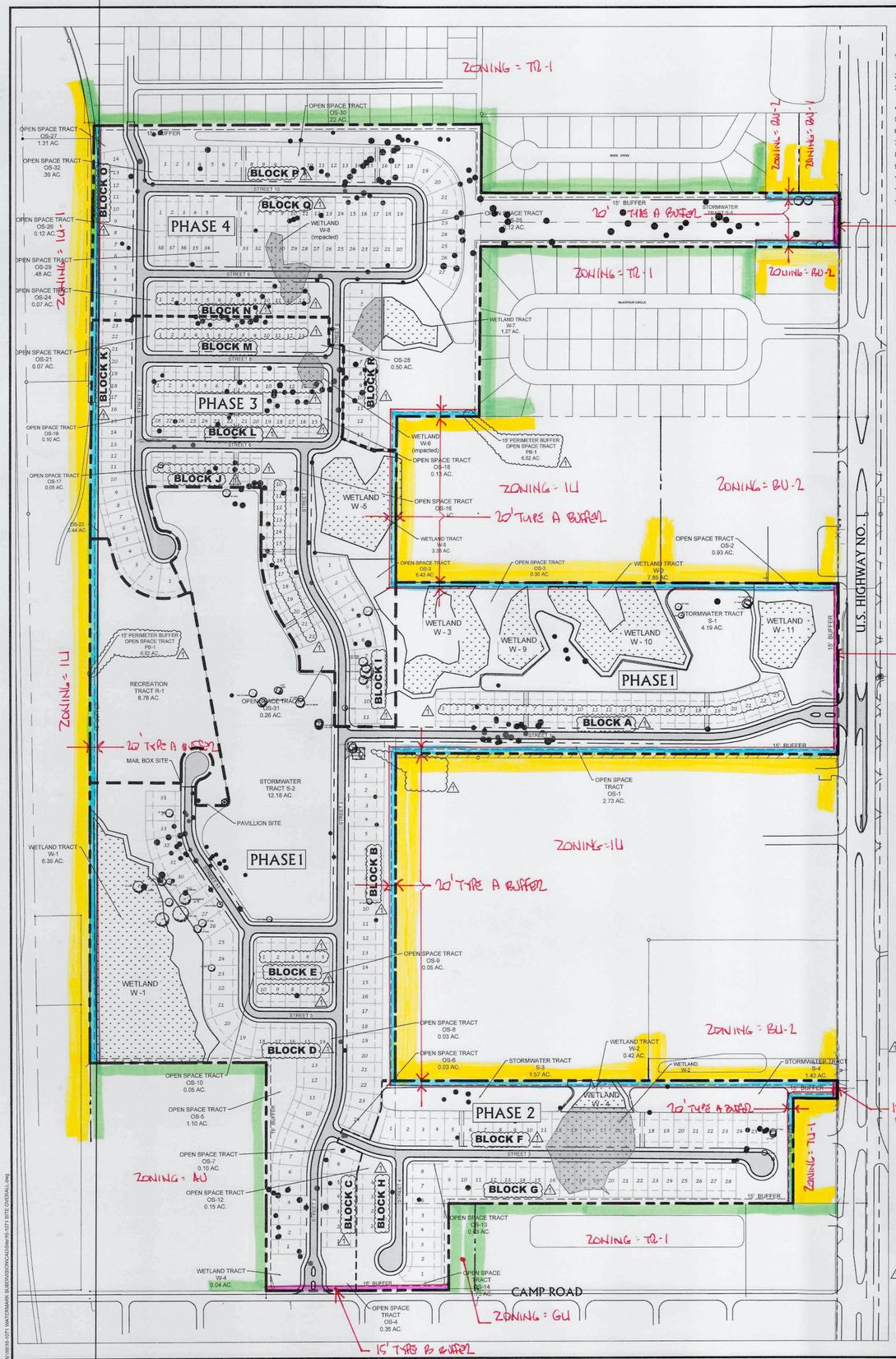

PLANNED UNIT DEVELOPMENT NOTES

1. NO BUILDINGS, PARKING LOTS OR OTHER STRUCTURES MAY BE LOCATED WITHIN THE PERIMETER SETBACK AREA, HOWEVER, SWIMMING POOLS AND POOL DECKS MAY BE PERMITTED SUBJECT TO THE NORMAL RESIDENTIAL SETBACK REQUIREMENTS.
2. WITHIN THE PUD, ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, TELEPHONE, TELEVISION CABLE AND ELECTRICAL SYSTEMS SHALL BE INSTALLED UNDERGROUND.
3. THE MINIMUM REQUIREMENTS FOR STREETS OR ROADS, SIDEWALKS, SEWER FACILITIES, WATER, UTILITIES AND DRAINAGE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BREVARD COUNTY AND THE CITY OF COCOA WATER DEPARTMENT DEVELOPMENT REGULATIONS.
4. SUBDIVISION SIGNS MEET ALL THE REQUIREMENTS OF BREVARD COUNTY LAND DEVELOPMENT REGULATIONS.
5. LANDSCAPING, BUFFER AND FENCES SHALL MEET ALL THE REQUIREMENTS OF BREVARD COUNTY LAND DEVELOPMENT REGULATIONS.
6. STREETS, SIDEWALKS AND PARKING SHALL MEET ALL THE REQUIREMENTS OF BREVARD COUNTY LAND DEVELOPMENT REGULATIONS.
7. UTILITIES AND EASEMENTS SHALL MEET ALL THE REQUIREMENTS OF BREVARD COUNTY LAND DEVELOPMENT REGULATIONS.
8. LANDSCAPING IS PROHIBITED WITHIN THE DRAINAGE CONVEYANCE SWALES ON THE SIDE LOT LINES, CORNER AND/OR ALONG THE REAR LOT LINES.
9. SWALES NOT ON RESIDENTIAL LOTS SHALL BE MAINTAINED BY THE H.O.A.
10. THE DRAINAGE EASEMENTS ARE TO BE MAINTAINED BY THE H.O.A.
11. AN EASEMENT 5.0 FEET IN WIDTH ALONG ALL SIDE LOT LINES IS HERE BY DEDICATED FOR THE INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES AND CABLE TELEVISION SERVICES UNLESS OTHERWISE SHOWN.
