



**SITE INFORMATION**

**GENERAL STATEMENT**  
 THE SUBDIVISION IS A RESIDENTIAL DEVELOPMENT AND THE PROJECT WILL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF WEST MELBOURNE SUBDIVISION ACT AND THE CITY OF WEST MELBOURNE ZONING ORDINANCE. THE PROJECT WILL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF WEST MELBOURNE SUBDIVISION ACT AND THE CITY OF WEST MELBOURNE ZONING ORDINANCE. THE PROJECT WILL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF WEST MELBOURNE SUBDIVISION ACT AND THE CITY OF WEST MELBOURNE ZONING ORDINANCE.

**APPLICANT/OWNER**  
 COLT DIVER, INC.  
 516 DELANOV AVENUE  
 COCOA, FL 32922  
 PHONE: (321) 331-8800

**SUBVENOR**  
 INDAVA ROBERT SERVICE, INC.  
 1435 29TH STREET  
 VERO BEACH, FLORIDA 32900  
 PHONE: (772) 566-7390

**ENGINEER**  
 MBV ENGINEERING, INC.  
 1256 WEAU GALLE BLVD UNIT 1  
 MELBOURNE, FL 32935  
 PHONE: (321) 253-1510

**TAX PARCEL I.D. NUMBERS**  
 26361300750  
 26361300750

**TAX ACCOUNT NO.**  
 26361300750

**GENERAL SITE NOTES:**  
 1. THE SUBDIVISION IS A RESIDENTIAL DEVELOPMENT AND THE PROJECT WILL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF WEST MELBOURNE SUBDIVISION ACT AND THE CITY OF WEST MELBOURNE ZONING ORDINANCE.  
 2. ALL DISTURBED AREAS IN THE PROJECT SHALL BE RESTORED TO ORIGINAL CONDITION.  
 3. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND OPERATED IN ACCORDANCE WITH THE CITY OF WEST MELBOURNE SUBDIVISION ACT AND THE CITY OF WEST MELBOURNE ZONING ORDINANCE.  
 4. THE PROJECT SHALL BE CONDUCTED IN ACCORDANCE WITH THE CITY OF WEST MELBOURNE SUBDIVISION ACT AND THE CITY OF WEST MELBOURNE ZONING ORDINANCE.  
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**PROJECT INFORMATION**  
 PROJECT SITE AREA: 98,390 SF  
 VERTICAL AREA: 48,310 SF  
 NON-VEHICULAR AREAS: 23,300 SF  
 BUILDINGS: 2,300 SF  
 TOTAL IMPERVIOUS AREA: 52,950 SF  
 NON-IMPERVIOUS AREA: 45,440 SF  
 NOTE: ASSUMES 27' WIDE DRIVEWAY AND BY 7'0" BUILDING PAD FOR EACH LOT INCLUDING HOODY DENSITY: 2.48 UNITS PER ACRE (15 UNITS)

**BUILDING INFORMATION**  
 MAXIMUM HEIGHT: 35 FT  
 MINIMUM LOT AREA: 7,280 SF  
 MINIMUM LOT DEPTH: 100 FT  
 MAXIMUM BUILDING COVERAGE: 40%  
 MAXIMUM SETBACKS:  
 FRONT: 25 FT  
 REAR: 25 FT  
 SIDE: 25 FT

**LEGAL DESCRIPTION**  
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**UTILITIES**  
 SANITARY SEWER SOURCE: CITY OF WEST MELBOURNE SANITARY SEWER SYSTEM  
 POTABLE WATER SOURCE: CITY OF WEST MELBOURNE POTABLE WATER SYSTEM

Lot #	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	134818.5396	761850.8235	PI
2	1348067.4330	761543.8817	PI
3	1348095.7595	761252.4280	PC
4	1348183.8115	761228.6302	PT
5	1348155.784	761228.2967	PI
6	1348945.0026	761228.4285	PC
7	1348884.5753	761271.8793	PT
8	1348907.8892	761809.2931	PC
9	1348957.8145	761858.0403	PT
10	1348382.8848	761868.6274	PC
11	1348472.0104	761813.1888	PT



**DAVID M. BISS, P.E.**  
 PROFESSIONAL ENGINEER  
 CITY OF WEST MELBOURNE, FLORIDA

**C-201**  
 SHEET  
 20-1037  
 PERMITTING SET

**GREEN LEAF SUBDIVISION**  
 CITY OF WEST MELBOURNE, FLORIDA

**MASTER SITE PLAN**  
 CITY OF WEST MELBOURNE, FLORIDA

**MBV ENGINEERING, INC.**  
 CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL  
 1256 WEAU GALLE BLVD SUITE #1  
 MELBOURNE, FLORIDA 32935  
 P 321-253-1510 F 321-253-0911  
 M 321-253-1510

NO.	REVISIONS	DATE
9	COUNTY COMMENTS	04/20/2022
8	COWM COMMENTS	02/10/2022
7	COWM COMMENTS	01/10/2022
6	COWM COMMENTS	11/10/2021
5	CITY OF WEST MELBOURNE	10/18/2021
4	BREVARD COUNTY COMMENTS	10/18/2021
3	MTWCD COMMENTS	08/11/2021
2	SURVCOM COMMENTS	08/05/2021
1	COMMENTS	

JOB NO	20-1037
DESIGNED	DWB
DRAWN	DWB
DATE	05/24/2021
CHECKED	DWB
DATE ISSUED	4/21/2022