg - Last Saved: 9/17/2025 9:43 AM by Marek Scotka

THIS DRAWING IS THE PROPERTY OF JENKINS ENGINEERING, INC. AND IS NOT TO BE REPRODUCED WITHOUT EXPRESSED WRITTEN CONSENT