

Rick Gonzalez, AIA President
300 Camille Street, 3rd Floor
JULIANA BEALE, P.E.
FLORIDA LICENSE NUMBER
02203

Kimley-Horn
CONSULTING ENGINEERS, INC.
10000 N.W. 11th Avenue, Suite 200
Miami, FL 33150
TEL: 305.575.1100
WWW.KIMLEY-HORN.COM

DELBAY BEACH HOUSING
LICENSED PROFESSIONAL
JULIANA BEALE, P.E.
FLORIDA LICENSE NUMBER
02203

VILLAGE SQUARE HOMES PHASE III
DELBAY BEACH FL

PROGRESS

NO. DATE DESCRIPTION

DATE	JAN. 2019
REVISION	JLB
DRAWN	JPL
CHECKED	JLB
REVISION	18008

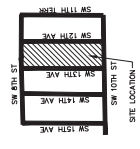
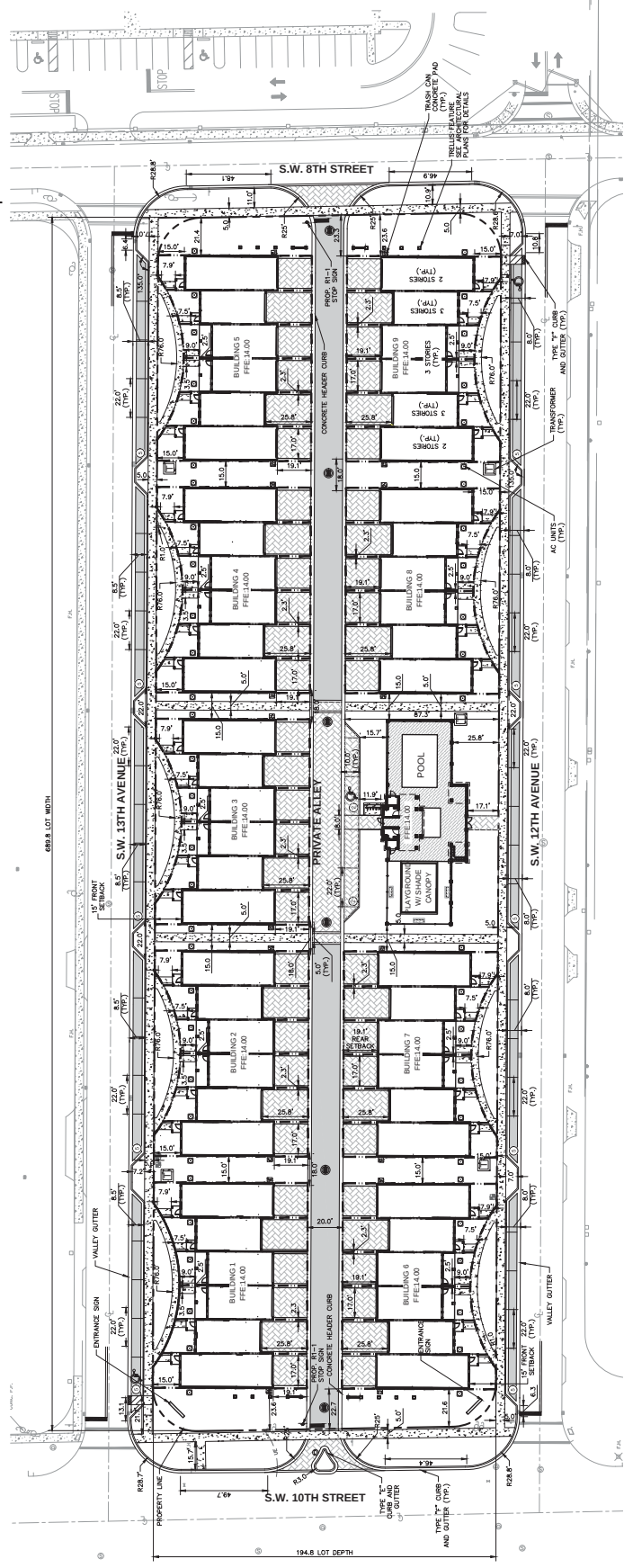
DATE: 01/08/2019
DRAWN: JPL
CHECKED: JLB
REVISION: 18008
PROJECT: VILLAGE SQUARE HOMES PHASE III
SHEET: 18008
SCALE: AS SHOWN
SHEET TITLE: SITE PLAN

SITE PLAN

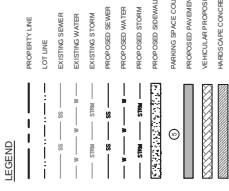
C4.00

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW
DIAL 811
Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PLANS ARE IN NAD 1983 DATUM
CONVERSION EQUATION IS BELOW:
(NAD 1983) + 1.5026' = (NGVD 1929)



- SITE PLAN NOTES
1. ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT FOR TYPE "V" CURB AND GUTTER. TYPE "V" CURB OR TYPE "D" CURB OR EDGE OF PAVEMENT FOR NO CURB UNLESS OTHERWISE NOTED.
 2. TYPE "V" CURB AND GUTTER AND TYPE "D" CURB SHALL BE CONSTRUCTED PER FOOTING DETAIL 300. ALL TYPE "V" CURB SHALL HAVE A 3' STRAIGHT TRANSITION AT THE END OF THE CURB.
 3. REFER TO LANDSCAPE PLANS FOR PLANTING AND DETAILS.
 4. ALL PAVEMENT MARKINGS ARE PAINT, UNLESS OTHERWISE NOTED.
 5. DISTANCE BETWEEN STOP BAR AND CROSSWALK SHALL BE A MINIMUM OF 4 FEET.
 6. PARKING LAYOUT AND DOUBLE STOPPING SHALL FOLLOW CITY OF DELBAY BEACH STANDARD DETAIL 4.2C.



LAND USE		EXISTING		PROPOSED	
BUILDING	0	0.00	0.00%	48,091	1.12
PAVEMENT	134,061	0.00	0.00%	35,098	0.81
VEGETATION	134,061	0.00	0.00%	100	0.00
TOTAL	134,061	3.07	100.00%	134,061	3.07
LOT SIZE	8,000 SF MIN	134,061		134,061	
LOT DEPTH	100' MIN	134,061		134,061	
LOT COVERAGE	40% MAX	134,061		134,061	
USABLE OPEN SPACE	25% MIN	134,061		134,061	
STREETS		EXISTING		PROPOSED	
FRONT	0	0		134	
REAR	0	0		134	
STREET SIDE	0	0		134	
BUILDING HEIGHT	35'	25'		21.4'	
STREET HEIGHT	35'	25'		21.4'	
STREET WIDTH	35'	25'		21.4'	
STREET DEPTH	35'	25'		21.4'	

Notes: The street width parameter (width) for street (width) shall be based on the street width shown on the project site plan. The street width parameter (width) for street (width) shall be based on the street width shown on the project site plan.

USE		REQUIRED PARKING	
APARTMENT	2 SPACES PER UNIT	54 UNITS	108
GUEST	1 SPACE PER UNIT	54 UNITS	54
TOTAL REQUIRED		108	
ON-SITE PARKING		108	
OFF-SITE PARKING		0	
ACCESSIBLE PARKING		0	
TOTAL PROVIDED		108	
UNIT INFORMATION		HEIGHT (STORIES)	
2 BEDROOM	12	1469	2
3 BEDROOM	36	1667	3
4 BEDROOM	6	1866	2