

SITE INFORMATION

GENERAL STATEMENT

THIS PROPOSED PROJECT IS GENERALLY LOCATED TO THE SOUTH OF PHYLLIS WAY, WEST OF HESS AVENUE, EAST OF FOUNTAIN PALM ROAD, AND NORTH OF CANAVERAL GROVES BOULEVARD. THE PROJECT INVOLVES CONSTRUCTION AND DEVELOPMENT OF 94 UNIT MANUFACTURED HOMES AND THE ASSOCIATED INFRASTRUCTURE IMPROVEMENTS. INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURES, DRIVE AISLES, PARKING AREAS, POTABLE WATER SERVICE, AND SANITARY SEWER SERVICE. THE PROJECT SITE WILL ENJOY SEVERAL ACTIVE OPEN SPACE AMENITIES (DOG PARK, COMMUNITY PAVILION, AND COMMUNITY POOL). THE PROJECT IS PROPOSED AS A SINGLE PHASE. CONSTRUCTION OF THE FACILITIES WILL INVOLVE CLEARING, GRUBBING, FILLING, EXCAVATION, GRADING, AND STABILIZATION. POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION AS WELL AS DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

LEGAL DESCRIPTION

A PART OF THE EAST 1/2 OF THE WEST 1/2 OF THE SW 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SW CORNER OF SAID SECTION 36, THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 36 A DISTANCE OF 669.58 FEET; THENCE N. 0 DEGREES 20' 47" W., 50 FEET TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY R/W OF CANAVERAL GROVES BLVD.; THENCE N. 0 DEGREES 20' 47" W., 2218.02 FEET; THENCE N. 89 DEGREES 32' 10" E., 871.18 FEET; THENCE S. 0 DEGREES 19' 07" E., 2222.93 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF CANAVERAL GROVES BLVD.; THENCE WEST 669.46 FEET TO THE POINT OF BEGINNING.

APPLICANT/OWNER

NICHOLAS DOTTORÉ
SGS CANAVERAL LANDING, LLC
4425 SHERIDAN AVENUE
COCOA, FLORIDA 32926

ENGINEER

MBV ENGINEERING, INC.
1250 W. EAU GALIE BLVD. UNIT H
MELBOURNE, FL 32935
PHONE: (321) 253-1510

SITE ADDRESS

SURVEYOR

HORIZON SURVEYORS
390 POINCIANA DR.
MELBOURNE, FLORIDA 32935
PHONE: (321) 254-8133

FUTURE LAND USE

RES-4

ZONING

TRC-1

TAX PARCEL I.D. NUMBER(S)

23-35-36-00-501
23-35-36-52-D

TAX ACCOUNT NO.

2314846
2315133

GENERAL SITE NOTES:

1. THE DEVELOPMENT AND USE OF THIS SITE SHALL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
2. A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO RETAINING WALLS, MASONRY WALLS, FENCING, ETC.
3. NO ON-SITE DUMPSTER IS PROPOSED. CURBSIDE PICKUP SHALL BE UTILIZED FOR EACH UNIT AND THE PAVILION.
4. ALL DISTURBED AREAS IN THE RIGHTS-OF-WAY SHALL BE RETURNED TO THE ORIGINAL CONDITION OR BETTER.
5. 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 COUNTY PERFORMANCE STANDARD 62-2257 AND THE ELECTRICAL ENGINEER OF RECORD SHALL CERTIFY COMPLIANCE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. NO EXTERIOR LIGHTING IS CURRENTLY PROPOSED.
6. ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN THE BREVARD COUNTY RIGHTS-OF-WAY SHALL ADHERE TO THE REQUIREMENTS LISTED IN EXHIBIT 28.
7. EACH UNIT SHALL PROVIDE TWO (2) PARKING SPACES.
8. PROPERTY MANAGEMENT SHALL COLLECT AND PLACE INDIVIDUAL RECEIPTABLE FOR PAVILION AREA AT THE INTERSECTION OF EPSILON AVE AND ANN WAY ON COLLECTION DAYS.

PROJECT INFORMATION

PROJECT SITE AREA	1,497,607 SF	34.380 AC.	100.00 %
VEHICULAR AREAS	92,359 SF	2.120 AC.	6.17 %
DRIVEWAY AREAS	18,984 SF	0.436 AC.	1.27 %
BUILDINGS	176,528 SF	4.053 AC.	11.79 %
PROPOSED PONDS	144,031 SF	3.306 AC.	9.62 %
IMPERVIOUS AREA	431,902 SF	9.815 AC.	28.84 %
WETLANDS (C.E.)	665,350 SF	15.274 AC.	44.43 %
NON-IMPERVIOUS AREA	400,355 SF	9.191 AC.	26.73 %

NOTE: ASSUMES 56' x 12' WIDE DRIVEWAY AND A MAXIMUM 27' (W) x 56' (L) BUILDING PAD FOR EACH UNIT.

