

PROPOSED

DRY POND

TRACT D-4

AROZON DRIVE

145.20' S89°58'48"W

CEDAR LAKE DRIVE

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 23 SOUTH, RANGE 36 EAST AND SECTION 24, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 24: THENCE RUN S 89° 25' 06" W ALONG THE SOUTH LINE OF GOVERNMENT LOT 1 FOR A DISTANCE OF 1181.48 FEET; THENCE RUN S 18° 50' 52" E FOR A DISTANCE OF 368.27 FEET TO THE SOUTH LINE OF OFFICIAL RECORDS BOOK 661, PAGE 1026, AS RECORDED IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 89° 26' 33" E ALONG SAID SOUTH LINE FOR A DISTANCE OF 1064.74 FEET TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 00° 20' 03" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 979.84 FEET TO THE SOUTHEAST CORNER OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 89° 58' 57" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 311.02 FEET TO THE NORTHWEST CORNER OF LOT 11, COWAN TRAILOR PARK, AS DESCRIBED IN SURVEY BOOK 4, PAGE 53, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 00° 01' 12" E ALONG THE WEST LINE OF SAID LOT 11 FOR A DISTANCE OF 150.09 FEET TO THE NORTH RIGHT OF WAY LINE OF CEDAR LAKE DRIVE (COWAN ROAD), A 66 FOOT WIDE RIGHT OF WAY; THENCE RUN S 89° 58' 48" W ALONG SAID NORTH RIGHT OF WAY LINE FOR A DISTANCE OF 145.20 FEET TO THE EAST LINE OF LOT 13, OF SAID COWAN TRAILOR PARK; THENCE RUN N 00° 01' 12" W ALONG SAID EAST LINE FOR A DISTANCE OF 150.10 FEET TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 89° 58' 57" W ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 24 FOR A DISTANCE OF 388.95 FEET TO THE EAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD (A 100 FOOT WIDE RIGHT OF WAY); THENCE RUN N 18° 51' 46" W ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 2058.32 FEET TO THE SOUTH LINE OF THE PLAT OF PORT ST JOHN UNIT 1. AS RECORDED IN PLAT BOOK 13, PAGES 126 THROUGH 130 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN N 74° 52' 07" E ALONG SAID SOUTH LINE FOR A DISTANCE OF 2055.37 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9211, PAGE 922 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA: THENCE RUN S 15° 00' 45" E ALONG SAID WEST LINE FOR A DISTANCE OF 571.46 FEET TO THE NORTH LINE OF THE PLAT OF CLEARVIEW TERRACE, AS RECORDED IN PLAT BOOK 12, PAGE 46 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE RUN S 79° 54′ 13″ W ALONG SAID NORTH LINE FOR A DISTANCE OF 642.31 FEET TO THE NORTHWEST CORNER OF SAID PLAT OF CLEARVIEW TERRACE AND THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE RUN S 00° 20' 26" E ALONG THE EAST LINE OF SAID SECTION 24 FOR A DISTANCE OF 489.52 FEET TO THE POINT OF BEGINNING; CONTAINING 58.034 ACRES, MORE OR LESS.

GENERAL SITE NOTES:

