

SITE DATA

PARCEL ID = 25-30-000000-033020  
TOTAL PARCEL AREA= 40.88 Ac  
EXISTING USE = PASTURE  
PROPOSED USE = MULTI-FAMILY PROJECT (APARTMENTS)  
ALLOWABLE DENSITY= 12 DU/AC x 40.88ac=490.56 UNITS  
MAX UNITS PROPOSED = 490 (10 UNITS/BUILDING)  
49 BUILDINGS = 9,600 SF (2 STORIES 19,200 SF) PER BUILDING

PARKING REQUIRED = 1.5 SPACES PER UNIT = 735 SPACES (29 HC)  
PARKING PROVIDED = 820 SPACES (30 HC)  
CLUB HOUSE = 12,100 SF  
DRAINAGE POND = 4.99 AC  
TOT LOT = 900 SF  
MAIL CENTER = 300 SF  
OFFICE = 3,200 SF

LEGEND

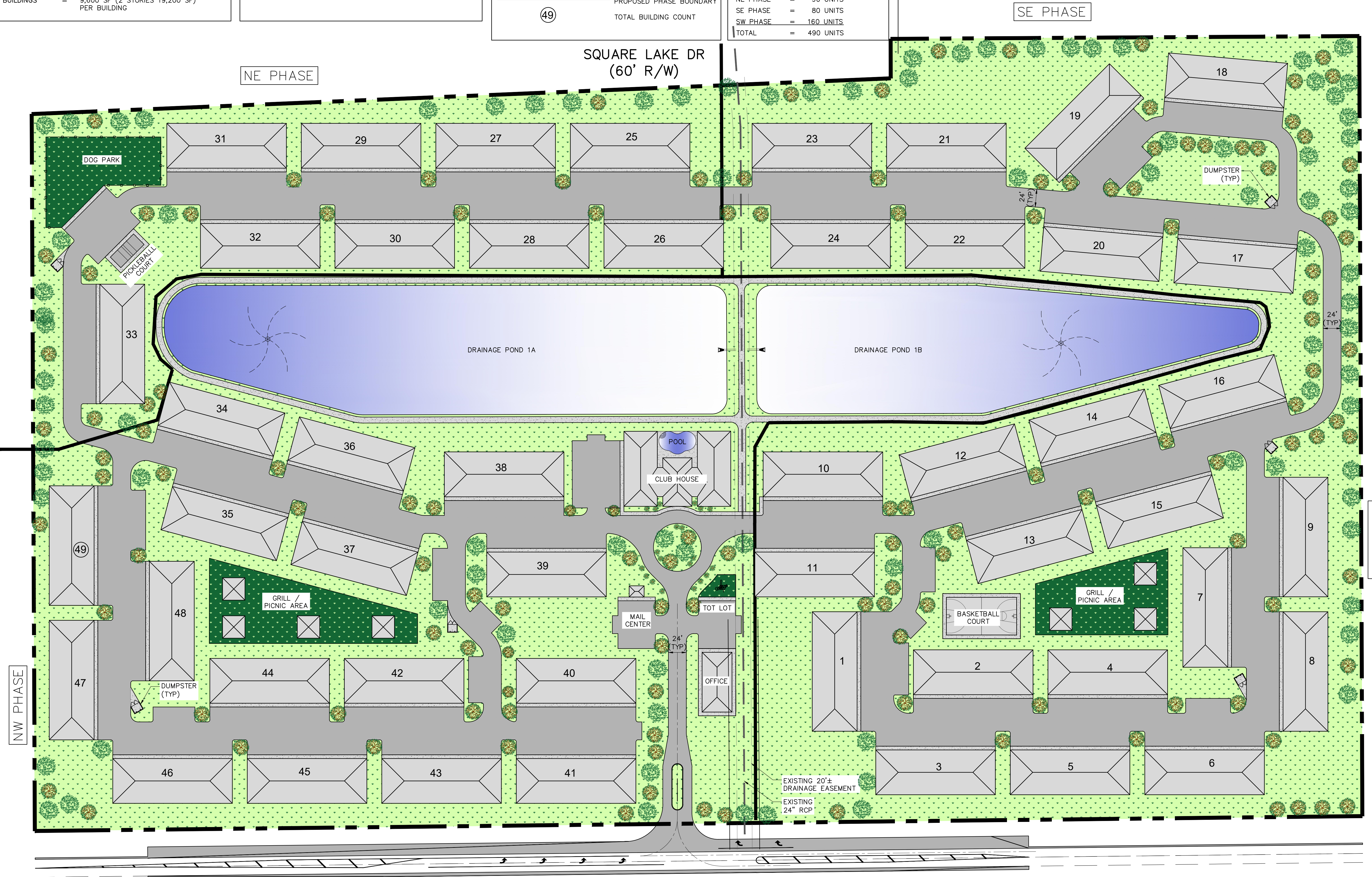
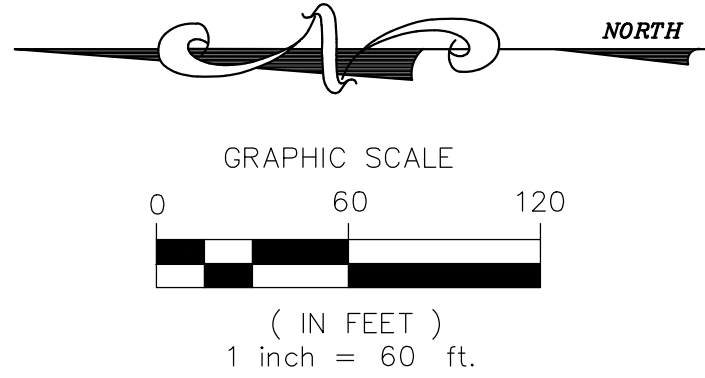
PROPOSED PAVEMENT  
PROPOSED BUILDING  
PROPOSED CONCRETE  
PROPOSED SOD  
PROPERTY BOUNDARY  
PROPOSED PHASE BOUNDARY  
(49) TOTAL BUILDING COUNT

SETBACKS

	REQUIRED	PROPOSED
WEST	=30'	=30'
EAST	=20'	=20'
NORTH	=7.5'	=21'
SOUTH	=7.5'	=44'

(BUFFER TYPE C = 30' MAX, 15'-20' MIN)

NW PHASE	= 160 UNITS
NE PHASE	= 90 UNITS
SE PHASE	= 80 UNITS
SW PHASE	= 160 UNITS
TOTAL	= 490 UNITS



PROJECT NAME: <b>BAYPORT TOWNHOUSES</b>		SHEET TITLE: <b>CONCEPTUAL LAYOUT</b>		SHEET NUMBER <b>1 of 1</b>	
PREPARED FOR: <b>THE PARMAN GROUP, LLC</b> 4349 STATE ROAD 60 WEST MULBERRY, FL 33860		JOB NO. 21-153		DATE NOVEMBER, 2021	
DRAWN BY: VR		DATE NOVEMBER, 2021		DRAWN BY: VR	
FLORIDA REGISTRATION NUMBERS: PE 44116 / PSM 5736		LICENSED PROFESSIONAL: ALAN L. RAYL, PE, PSM		RAYL ENGINEERING & SURVEYING, LLC OFFICE: (850) 337-7901 BARTON, FL 33530 WWW.RAYLENGINEERING.COM FL REG# 28830 © 2021 FL REG# 7770	
NO.		DATE:		REVISION	