DENSITY 94 UNITS TOTAL 2.73 UNITS PER ACRE (5 MAX)

BUILDING INFORMATION

TOTAL EXISTING BUILDINGS NONE
TOTAL PROPOSED BUILDINGS 94 SINGLE-FAMILY

MAXIMUM HEIGHT	CODE	PROVIDED
	35 FT	35 FT
MAXIMUM HEIGHT (ACCESSORY)	20 FT	20 FT
MAXIMUM BUILDING COVERAGE	40% (13.67 AC.)	11.86% (4.05 AC.)
MINIMUM LIVING AREA	600 SF	1,344 SF

BUILDING SETBACKS (TO PROPERTY LINE)

	REQUIRED	PROVIDED
FRONT	25'	25'
REAR	25'	25'
SIDE	7.5'	7.5'
SIDE-INTERIOR	25'	25'

FLOOD ZONE

THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'A' AND 'X' PER F.I.R.M. PANEL NO. 12009C 0310 H, DATED JANUARY 29, 2021. NO BASE FLOOD ELEVATION (BFE) HAS BEEN ESTABLISHED WITHIN THIS AREA.

SANITARY SEWER SOURCE

CITY OF COCOA SANITARY SEWER SYSTEM

POTABLE WATER SOURCE

CITY OF COCOA WATER SYSTEM

BUILDING PAD SIZES

A = 24' x 56'
B = 27' x 52'
C = 30' x 52'

OPEN SPACE INFORMATION

DOG PARK AND PICKLE BALL COURTS	0.56 AC
PAVILION AND POOL	0.94 AC
DOG WALK & PIER	4.52 AC
TOTAL	6.01 AC

NOTE:

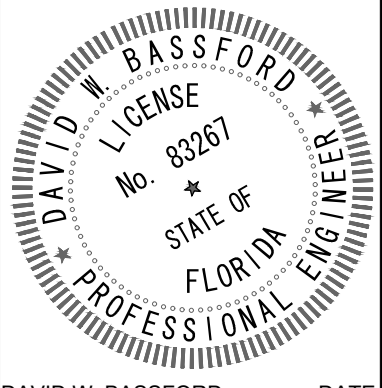
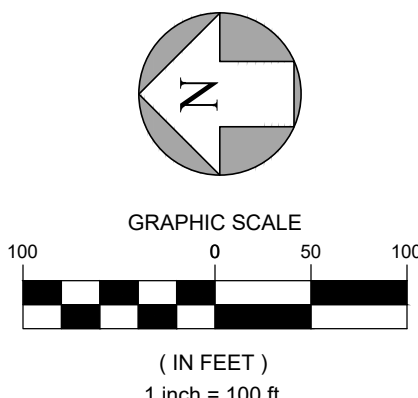
1. 25% OPEN SPACE BASED ON TOTAL ACREAGE LESS CONSERVATION AREA "C" BEING DEDICATED TO THE COUNTY (34.38 AC. - 13.98 = 20.39 * 0.25 = 5.10 AC.
2. AN ENGINEERING REVISION IS REQUIRED FOR THE DESIGN OF THE DOG PATH AND CONNECTION TO THE OBSERVATION PIER. A BUILDING PERMIT IS REQUIRED FOR THE OBSERVATION PIER.

PARKING INFORMATION

MANUFACTURED HOMES:
PARKING REQUIRED = 94 UNITS x 2 SPACES/UNIT = 188 SPACES
PARKING PROVIDED = 188 SPACES (2 SPACES PER DRIVEWAY)

PAVILION, POOL, AND MAIL CBU PARKING:

PARKING REQUIRED = 3 SPACES
PARKING PROVIDED = 5 SPACES (REGULAR)
1 SPACE (HANDICAP)



DAVID W. BASSFORD
P. E. 883267
DATE 9/29/2023

C-201

SHEET

PERMITTING SET

SITE DATA PLAN

CANAVERAL LANDINGS

FLORIDA

BREVARD COUNTY

VERO: 772-598-0035, FT PIERCE: 772-468-8005, PALM CITY: 772-468-9699



DATE	REVISIONS	COMMENTS
09/29/23	13	COUNTY ENG. REV. COMMENTS
09/13/23	12	COUNTY ENG. REV. COMMENTS
08/28/23	11	CITY OF COCOA COMMENTS
08/22/23	10	ENGINEERING REVISION
08/01/23	9	CITY OF COCOA COMMENTS
03/13/23	8	BRIDGE COMMENTS
03/13/23	7	BREVARD COUNTY COMMENTS
08/03/22	6	BREVARD COUNTY COMMENTS

JOB NO.	21-1063
DESIGNED	DWB
DRAWN	DWB/AFR
DATE	04/21/2021
CHECKED	DWB
DATE ISSUED	4/17/2021