

HARRISON OAKS  
CONDOMINIUM PROPERTY  
SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST

TITUSVILLE, FLORIDA 32780  
BREVARD COUNTY

SITE DATA:

PROJECT DESCRIPTION: PROJECT WILL CONSIST OF THE DEVELOPMENT OF AN EXISTING 8.58 AC. VACANT LOT WITH PROPOSED DEVELOPMENT CONSISTING OF (6) SIX BUILDINGS APPROX. 51,000 SF, A 1,600 SF COMMUNITY BUILDING WITH POOL, ASSOCIATED PARKING, AND PAVED DRIVE AISLES.

PROJECT AREA: 373,744 SF = 8.58 AC

ZONING: R-3 (MULTI-FAMILY HIGH DENSITY RESIDENTIAL)

BUILDINGS:

SETBACKS:

25' FRONT  
20' SIDE  
25' REAR

MAXIMUM BUILDING HEIGHT: 35 FT

MAXIMUM LOT COVERAGE:

REQUIRED: TOWNHOUSES - 50%; CONDOMINIUMS - 40%

PROVIDED: CONDOMINIUMS - 13.64%

AREA CALCULATIONS:

TOTAL SITE AREA: 373,744 SF = 8.58 AC = 100%

PRE-DEVELOPMENT:

OPEN AREA (PRE-DEVELOPMENT):

TOTAL PRE OPEN: 373,744 SF = 8.58 AC = 100%

POST-DEVELOPMENT:

IMPERVIOUS AREAS:

BUILDINGS: 51,000 SF 1.16 AC 13.64%

POOL AREA: 1,600 SF

CONCRETE: 9,040 SF 0.19 AC 2.42%

CURBS & SW: 170,101 SF 3.81 AC 45.57%

ASPHALT AREA: 231,739 SF 5.32 AC 62.00%

TOTAL POST IMP

OPEN AREA:

RETENTION AREA: 55,462 SF 1.27 AC 14.80%

OPEN SPACE: 88,543 SF 1.99 AC 23.20%

TOTAL POST OPEN: 142,005 SF 3.26 AC 38.00%

PARKING REQUIREMENTS:

MULTI-FAMILY = 2 SPACES x 20 UNITS/BLDG. x 6 BLDGS. = 240 SPACES

HANDICAP PARKING = 1 PER 50 SPACES = 5 HANDICAP

TOTAL PARKING PROVIDED = 240 (INCLUDES 6 HANDICAP)

FLOOD ZONE:

F.I.R.M. ZONE X

PANEL # 0185

DATED: APRIL 03, 1989

NO. STRUCTURES: 6

TOTAL FLOOR AREA OF ALL STRUCTURES: 51,000 SF

NOTE: THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTENANCE AND OPERATION OF THE STORMWATER MANAGEMENT SYSTEM.

BENCHMARKS

ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF TITUSVILLE BENCHMARK AT THE INTERSECTION OF HARRISON STREET AND BARNA AVENUE, BEING A SQUARE CUT IN THE SOUTHWEST CORNER OF A CONCRETE PAD FOR THE TRAFFIC SIGNAL BOX, HAVING AN ELEVATION OF 28.20 FEET, NGVD 1929.

DEVELOPER/OWNER

BREVARD LAND DEVELOPMENT, LLC  
6511 ARLINGTON LANE  
PARKLAND, FL. 33067

SURVEYOR

CAMPBELL SURVEYING, PLANNING, AND ENGINEERING  
3525 N. COURTNEY PARKWAY, STE. 1  
P.O. BOX 542148  
MERRIT ISLAND  
PHONE: (321)453-5820

GEOTECHNICAL ENGINEER

ARDAMAN & ASSOCIATES, INC.  
1300 N. COCOA BLVD  
COCOA FL 32922  
PHONE: (321) 632-2503

LEGAL DESCRIPTION

PARENT TRACT: (AS FURNISHED BY CLIENT)