12. A NONEXCLUSIVE EASEMENT 10 FEET IN WIDTH ACROSS THE FRONT OF ALL LOTS AND TRACTS AND PARALLEL WITH AND ADJACENT TO ALL ROAD RIGHTS-OF-WAY WITH THE EXCEPTION OF LANDS OUTSIDE THE BOUNDARY OF THE PLAY ARE HEREBY DEDICATED FOR THE INSTALLATION OF ELECTRIC AND OTHER UTILITIES.

PROJECT DESCRIPTION

THIS PROPOSED PROJECT INVOLVES THE CONSTRUCTION AND DEVELOPMENT OF 363 SINGLE-FAMILY RESIDENTIAL LOTS AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS THAT INCLUDES STORMWATER FACILITIES AND CONVEYANCE FEATURES, POTABLE WATER DISTRIBUTION, WASTEWATER COLLECTION AND TRANSMISSION, AND REQUIRED OPEN SPACE AMENITIES. THE PROPOSED SITE WILL REQUIRE CLEARING, GRUBBING, FILLING, GRADING, DREDGING, EXCAVATION, AND STABILIZATION OF EXISTING WETLANDS AND SURFACE WATERS. POTENTIAL POLLUTION SOURCES INCLUDE SOIL EROSION AND SILTATION, AND DISCHARGES FROM CONSTRUCTION EQUIPMENT (I.E. OIL, GAS).

SURVEYOR

R.M. PACKARD & ASSOC., INC.
197 BOUGANVILLEA DRIVE / SUITE D
ROCKLEDGE, FL 32955
(321) 632-6335

ENGINEER

MBV ENGINEERING, INC
1250 EAU GALLIE BLVD - UNIT H
MELBOURNE, FL 32935
(321) 253-1510

TAX PARCEL I.D.

23-36-30-00-251
23-36-30-00-252
23-36-30-00-510

TAX ACCOUNT NO.

2317197
2317198
3017165

ZONING ACTIONS

18PZ00014

OWNER/APPLCANT

WATERMARK INVESTORS, LLC
210 SOUTH HOAGLAND BLVD. ORANGE AVE, SUITE D
WINTER PARK, FL 32789
(407) 679-1748

FLOOD ZONE

THE SUBJECT PROJECT IS LOCATED IN FLOODD ZONE "A" AND "X" AS SHOWN IN FIRM MAP #12009C0310 G DATED. MARCH 17, 2014.

FIRE FLOW

PER FLORIDA FIRE PROTECTION CODE SECTION 18.4.5.2 (F.F.P.C. 6TH ED., 2017), MINIMUM FIRE FLOW & DURATION ARE SPECIFIED BY TABLE 18.4.5.2.1 FOR CONSTRUCTION TYPE II(000).

