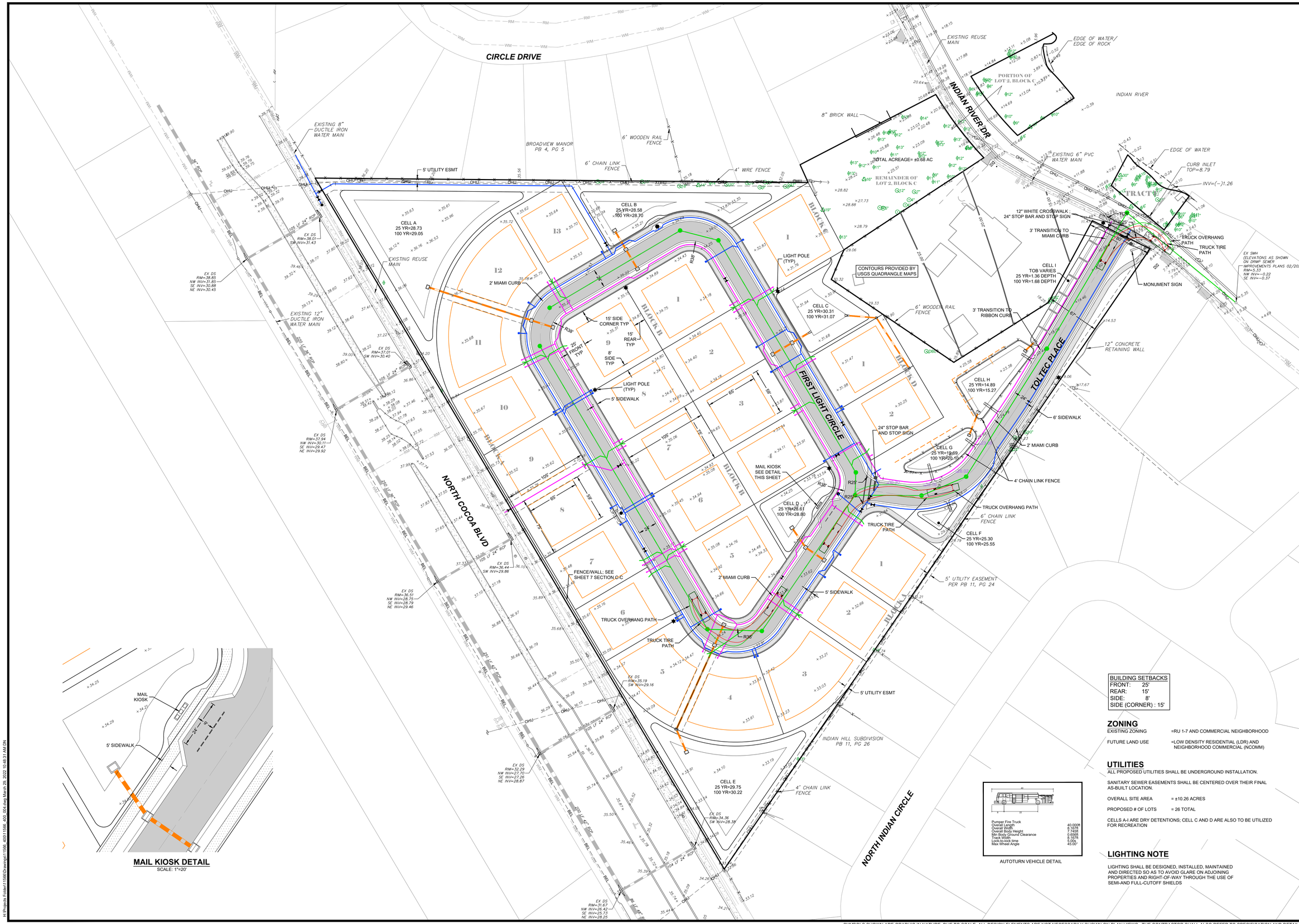

MAIL KIOSK DETAIL

SCALE: 1"=20'

AUTOTURN VEHICLE DETAIL

BUILDING SETBACKS	
FRONT:	25'
REAR:	15'
SIDE:	8'
SIDE (CORNER) :	15'

ZONING

EXISTING ZONING =RU 1-7 AND COMMERCIAL NEIGHBORHOOD

FUTURE LAND USE =LOW DENSITY RESIDENTIAL (LDR) AND NEIGHBORHOOD COMMERCIAL (NCOMM)

UTILITIES

ALL PROPOSED UTILITIES SHALL BE UNDERGROUND INSTALLATION.

SANITARY SEWER EASEMENTS SHALL BE CENTERED OVER THEIR FINAL AS-BUILT LOCATION.

OVERALL SITE AREA = ±10.26 ACRES

PROPOSED # OF LOTS = 26 TOTAL

CELLS A-J ARE DRY DETENTIONS; CELL C AND D ARE ALSO TO BE UTILIZED FOR RECREATION

LIGHTING NOTE

LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHT-OF-WAY THROUGH THE USE OF SEMI-AND FULL-CUTOFF SHIELDS

B.S.E. CONSULTANTS, INC.
CONSULTING - ENGINEERING - LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4
MELBOURNE, FLORIDA 32901
PHONE: (321) 725-3674 FAX: (321) 723-1159

CERTIFICATE OF PROFESSIONAL ENGINEERS BUSINESS AUTHORIZATION: 4905
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GLAUBITZ, P.E. & P.L.S.
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41951

LEGEND

- CHERRY LAUREL TREE
- PALM TREE
- OAK TREE
- UNKNOWN TREE
- LEMON TREE

50 0 25 50

(IN FEET)

VERTICAL DATUM: NAVD88

7	
6	
5	
4	
3	
2	CITY COMMENTS 02/23/22
1	CLIENT CHANGE 02/08/22
0	CITY COMMENTS 02/2022
DATE:	03/24/21
DESIGN/DRAWN:	SMG/AH

PROJECT TITLE

RIVER WALK

SHEET TITLE

OVERALL SITE PLAN

PROJECT NO. 11566

DRAWING NO. 11566_400_004

SHEET 4 of 19

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.

H:\Projects Folder\11566\Drawings\11566_400\11566_400_004.dwg March 29, 2022 10:48:31 AM DN