BEGINNING AT THE NORTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE N 88°30'08" EAST ALONG THE NORTH LINE THEREOF, 498.94 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF BARNA AVENUE, ACCORDING TO THE DESCRIPTION THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 797, PAGE 113, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID POINT LYING ON THE ARC OF A CIRCULAR CURVE CONCAVED EASTERLY, HAVING A RADIUS OF 1128.74 FEET, AND WHOSE TANGENT AT SAID POINT BEARS S 0°44' 03" E, THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 17°48'00", A DISTANCE OF 350.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE CONCAVED WESTERLY, HAVING A RADIUS OF 1068.74 FEET AND A CENTRAL ANGLE OF 17° 48'28", THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 328.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THENCE SOUTH 00°42'35" EAST, 0.81 FEET, THENCE S 87°57'44"W, ALONG THE SOUTH LINE OF SAID SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, A DISTANCE OF 580.14 FEET, THENCE N 01°53'22"W, ALONG THE WEST LINE OF SAID LANDS, 676.46 FEET TO THE POINT OF BEGINNING, CONTAINING 8.42 ACRES, MORE OR LESS.

PARCEL A: (AS FURNISHED BY CLIENT)

THAT PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 16, TOWNSHIP 22 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, LYING WEST OF BARNA AVENUE, AS DESCRIBED IN DEED BOOK 299, PAGE 148, LESS AND EXCEPT OFFICIAL RECORD 1530, PAGE 338 AND ROAD RIGHT OF WAY, AND LESS AND EXCEPT OFFICIAL RECORDS BOOK 2415, PAGE 2989 AND OFFICIAL RECORD BOOK 2449, PAGE 2900, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NW CORNER OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 16; THENCE RUN N 01° 53'22"W, ALONG THE WEST LINE OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4 OF SAID SECTION 16 A DISTANCE OF 16.64 FEET TO A POINT 680.00 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 16; THENCE RUN N 89°00'25"E, PARALLEL WITH SAID NORTH LINE OF SECTION 16 AS DESCRIBED IN OFFICIAL RECORD BOOK 3587, PAGE 405 A DISTANCE OF 493.94 FEET TO THE WESTERLY RIGHT OF WAY LINE OF BARNA AVENUE AN 80.00 FOOT ROAD RIGHT OF WAY; THENCE S 00°42'35"E, ALONG SAID RIGHT OF WAY LINE 11.73 FEET; THENCE N 89°17' 25"E, 5.63 FEET AS MEASURED TO THE OCCUPIED WEST RIGHT OF WAY LINE OF SAID BARNA AVENUE BEING A 70.00 FOOT WIDE ROAD RIGHT OF WAY AND THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVED EASTERLY HAVING A RADIUS OF 1128.74 FEET; THENCE RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00° 01' 28" AN ARC DISTANCE OF 0.48 FEET; THENCE S 88°30'08"W ALONG THE NORTH LINE OF THE SE 1/4 OF THE NW 1/4 OF THE NE 1/4 OF SAID SECTION 16, A DISTANCE OF 498.94 FEET TO THE POINT OF BEGINNING, CONTAINING 0.164 ACRES MORE OR LESS.

CITY OF TITUSVILLE NOTES

- FDPE WATER AND SEWER PERMITS ARE REQUIRED PRIOR TO ANY CONSTRUCTION.
- A ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT PERMIT IS REQUIRED PRIOR TO ANY CONSTRUCTION.
- CITY OF TITUSVILLE STREET CUT PERMITS ARE REQUIRED FOR ANY STREET CUTTING ACTIVITIES.
- A CITY OF TITUSVILLE UTILITY CONSTRUCTION PERMIT IS REQUIRED AND WILL BE ISSUED ONCE WATER RESOURCES HAS RECEIVED AND APPROVED THREE SETS OF SIGNED AND SEALED PLANS.
- BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED, THE FOLLOWING AGREEMENTS AND FORMS ARE REQUIRED:
  - 2 YEAR MAINTENANCE BOND ON ALL UTILITIES THAT WILL BE MAINTAINED BY THE CITY.
  - BILL OF SALE ON ALL CITY-OWNED AND MAINTAINED UTILITIES.
  - LIFT STATION SITE DEED.
  - EASEMENTS FOR ALL CITY UTILITIES OUTSIDE PUBLIC RIGHTS OF WAY. WATER EASEMENT ARE TO INCLUDE FIRE HYDRANTS AND TO THE POINT OF METERING.
  - REPRODUCIBLE AS-BUILT DRAWINGS IN CONFORMANCE WITH THE REQUIREMENTS LISTED ON THE AS-BUILT CHECKLIST.
  - COUNTY ROAD DRAINAGE PERMITS IF ANY STORMWATER EXITS THE SITE AND ENTERS COUNTY DRAINAGE SYSTEM.
  - BACKFLOW PREVENTOR TEST RESULTS BEFORE ISSUANCE OF THE UTILITY CONSTRUCTION PERMIT.
- A PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE ISSUANCE OF THE UTILITY CONSTRUCTION PERMIT.
- ALL STRIPING IN RIGHT-OF-WAY ROAD TO BE THERMOPLASTIC STRIPING.
- ALL MANHOLES THAT ARE 18" OR GREATER IN DEPTH SHALL BE A MINIMUM OF 6" IN DIAMETER. PLEASE REFER TO THE CITY OF TITUSVILLE STANDARDS.