SANITARY SEWER SOURCE

CONNECT TO EXISTING CITY OF COCOA FORCEMAIN

POTABLE WATER SOURCE

CONNECT TO EXISTING CITY OF COCOA WATER MAIN

ZONING

PUD

LAND USE

RES 4

SITE DATA

SITE AREA 129.68 AC = 100%

	NUMBER OF LOTS	CUMULATIVE DENSITY
PHASE 1	98 LOTS	0.72 UNITS / ACRE
PHASE 2	58 LOTS	2.85 UNITS / ACRE
PHASE 3	101 LOTS	1.55 UNITS / ACRE
PHASE 4	106 LOTS	2.38 UNITS / ACRE
TOTAL	363 LOTS	2.85 UNITS / ACRE
MAX ALLOWABLE	518 LOTS	4.00 UNITS / ACRE

BUILDING SETBACKS

LOT FRONT = 20'
LOT SIDE = 5'
LOT SIDE CORNER = 15'
LOT REAR = 20'

PRIMARY BENCHMARK:
THE ELEVATION DATUM SHOWN HEREON ARE BASED ON BREVARD GPS 1016 STAMPED "GPS 1016 1993" ELEVATION = 26.77 N.G.V.D. (1929)

CONVERSION FACTOR FROM NGVD (29) TO NAVD (88) SUBTRACT 1.365 FEET.

WETLAND TABLE

WETLAND NO.	TOTAL AREA (AC.)	IMPACTED AREA (AC.)	AREA TO REMAIN (AC.)
W - 1	4.57	0.00	4.57
W - 2	1.77	1.51	0.26
W - 3	2.20	0.00	2.20
W - 4	0.001	0.00	0.001
W - 5	1.54	0.00	1.54
W - 6	0.18	0.18	0.00
W - 7	0.74	0.29	0.45
W - 8	0.38	0.38	0.00
W - 9	0.60	0.00	0.60
W - 10	1.71	0.00	1.71
W - 11	0.82	0.00	0.82
TOTAL	14.511	2.36	12.151

OPEN SPACE TOTALS

PHASE 1	36.29 AC.	(PASSIVE)
PHASE 2	1.99 AC. 8.78 AC. 10.77 AC.	(PASSIVE) (ACTIVE)
PHASE 3	4.40 AC.	(PASSIVE)
PHASE 4	11.38 AC.	(PASSIVE)
PERIMETER BUFFER	6.52 AC.	(PASSIVE)

OPEN SPACE TRACT TABLE (PROVIDED)

PHASE	TRACT NO.	TRACT NO.	TRACT NO.
PHASE 1	OS-1	OS-1	OS-1
	OS-2	OS-2	OS-2
	OS-3	OS-3	OS-3
	OS-4	OS-4	OS-4
	OS-5	OS-5	OS-5
	OS-6	0.03	PASSIVE
	OS-7	0.10	PASSIVE
	OS-8	0.03	PASSIVE
	OS-9	0.05	PASSIVE
	OS-10	0.05	PASSIVE
	W-1	6.35	PASSIVE
	W-2	0.42	PASSIVE
	W-3	7.85	PASSIVE
	W-4	0.04	PASSIVE
	S-1	4.19	PASSIVE
	S-2	12.18	PASSIVE
	S-3	1.57	PASSIVE
	S-4	1.43	PASSIVE
	R-1	8.78	ACTIVE
PHASE 2	OS-11	0.08	PASSIVE
	OS-12	0.15	PASSIVE
	OS-13	0.03	PASSIVE
	OS-14	1.73	PASSIVE
PHASE 3	OS-3	0.08	PASSIVE
	OS-15	0.03	PASSIVE
	OS-16	0.03	PASSIVE
	OS-17	0.05	PASSIVE
	OS-18	0.13	PASSIVE
	OS-19	0.10	PASSIVE
	OS-20	0.09	PASSIVE
	OS-21	0.07	PASSIVE
	OS-22	0.44	PASSIVE
	W-3	3.38	PASSIVE
	OS-23	0.09	PASSIVE
	OS-24	0.07	PASSIVE
	OS-25	0.12	PASSIVE
PHASE 4	OS-26	0.12	PASSIVE
	OS-27	1.31	PASSIVE
	OS-28	0.03	PASSIVE
	OS-29	0.03	PASSIVE
	OS-30	0.03	PASSIVE
	OS-31	0.51	PASSIVE
	W-7	1.27	PASSIVE
	S-5	7.80	PASSIVE
15' BUFFER	PB-1	6.52	PASSIVE