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15 FT PERIMETER BUFFER

___20

PC

PC

PC

PT

PT

PC

PC

1503876.4607 729431.3340

1503980.5320 | 729479.6565

1504089.8326 | 729882.2022

1504030.6010 | 729975.6934

1503973.7726 | 729985.8124

1503886.7863 | 729925.1216

1503848.1034 | 729707.8767

1503838.3310 | 729676.9698

1503238.8609 | 728502.4652

1503179.7956 | 728499.2259

1502650.3191 | 728788.8810

1502651.5340 | 728913.7217

1502656.7411 | 729448.7940

1502582.1822 | 729524.5226

1502125.6140 | 729527.1864

1502050.1764 | 729452.2105

1502050.0682 | 729096.4283

1502100.8289 729025.4304

1502390.8826 728926.3719

1502453.5743 728915.6482

728645.4802

1502751.8071

- 1. SITE SHALL CONFORM TO ALL CONDITIONS OF THE REVISED BINDING DEVELOPMENT PLAN (BDP) AS RECORDED IN ORB 9183, PG 695-700 DATED 07/08/2021.
- 2. THE DEVELOPMENT AND USE OF THIS SITE SHALL COMPLY WITH THE BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH
- 3. A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO RETAINING WALLS, MASONRY WALLS, FENCING, ETC.
- RIGHTS-OF-WAY SHALL ADHERE TO THE REQUIREMENTS ON SHEET G-102 AND EXHIBIT 26 ON SHEET C-809.
- 5. ACCESS GATE AT SOUTH EMERGENCY ACCESS ENTRANCE SHALL HAVE A CLICK-TO-ENTER SYSTEM INSTALLED.
- 6. ALL DISTURBED AREAS IN THE RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
- 7. LIGHTING, IF USED, SHALL BE DESIGNED, INSTALLED, MAINTAINED, AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL-CUTOFF SHIELDS AND IN CONFORMANCE WITH BREVARD
- RECORD SHALL CERTIFY COMPLIANCE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. NO EXTERIOR LIGHTING IS CURRENTLY PROPOSED. 8. NO ON-SITE DUMPSTER IS PROPOSED. CURBSIDE PICKUP SHALL BE UTILIZED FOR EACH MINIMUM LIVING AREA
- UNIT AND THE PAVILION. 9. EACH UNIT SHALL PROVIDE TWO (2) PARKING SPACES.
- 10. BUILDING PADS ARE FOR REFRENCE ONLY, ALL LOTS ARE CAPABLE OF SUPPORTING ANY BUILDING TYPE AND IS AT THE DISCRETION OF THE DEVELOPER FOR PLACEMENT.

SITE INFORMATION

GENERAL STATEMENT

THIS PROPOSED PROJECT IS GENERALLY LOCATED TO THE WEST OF CLEARVIEW DRIVE, NORTH OF CEDAR LAKE DRIVE AND EAST OF THE FLORIDA EAST COAST RAILROAD. THE PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF 140 UNIT MANUFACTURED HOMES AND THE ASSOCIATED INFRASTRUCTURE IMPROVEMENTS. INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURES, ROADS, POTABLE WATER SERVICE, AND SANITARY SEWER SERVICE. THE PROJECT SITE WILL ENJOY SEVERAL ACTIVE OPEN SPACE AMENITIES (COMMUNITY PAVILION, AND COMMUNITY POOL). THE PROJECT IS PROPOSED AS A SINGLE PHASE.

OWNER SGS CEDAR LAKE, LLC 831 NE 20TH AVENUE

FORT LAUDERDALE, FL 33304

COCOA, FL 32926

MARKET TAMPA INVESTMENTS P.O. BOX 9711 TAMPA, FL 33674

APPLICANT HOMEIN PROJECTS ADMINISTRATION LLC 4425 SHERIDAN AVENUE

ENGINEER MBV ENGINEERING, INC. 1250 W.EAU GALLIE BLVD, UNIT H MELBOURNE, FL 32935

SURVEYOR HORIZON SURVEYORS OF CENTRAL FLORIDA, INC. 390 POINCIANA DRIVE MELBOURNE, FLORIDA 32935

PHONE: (321) 254-8133

PHONE: (321) 253-1510

8/20/24/8/2/-

TAX PARCEL I.D. NUMBER(S)

TAX ACCOUNT NO. 23-35-24-00-3 23-36-19-02-*-6 2316173 23-35-24-00-756.9 2310971

PROJECT INFORMATION

56.019 AC.	100.00	
6.363 AC.	10.97	
1.185 AC.	2.04	
4.321 AC.	7.45	
1.699 AC.	2.93	
13.569 AC.	23.39	
44.450 AC.	76.61	
2.41 UNITS PER ACRE (2.58 PER BDP)		
	1.185 AC. 4.321 AC. 1.699 AC. 13.569 AC. 44.450 AC.	

