

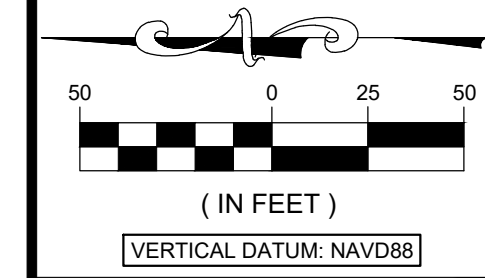
**B.S.E. CONSULTANTS, INC.**  
CONSULTING - ENGINEERING -  
LAND SURVEYING

312 SOUTH HARBOR CITY BOULEVARD, SUITE 4  
MELBOURNE, FLORIDA 32901  
PHONE: (321) 726-2674 FAX: (321) 723-1159  
CERTIFICATE OF PROFESSIONAL ENGINEERS  
BUSINESS AUTHORIZATION: #105  
CERTIFICATE OF LAND SURVEYING  
BUSINESS AUTHORIZATION: LB0004905

SCOTT M. GAUBITZ, P.E. & P.L.S.  
STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.  
STATE OF FLORIDA, No. 41951

**PARKING COUNTERS**  
# STANDARD  
# GARAGE



△	DOWNSPOUT CONNECTIONS	04/21/22
△	CITY COMMENTS	03/04/22
△	FIRE MM	01/20/22
△	SJRWMD REVISION	01/26/22
△	CITY COMMENTS	12/20/21
△	DATE:	08/18/21
△	DESIGN/DRAWN:	ALS/DRB

