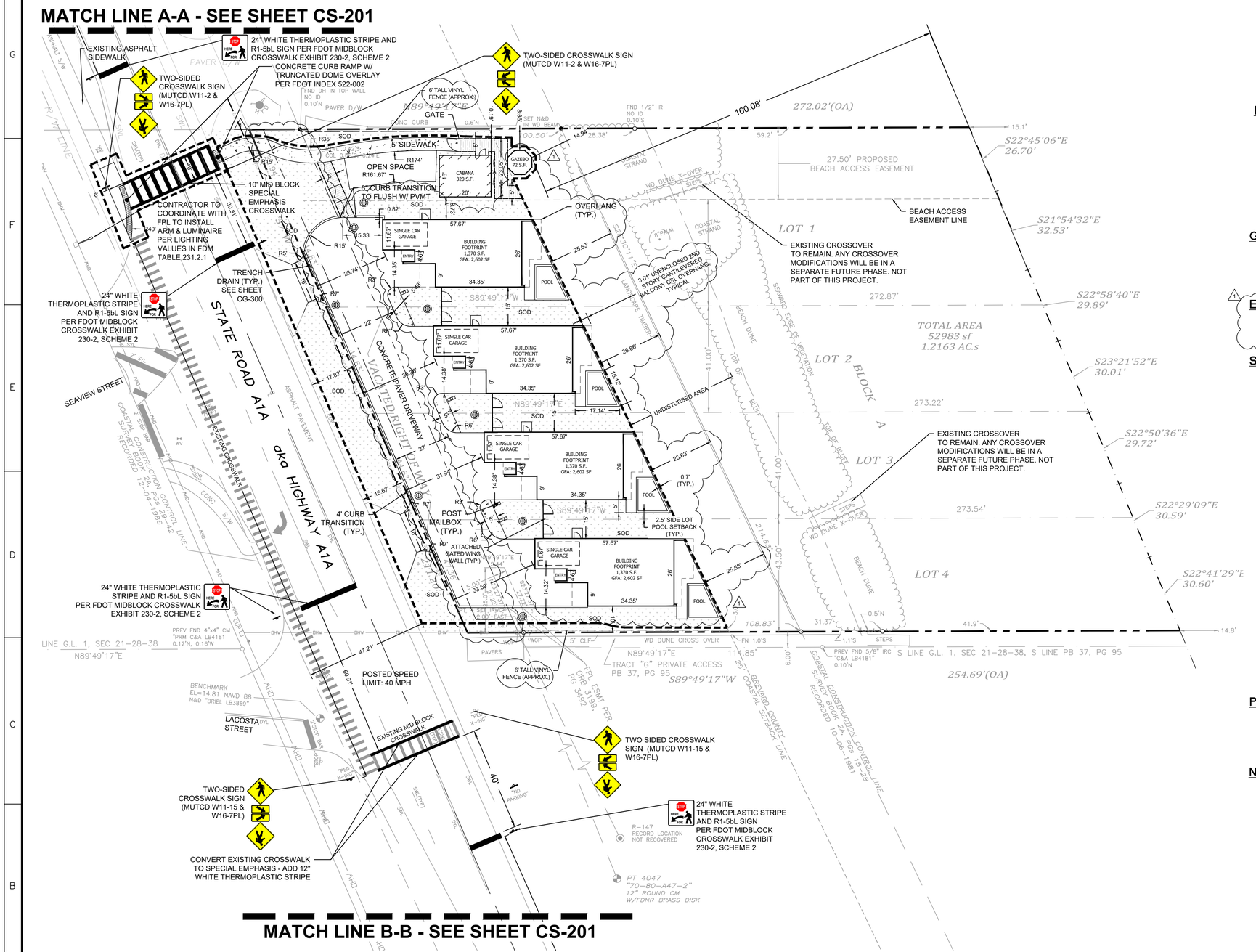

CUT/FILL SUMMARY:

- 256 CY OF REQUIRED FILL (>700 CY)

EARTHWORK ANTICIPATED TO BE (19) 14CY DUMP TRUCKS. REQUIRED FILL WILL COME FROM OFFSITE BORROW LOCATION FROOM AN UNSPECIFIED SOURCE WITHIN BREVARD COUNTY.

EMBANKMENT AND EXCAVATION WILL OCCUR FROM 47FT TO 169 FT SEAWARD OF THE FDEP 1986 COASTAL CONSTRUCTION CONTROL LINE.

SIDEWALK WAIVER CONDITIONS (OR BK 8637, PG 2988)

1. THE SUBJECT PROPERTY'S NORTHERN BEACH ACCESS IS FOR PRIVATE USE ONLY NOT DESIGNED OR PERMITTED FOR PUBLIC USE.
2. THE BEACH ACCESS IS TO BE GATED AND LOCKED, WITH KEYS TO BE PROVIDED TO AUTHORIZED USERS ONLY.
3. PARKING OF VEHICLES OR GOLF CARTS IS PROHIBITED WITHIN THE AREA OF THIS PROJECT WHERE THE CROSSWALK AND BEACH ACCESS CONNECT.

