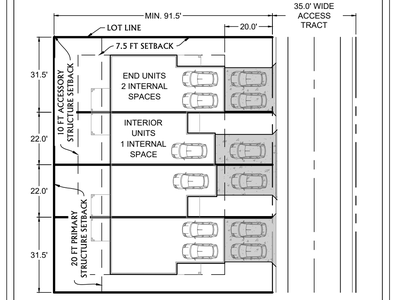
MINIMUM LOT AREA, FRONTAGE & SETBACK

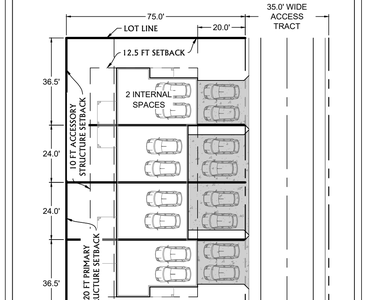
MIN. LOT AREA = 2,882 (END UNIT)
= 2,013 (INTERIOR UNIT)
MIN. LOT SIZE = 22' x 91.5'
SETBACKS: FRONT = 20' FROM ACCESS TRACT
SIDE = 7.5'
REAR = 10'/20'



TYPICAL TOWNHOME LAYOUT (2-STORY)
SCALE: 1"=30'

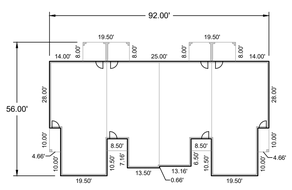
MINIMUM LOT AREA, FRONTAGE & SETBACK

MIN. LOT AREA = 2,362 (END UNIT)
= 1,800 (INTERIOR UNIT)
MIN. LOT SIZE = 24' x 75'
SETBACKS: FRONT = 20' FROM ACCESS TRACT
SIDE = 12.5'
REAR = 10'/20'

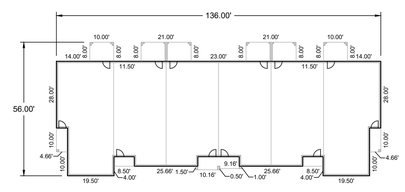


TYPICAL TOWNHOME LAYOUT (3-STORY)
SCALE: 1"=30'

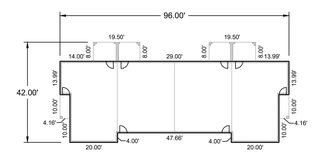
NOTES:
1. ALL BUILDINGS SHALL ADHERE TO THE DRIVEWAY ORIENTATION AND LOCATION DEPICTED.
2. SEE LANDSCAPE PLANS FOR FENCE MATERIAL AND EXACT LOCATION.



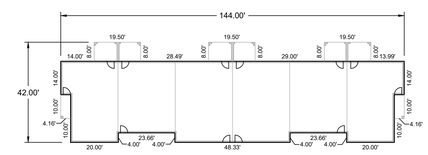
BUILDING DIMENSIONS (2-STORY, 4-UNIT)
SCALE: 1"=30'



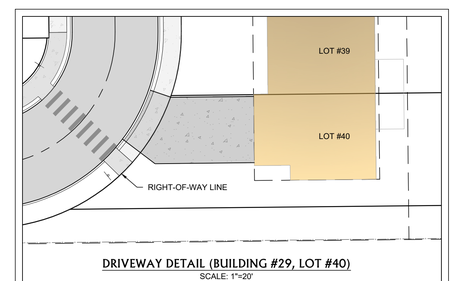
BUILDING DIMENSIONS (2-STORY, 6-UNIT)
SCALE: 1"=30'



BUILDING DIMENSIONS (3-STORY, 4-UNIT)
SCALE: 1"=30'



BUILDING DIMENSIONS (3-STORY, 6-UNIT)
SCALE: 1"=30'



DRIVEWAY DETAIL (BUILDING #29, LOT #40)
SCALE: 1"=20'

MUNICIPAL APPROVAL STAMP

8		
7		
6		
5		
4		
3	CITY OF COCOA COMMENTS	03/12/2025
2	SJRWMD COMMENTS	03/04/2025
1	BREVARD COUNTY COMMENTS	03/12/2025
△	**REVISIONS**	**DATE**

JOB NO.	24-1064
DESIGNED	DWB
DRAWN	DWB
DATE	08/02/2024
CHECKED	DWB
DATE ISSUED	5/20/2025

MBV ENGINEERING, INC.
MOIA BOWLES VILLANIZAR & ASSOCIATES
CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
1250 W. EAU GALLIE BLVD. SUITE H CA#3728
MELBOURNE, FLORIDA 32935
P: 321-253-1510 F: 321-253-0911
AVAILABILITY: MBV-ENG.COM
VERO: 772-569-0035 FT PIERCE: 772-466-9055 PALM CITY: 772-426-9959

LOT AND BUILDING DETAILS

SYKES LANDING AT WINAR CREEK

BREVARD COUNTY FLORIDA

DAVID W. BASSFORD LICENSE No. 83267 STATE OF FLORIDA PROFESSIONAL ENGINEER

DAVID W. BASSFORD FL. P.E. #83267 DATE 5/20/2025

C-205

SHEET
24-1064

PERMITTING SET

W:\24-1064 MERRITT ISLAND TOWNHOMES\CADD\cad\24-1064 SITE DATA.dwg 5/20/2025 3:31 PM DWVER