BUILDING INFORMATION

TOTAL PROPOSED BUILDINGS		140 SINGLE-FAMILY MANUFACTURED HOMES	
	REQUIRED	PROVIDED	
MAXIMUM HEIGHT	35 FT	35 FT	
MINIMUM LOT AREA	7,500 SF	7,500 SF	
MINIMUM LOT WIDTH	65 FT	65 FT	

115.4 FT

1,344 SF

26.9%

BUILDING SETBACKS

MINIMUM LOT DEPTH

MAXIMUM BUILDING COVERAGE

Daled in College College			
•	REQ'D	PROVIDED	
FRONT	25'	25'	
REAR	20'	20'	
OIDE	7.51	7 51	

100 FT

900 SF

40%

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' PER F.I.R.M. PANEL NO. 12009C 0310H, DATED JANUARY 29, 2021.

= 6.49 TRIPS/ UNIT x 140 UNITS

SANITARY SEWER SOURCE REVARD COUNTY SEWER SYSTEM (SEPTIC TANKS ARE PROHIBITED FOR THE PROJECT SITE

POTABLE WATER SOURCE

BUILDING PAD SIZES

B = 24' x 56'

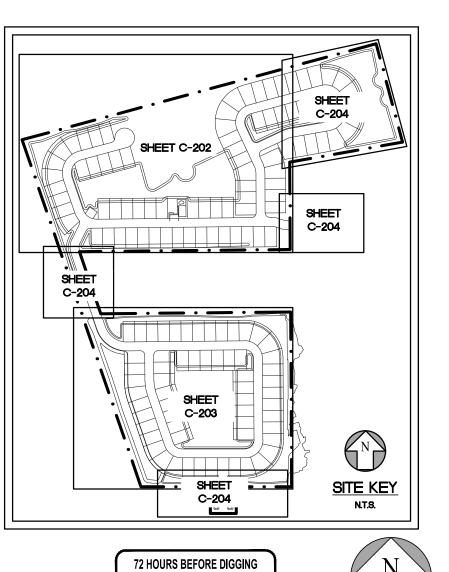
TRAFFIC NOTES PER ITE 10th EDITION

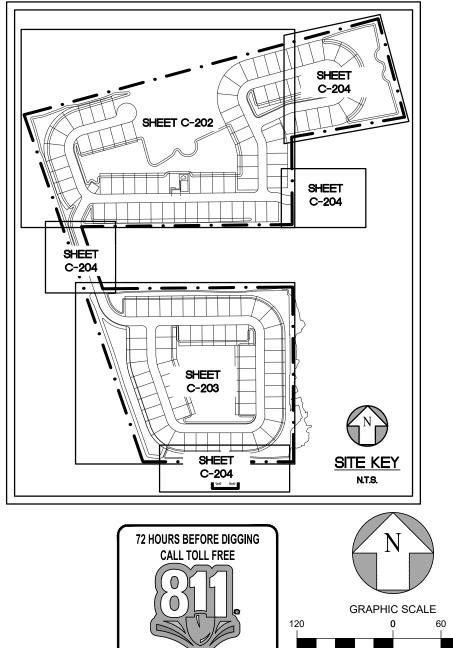
MOBILE HOME PARK: WEEKDAY AADT

= 908 TRIPS PEAK PM: = 0.61 TRIPS/ UNIT x 140 UNITS = 86 TRIPS = 0.44 TRIPS/ UNIT x 140 UNITS = 62 TRIPS

MINIMUM LOT AREA, FRONTAGE & SETBACK MIN. LOT AREA = 7,501 MIN. LOT SIZE = 65' x 115.4' MIN. BUILDING FOOTPRINT = 1,344 SF 23' 14'

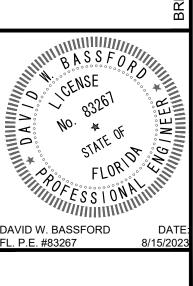
TYPICAL LOT LAYOUTS SCALE: 1"=40'





Know what's below.

Call before you dig



SHEET

(IN FEET)

1 inch = 120 ft.

21-1005 **PERMITTING SET**