NOTE TO CONTRACTOR:

CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING FDOT PERMITS FOR WORK WITHIN THE RIGHT-OF-WAY AND SHALL PRESENT PERMIT TO CITY OF TITUSVILLE PUBLIC WORKS DEPARTMENT PRIOR TO PRE CONSTRUCTION MEETING. NO LANES CLOSED BETWEEN THE HOURS OF 6:00 AM UNTIL 9:00 AM AND 3:30 PM UNTIL 6:00 PM

CALL SUNSHINE:  
1-800-432-4770

5 DAYS BEFORE YOU DIG  
FOR UTILITY LOCATION

ENGINEER OF RECORD:

CCEI-PRELIMINARY NOT APPROVED  
BY PERMITTING AGENCIES

ZOHER S. CHEHAYEB, P.E. #38577

DATE

PROJECT LOCATION



SEC. 16 TWP. 22 S. RGE. 35 E.  
LOCATION MAP

INDEX OF SHEETS

SHEET	DESCRIPTION
CS-1	COVER SHEET
C-001	EXISTING SITE AND DEMOLITION PLAN
C-101	OVERALL NEW SITE DEVELOPMENT PLAN
C-102	DETAILED SITE DEVELOPMENT PLAN
C-103	DETAILED SITE DEVELOPMENT PLAN
C-201	OVERALL GRADING AND DRAINAGE PLAN
C-202	DETAILED GRADING AND DRAINAGE PLAN
C-203	DETAILED GRADING AND DRAINAGE PLAN
C-301	DETAILED SITE UTILITY PLAN
C-302	DETAILED SITE UTILITY PLAN
C401	SITE NOTES AND DETAILS
C402	SITE NOTES AND DETAILS
C403	SITE NOTES AND DETAILS

UTILITIES ENCOUNTERED

BELLSOUTH  
TON SHEPARD  
517 HUGHLETT AVE.  
COCOA, FL 32922  
PHONE: 633-3179

CITY OF TITUSVILLE-WATER RESOURCES  
EDWARD C. WARDINGLEY, P.E.  
2836 GARDEN ST.  
TITUSVILLE, FL 32796  
PHONE: 321-383-5668

FLORIDA POWER & LIGHT CO.  
PHILLIP DOHML  
9001 ELLIS RD.  
MELBOURNE, FL 32904  
PHONE: 321-383-7261

BRIGHTHOUSE NETWORKS  
CHRIS WALLACE  
720 MAGNOLIA AVE.  
MELBOURNE, FL 32935  
PHONE: 321-757-6483

NUI CITY GAS OF FLORIDA  
G. TAYLOR  
BREVARD DIVISION  
4180 SOUTH US 1  
ROCKLEDGE, FL 32955  
PHONE: 321-636-4644

PREPARED BY:

**CCEI**

2910 GARDEN STREET SUITE 2  
TITUSVILLE, FLORIDA 32796  
P.O. BOX 1198,  
TITUSVILLE, FLORIDA 32781

VOICE: (321) 289-9930  
FAX: (321) 287-9016  
E-MAIL: CCEI@CFL.RR.COM

CONSULTING CIVIL ENGINEERS, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER: 00007522

REVISIONS

REVISIONS	DATE	BY
SJR/MD SUBMITTAL	07/09/07	SGH

DESIGNED BY: S. HATZISTAVRIDIS  
DRAWN BY: S. HATZISTAVRIDIS  
CHECKED BY: ZSC  
APPROVED BY: ZSC  
PROJECT NO: 060906.BRNA

CS-1