**PROJECT TITLE**

**ASCEND  
ROCKLEDGE**

**SHEET TITLE**

**SITE PLAN**

**PROJECT NO.**

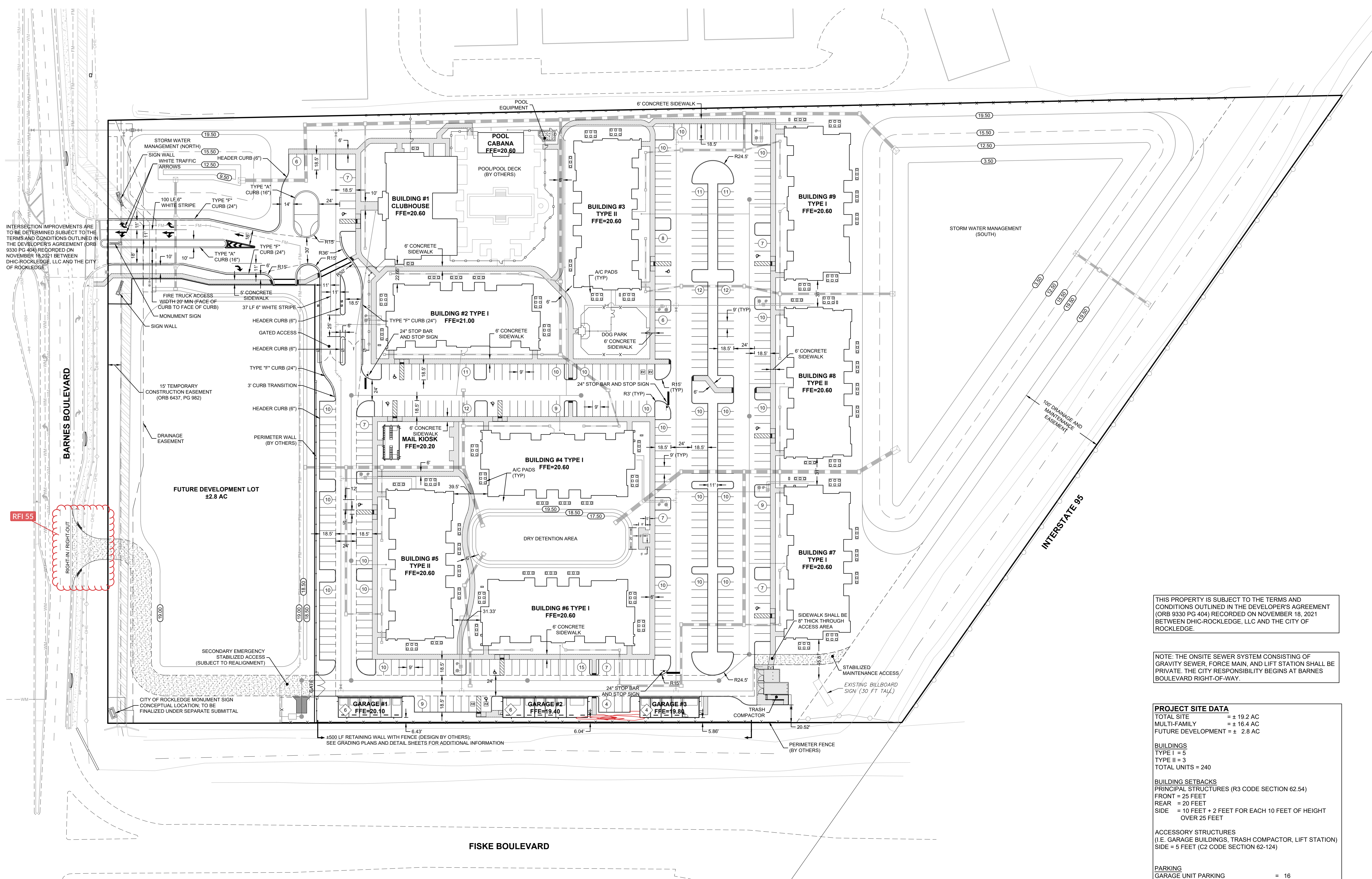
11594

**DRAWING NO.**

11594\_400\_005

**SHEET**

5 of 26



INTERSECTION IMPROVEMENTS ARE TO BE DETERMINED SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE DEVELOPER'S AGREEMENT (ORB 9330 PG 404) RECORDED ON NOVEMBER 18, 2021 BETWEEN DHIC-ROCKLEDGE, LLC AND THE CITY OF ROCKLEDGE.

THIS PROPERTY IS SUBJECT TO THE TERMS AND CONDITIONS OUTLINED IN THE DEVELOPER'S AGREEMENT (ORB 9330 PG 404) RECORDED ON NOVEMBER 18, 2021 BETWEEN DHIC-ROCKLEDGE, LLC AND THE CITY OF ROCKLEDGE.

NOTE: THE ONSITE SEWER SYSTEM CONSISTING OF GRAVITY SEWER, FORCE MAIN, AND LIFT STATION SHALL BE PRIVATE. THE CITY RESPONSIBILITY BEGINS AT BARNES BOULEVARD RIGHT-OF-WAY.

**PROJECT SITE DATA**  
TOTAL SITE = ± 19.2 AC  
MULTI-FAMILY = ± 16.4 AC  
FUTURE DEVELOPMENT = ± 2.8 AC

**BUILDINGS**  
TYPE I = 5  
TYPE II = 3  
TOTAL UNITS = 240

**BUILDING SETBACKS**  
PRINCIPAL STRUCTURES (R3 CODE SECTION 62.54)  
FRONT = 25 FEET  
REAR = 20 FEET  
SIDE = 10 FEET + 2 FEET FOR EACH 10 FEET OF HEIGHT OVER 25 FEET

**ACCESSORY STRUCTURES**  
(I.E. GARAGE BUILDINGS, TRASH COMPACTOR, LIFT STATION)  
SIDE = 5 FEET (C2 CODE SECTION 62-124)

**PARKING**  
GARAGE UNIT PARKING = 16  
STANDARD PARKING SPACE (9'x18.5') = 386  
HANDICAP PARKING SPACE (12'x18.5') = 11  
TOTAL PARKING PROVIDED = 413  
(1.72 SPACES PER UNIT)

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