

ARCHITECT OF RECORD: ROM MORRIS DESIGNS, LLC  
365 N. SPAULDING COVE  
LAKE MARY, FL 32746

ENGINEER OF RECORD: KINAN HUSAINY, P.E.-KIMLEY-HORN & ASSOCIATES  
7341 OFFICE PARK PLACE, SUITE 102  
MELBOURNE, FL 32940  
1-321-222-6925

SURVEYOR: ACCURIGHT SURVEYS OF ORLANDO, INC., LB 4475  
2012 E. ROBINSON STREET, ORLANDO, FLORIDA 32803  
WWW.ACCURIGHTSURVEYS.NET  
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(407) 847-2179

DEVELOPER: INB HOMES  
3670 MAGUIRE BLVD., SUITE 210  
ORLANDO, FL 32803  
804-240-9548

GENERAL DESCRIPTION

PROPOSED TOWNHOME SUBDIVISION DEVELOPMENT ON (1) PARCEL TOTALING 20.02 AC.

- TRACT I-6 - PARCEL ID: 29-37-19-RX-16 (20.02 AC)

MAINTENANCE ENTITY FOR INTERNAL ROADS AND OPEN SPACE TRACTS WILL BE BRAMBLEWOOD TOWNHOMES ASSOCIATION, INC.

COMMON OPEN SPACE CALCULATION:

OPEN SPACE TRACTS	ACRES
OST 1	1.64
OST 2	0.14
OST 3	2.52
OST 4	0.51
SMT #2 (WATER SURFACE)	1.10
RECREATIONAL TRACT PERVIOUS	0.11
TOTAL	6.02

COMMON OPEN SPACE (25% OF TOTAL SITE) REQUIRED = 5.00 ACRES  
SMT WATER UTILIZATION (NO MORE THAN 80% OF OPEN SPACE REQUIREMENT) = 3.00 ACRES  
COMMON OPEN SPACE PROPOSED = 6.02 ACRES

USE AREA LEGEND

TOWNHOME STRUCTURE	STORM WATER MANAGEMENT TRACT (SMT)
TOWNHOME LOT	EXISTING ROADWAY
OPEN SPACE	PROPOSED SIDEWALKS
RECREATIONAL TRACT	
EXISTING SIDEWALKS	
PRESERVE TRACT	

CURVE DATA  
 $\Delta=55^{\circ}54'41''$   
 $R=525.00'$   
 $L=512.31'(P)$

CURVE DATA  
 $\Delta=55^{\circ}54'41''$   
 $R=625.00'$   
 $L=609.90'(P)$

BAYSIDE LAKES BOULEVARD SE  
(100' PUBLIC R/W)



PROPOSED PUD:

MIN. LOT DIMENSIONS:  
AREA: 2,000 SF  
WIDTH: 20'  
DEPTH: 100'  
MIN. DISTANCE BETWEEN STRUCTURE: 20'

MAX. BUILDING COVERAGE:

5-UNIT:	50.00%
6-UNIT:	51.43%
8-UNIT:	53.33%

BUILDING SETBACKS:

FRONT:	25'
SIDE (INTERIOR):	0'
SIDE (CORNER):	25'
SIDE (END-UNIT):	10'
REAR:	15'

SITE DATA:

LOCATION:

BRAMBLEWOOD TOWNHOMES,  
CITY OF PALM BAY  
TRACT 1-6, BAYSIDE LAKES  
COMMERCIAL CENTER, PHASE 2  
(PB 45, PG 82)

EXISTING ZONING:

PUD

PROPOSED ZONING:

PUD

FUTURE LAND USE:

MULTI-FAMILY RESIDENTIAL

TOTAL AREA: 20.02 AC 100.00%

TOTAL PERVIOUS:	9.93 AC	49.60%
R.O.W. PERVIOUS:	0.65 AC	3.25%
LOT PERVIOUS:	2.26 AC	11.28%
SMT PERVIOUS:	1.75 AC	8.74%
OPEN SPACE TRACT:	4.81 AC	24.03%
REC TRACT PERVIOUS:	0.11 AC	0.55%
PRESERVE TRACT PERVIOUS:	0.35 AC	1.75%

TOTAL IMPERVIOUS:	10.09 AC	50.40%
R.O.W. IMPERVIOUS:	2.55 AC	12.73%
LOT IMPERVIOUS:	4.78 AC	23.88%
SMT WATER SURFACE:	2.26 AC	11.29%
REC. TRACT IMPERVIOUS:	0.25 AC	1.25%
PAVEMENT OUTSIDE OF R.O.W.	0.06 AC	0.30%
PRESERVE TRACT WETLAND	0.19 AC	0.95%

OWNER: BAYSIDE LAKES COMMERCIAL CENTER  
PROPERTY OWNERS ASSOCIATION INC

ZONED: PUD

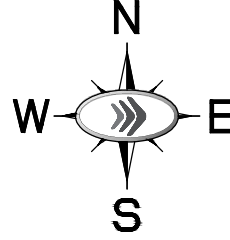
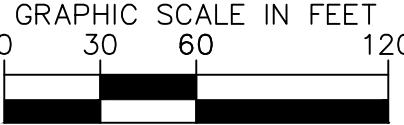
LAND USE: VACANT COMMERCIAL COMMON AREA  
FUTURE LAND USE: CONSERVATION

EXISTING 20' EASEMENT  
(PB 45, PG 82)

OWNER: BAYSIDE LAKES COMMERCIAL CENTER  
PROPERTY OWNERS ASSOCIATION INC

ZONED: GU

LAND USE: VACANT COMMERCIAL COMMON AREA  
FUTURE LAND USE: LOW DENSITY RESIDENTIAL



126 TOWN HOMES

DENSITY 6.30 UNITS/AC

