



**SITE DATA TABLE**

TOTAL SITE	40.00 ACRES
TOTAL WETLANDS	6.25 ACRES
WETLAND IMPACTS	1.99 ACRES
WETLANDS PRESERVED	4.35 ACRES
UPLAND BUFFER REQUIRED (25' AVERAGE WIDTH, 15' MINIMUM WIDTH)	0.63 ACRES
UPLAND BUFFER PROVIDED	0.70 ACRES
POND AREA	5.09 ACRES
PUBLIC PARK	1.19 ACRES
PRIVATE PARK	1.53 ACRES
MISC. LANDSCAPED AREAS	3.99 ACRES
TOTAL OPEN SPACE	16.84 ACRES
COMMERCIAL TRACT	1.75 ACRES
PERVIOUS / IMPERVIOUS AREAS	
TOWNHOME & POOL CABANA AREA	6.86 ACRES
ROAD AREA	3.82 ACRES
DRIVEWAY AREA	2.91 ACRES
SIDEWALK - MAILBOX AREA	0.73 ACRES
POOL AREA	0.18 ACRES
TOTAL IMPERVIOUS AREA	10.93 ACRES
TOTAL IMPERVIOUS %	27.34%
TOTAL PERVIOUS AREA	29.06 ACRES
TOTAL PERVIOUS %	72.66%

**PARCEL TABLE**

ZONING CLASSIFICATION	MPD
TOTAL SITE	40.00 ACRES
POND AREA	5.09 ACRES
PUBLIC PARK LOT AREA	1.19 ACRES
PRIVATE PARK LOT AREA	1.53 ACRES
MISC. LANDSCAPED AREAS	3.99 ACRES
COMMERCIAL TRACT LOT AREA	1.75 ACRES
TOWNHOME LOT AREAS	13.64 ACRES
ROAD ROW AREAS	6.92 ACRES
WETLANDS AND EASEMENTS	6.03 ACRES
PARCEL NUMBER(S)	
19-12-31-1095-00000-0010	
19-12-31-1095-00000-0020	
19-12-31-1095-00000-0030	
19-12-31-1095-00000-0040	
275 LOTS	
MINIMUM LOT SIZE	19' X 90'
MAXIMUM HEIGHT	50'
MINIMUM FRONT SETBACK	25'
MINIMUM REAR SETBACK	15'
MINIMUM SIDE YARD SETBACK	0' INTERIOR/10' EXTERIOR
MINIMUM SIDE STREET SETBACK	20'

**HATCH LEGEND**

PRESERVED WETLANDS	- . - . - . - . - . - . - . - . - . - . - .
WETLAND IMPACTS	- . - . - . - . - . - . - . - . - . - . - .
UPLAND BUFFER	- . - . - . - . - . - . - . - . - . - . - .
ASPHALT PAVEMENT	- . - . - . - . - . - . - . - . - . - . - .
CONCRETE PAVEMENT / SIDEWALK	- . - . - . - . - . - . - . - . - . - . - .
MISC. LANDSCAPED AREAS	- . - . - . - . - . - . - . - . - . - . - .

**GENERAL NOTES**  
 1. GATED COMMUNITY SHALL REQUIRE INSTALLATION OF KNOX KEY OVERRIDE SWITCH(S) FOR EMERGENCY VEHICLE ACCESS.

**REVISIONS**

NO.	DATE	DESCRIPTION

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**REGISTERED ENGINEER**  
CAB #2553, FL #2814

**MATTHEWS BECM**  
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**MDP MASTER PLAN**  
**BELLE TERRE ESTATES**  
 CITY OF PALM COAST  
 PREPARED FOR  
 BELLE TERRE HOLDINGS, L.L.C.

SHEET NO. **4** OF 12

6/20/24 11:58:11 AM - PROJECT: MATTHEWS BECM - MASTER SITE PLAN - 19-12-31-1095-00000-0010 - BELLE TERRE ESTATES - CITY OF PALM COAST - FLORIDA