COASTAL SETBACK NOTES:

1. BACK WALLS OF PROPOSED STRUCTURES CAN BE SET TO THE BACK WALLS OF EXISTING STRUCTURES BY COUNTY ORDINANCE. CANTILEVERED BALCONIES MAY OVERHANG 10' INTO THE CSL.
2. REAR DECKS/BALCONIES EAST OF THE CSL SHALL NOT BE ENCLOSED INTO THE PRIMARY STRUCTURE.

NORTH

0 10 20 40

GRAPHIC SCALE
SCALE: 1" = 20'
HALF SIZE: 1" = 40'

LEGEND

- BOUNDARY LINE
- EASEMENT
- LIMITS OF CONSTRUCTION / SILT FENCE
- D CURB
- LANDSCAPE AREAS (OTHERWISE SOD)
- COMPOSITE WOOD DECKING
- CONCRETE

GENERAL STATEMENT:

PROJECT SCOPE WILL INCLUDE DEMOLITION OF EXISTING STRUCTURES, REPLATTING THE PARCEL TO PROVIDE FOUR (4) SEPARATE RESIDENTIAL LOTS AND BEACH ACCESS EASEMENT FOR THE EXCLUSIVE USE OF HARBOR ISLAND BEACH CLUB AND BEACH HOME RESIDENTS. THE SITE WILL BE REDEVELOPED WITH FOUR ATTACHED SINGLE FAMILY HOMES ON INDIVIDUAL LOTS AND INFRASTRUCTURE TO SUPPORT THE PROPOSED SITE CONSTRUCTION, WHICH IS STANDALONE TO THE HARBOR ISLAND BEACH CLUB PROJECT JUST NORTH ON HWY A1A.

1 ENGINEERING REVISION #1

CHANGES FOR ENGINEERING REVISION #1 INCLUDE MINOR ARCHITECTURAL MODIFICATIONS TO THE RESIDENTIAL BUILDINGS, MINOR DIMENSIONAL CHANGES TO THE DRIVE AISLE AND PARKING, AND INCORPORATION OF A RIGHT-OF-WAY VACATION ALONG SR A1A TO RESOLVE LOT LINE EXTENT FROM FINAL PLAT COMMENTS. INCIDENTAL CHANGES INCLUDE FENCE ADD, GAZEBO SHIFT, ETC.

SITE DEVELOPMENT DATA

LOCATION:	SECTION 21, TOWNSHIP 28 SOUTH, RANGE 38 EAST
COUNTY:	BREVARD COUNTY
TAX ACCOUNT NO.:	2851533
PARCEL ID:	28-38-21-00-260.1
ZONING:	RESIDENTIAL (RU-2-6)
SITE DENSITY:	4 RESIDENCES/ACRE
TOTAL SITE AREA (PER PROPOSED FINAL PLAT / ROW VACATION)	52,983.0 SF OR 1.2163 ACRES

RESIDENTIAL UNIT SUMMARY

SINGLE FAMILY - 4 UNITS, TWO STORY, WINGWALL ATTACHED

ACCESSORY STRUCTURE: CABANA/BATHROOM;

MINOR STRUCTURE: GAZEBO

PROPOSED LAND USE:	AREA (SF)	PERCENT (%)
BUILDING AREA W/ POOLS	6,441.2 SF	12.16 %
CONCRETE PAVERS	5,289.3 SF	9.98 %
CONCRETE SIDEWALK	695.8 SF	1.31 %
DRY POND	311.4 SF	0.59 %
CRUSHED COQUINA	413.7 SF	0.78 %
TOTAL IMPERVIOUS AREA	13,151.4 SF	24.82 %
TOTAL PERVIOUS AREA	39,831.6 SF	75.18 %
TOTAL IMPROVED SITE AREA	52,983.0 SF	100.00 %

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT	25 FEET	VARIES, 28.74 FEET MINIMUM *
REAR	20 FEET	±153 FEET
SIDE (INTERNAL LOT LINES)	15 FEET	15 FEET (TWO-STORY)
SIDE	10 FEET	10 FEET

BUILDING AREAS/HEIGHT:	
NO. OF BEDROOMS:	4
1ST FLOOR AREA:	1,370 SF
HEIGHT:	31'
LIVING AREA SF/FLOOR:	1ST= 940 SF 2ND= 993 SF

* - RIGHT OF WAY VACATION ALONG SR A1A APPROVED. RECORDED RESOLUTION 2021-017 (OR BK 9045 PG1134)

* - VARIANCE #19PZ00114 APPROVED ON 10/16/19 TO ALLOW FRONT SETBACK RELIEF OF 2.5 FT.

PARKING TABULATIONS

SINGLE FAMILY RESIDENTIAL REQUIRED PARKING: 2 SPACES PER UNIT, SEE NOTE BELOW

	REQUIRED	PROVIDED
4 UNITS	8 SPACES	8 SPACES

NOTE - EACH UNIT HAS A 1 CAR GARAGE + 1 DRIVEWAY SPACE.

NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH BREVARD COUNTY'S PERFORMANCE STANDARDS DEFINED BY SECTIONS 62-2251 THROUGH 62-2272.
2. THE USES PROPOSED AS PART OF THIS SITE PLAN DO NOT REQUIRE A SUBMITTAL OF A RISK MANAGEMENT PLAN PURSUANT TO U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND SHALL NOT EXCEED EPA'S RMP THRESHOLD QUANTITIES OF LISTED SUBSTANCES.
3. ANY LIGHTING ELEMENTS OR STRUCTURAL MATERIALS INSTALLED ON SITE SHALL NOT CAST OR REFLECT GLARE OR LIGHT BEYOND THE BOUNDARIES ON THE SITE. ANY BUILDER'S PACKAGE LIGHTING SHALL BE PER BREVARD COUNTY SECTION 62-2257. AND BE COMPLIANT WITH FDEP/FWC PROTOCOLS AND LIGHTING STANDARDS FOR COASTAL ZONE MANAGEMENT.
4. ALL POSTS AND HARDWARE FOR ANY SIGNS INSTALLED ON THE SITE OR IN THE BREVARD COUNTY RIGHT-OF-WAY WILL ADHERE TO THE REQUIREMENTS IN EXHIBIT 26.
5. MAILBOXES WILL BE PROVIDED AS LOTS DEVELOP FROM BUILDING DEPARTMENT PERMITTING. THE DEVELOPER/BUILDER WILL PROVIDE FINAL COORDINATION WITH USPS PRIOR TO MAILBOX INSTALLATION TO CONFIRM USPS INPUT ON EXACT MAILBOX PROVISIONS.
6. SURFACE ELEMENTS, FLATWORK, DRIVE AISLES LEADING TO SINGLE FAMILY UNITS, DRIVEWAYS, CURB, PAVERS, LANDSCAPE, YARD DRAINS, SIDEWALKS, LIGHTING, INLETS, TRENCH DRAINS, WITHIN THE LOTS ARE INTENDED TO BE CONSTRUCTED AS UNITS DEVELOP UNDER BUILDING DEPARTMENT PERMITS.
7. CABANA / GAZEBO AREA: OWNER AND CABANA / GAZEBO DESIGNER SHALL DETERMINE THE EXACT EXTENT OF THOSE AREA PROVISIONS. THIS INCLUDES ALL FACETS INCLUDING, BUT NOT LIMITED TO: STEPS, RAILS, DECKING, ADA COMPLIANCE, PATHWAYS, PLUMBING, ELECTRICAL, GATES, LANDSCAPE, AND HARDSCAPE FINISHES.
8. LANDSCAPE / IRRIGATION ADJUSTMENTS: OWNER AND CONTRACTOR SHALL COORDINATE DIRECTLY WITH EACH OTHER TO PERFORM INCIDENTAL SHIFTING OF THESE ELEMENTS AROUND CURBS, FLATWORK, AND STRUCTURES.
9. OWNER, BUILDER, POOL DESIGNER ARE RESPONSIBLE FOR ANY AND ALL PROVISIONS RELATED TO POOLS. EXACT POOL DECK AREA AND LIMITS OF POOLS ARE BY OTHERS.
10. NATIVE DUNE VEGETATION SEAWARD OF THE FDEP 1981 COASTAL CONSTRUCTION CONTROL LINE SHALL NOT BE REMOVED OR DISTURBED. EXISTING NATIVE VEGETATION EAST OF THE BREVARD COUNTY CSL SHALL BE PRESERVED TO THE GREATEST EXTENT FEASIBLE DURING CONSTRUCTION. NO USAGE OF HEAVY MACHINERY OR STORAGE OF ANY MATERIALS ARE PERMITTED EAST OF THE BREVARD COUNTY CSL. TEMPORARY IMPACTS EAST OF THE CSL REQUIRED FOR CONSTRUCTION SHALL BE MINIMUM NECESSARY, AND RESTORATION WITH NATIVE SPECIES SUITABLE FOR THE COASTAL ENVIRONMENT SHALL BE REQUIRED.
11. THE CABANA BLDG IS AN ACCESSORY BLDG ON THE SAME LOT. PER CODE 62-1343 (5)f IT CAN BE SPACED TO WITHIN 5' OF THE PRIMARY STRUCTURE.

REV	DATE	
		ISSUED FOR
1	1/20/2021	ENGINEERING REVISIONS PER CLIENT CHANGES
		ISSUED FOR

JEFFREY LUCAS, P.E.
FLORIDA REG. NO. 71621

SIGNATURE DATE

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CLIENT:

PROJECT: PHOENIX PARK — MELBOURNE BEACH HOMES

SHEET TITLE: SITE PLAN

ATKINS

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DRAWN:	DP/PM (REV)
CHECKED:	M.E.S.
APPROVED:	J.A.L.
SHEET NO.	CS-200
REV.	1

PLOT DATE: Mar 18, 2021 - 3:40pm
FILE NAME: R:\PROJECTS\100056195 - Remington Apt Redevelopment\000-BEACH HOMES\CA\HBI BEACH HOMES SPE.dwg