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

LOT ACREAGE TABLE - PHASE 1

BLOCK A

LOT#	AREA Sq.Ft.	AREA Ac.
1	6,000	0.14
2	6,000	0.14
3	6,000	0.14
4	6,000	0.14
5	6,000	0.14
6	6,900	0.16
7	6,900	0.16
8	6,000	0.14
9	6,000	0.14
10	6,000	0.14
11	6,000	0.14
12	6,000	0.14
13	6,000	0.14
14	6,000	0.14
15	6,000	0.14
16	6,000	0.14
17	6,900	0.16
18	6,900	0.16
19	6,840	0.11
20	4,800	0.11
21	4,800	0.11
22	4,800	0.11
23	4,800	0.11

BLOCK B

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	4,800	0.11
7	4,800	0.11
8	4,800	0.11
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11
14	4,800	0.11
15	4,800	0.11
16	4,800	0.11
17	4,800	0.11
18	4,800	0.11
19	4,800	0.11
20	4,800	0.11
21	4,800	0.11
22	4,800	0.11
23	4,800	0.11
24	4,800	0.11

BLOCK C

LOT#	AREA Sq.Ft.	AREA Ac.
1	7,618	0.11
2	6,000	0.14
3	6,000	0.14
4	6,000	0.14
5	6,000	0.14
6	6,000	0.14

BLOCK D

LOT#	AREA Sq.Ft.	AREA Ac.
1	6,000	0.14
2	6,000	0.14
3	6,000	0.14
4	6,000	0.14
5	6,000	0.14
6	6,463	0.15
7	6,702	0.15
8	6,702	0.15
9	6,033	0.11
10	6,000	0.14
11	7,396	0.17
12	6,507	0.15
13	6,002	0.11
14	5,976	0.11
15	6,000	0.11
16	6,000	0.11
17	6,000	0.11
18	6,766	0.16

BLOCK E

LOT#	AREA Sq.Ft.	AREA Ac.
1	6,000	0.14
2	6,000	0.14
3	6,000	0.14
4	6,000	0.14
5	6,000	0.14
6	6,000	0.14
7	6,000	0.14
8	6,000	0.14
9	6,000	0.14
10	6,000	0.14
19	8,628	0.20
20	8,628	0.20
21	7,707	0.18
22	6,000	0.14
23	6,000	0.14
24	6,000	0.14
25	8,393	0.19
26	6,000	0.14
27	6,000	0.14
28	6,000	0.14
29	6,000	0.14
30	6,000	0.14
31	7,152	0.16
32	7,029	0.16
33	6,788	0.16
34	6,000	0.14
35	6,000	0.14

LOT ACREAGE TABLE - PHASE 3

BLOCK I

LOT#	AREA Sq.Ft.	AREA Ac.
1	7,948	0.18
2	6,810	0.16
3	6,000	0.14
4	6,628	0.11
5	6,701	0.11
6	6,701	0.11
7	6,715	0.11
8	6,000	0.14
9	6,000	0.14
10	6,000	0.14
11	5,976	0.14

BLOCK J

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	4,800	0.11
7	4,800	0.11
8	4,800	0.11
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11
14	4,800	0.11
15	5,700	0.13
16	6,551	0.15
17	5,360	0.12
18	5,360	0.12
19	5,818	0.13
20	5,700	0.13
21	5,700	0.13
22	6,206	0.14

BLOCK K

LOT#	AREA Sq.Ft.	AREA Ac.
1	7,812	0.18
2	7,812	0.18
3	7,812	0.18
4	4,994	0.12
5	4,800	0.11
6	4,800	0.11
7	4,800	0.11
8	4,800	0.11
9	5,561	0.13
10	5,379	0.13
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11
14	4,800	0.11
15	4,800	0.11
16	4,800	0.11
17	4,800	0.11
18	4,800	0.11
19	4,800	0.11
20	4,800	0.11
21	4,800	0.11
22	4,800	0.11
23	4,800	0.11

BLOCK L

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	4,800	0.11
7	5,700	0.13
8	5,700	0.13
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11
14	4,800	0.11
15	4,800	0.11
16	4,800	0.11
17	4,800	0.11
18	4,800	0.11
19	4,800	0.11
20	4,800	0.11
21	5,700	0.13
22	5,700	0.13
23	4,800	0.11
24	4,800	0.11
25	4,800	0.11
26	4,800	0.11

BLOCK M

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	6,840	0.11
7	5,840	0.11
8	4,800	0.11
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11

LOT ACREAGE TABLE - PHASE 2

BLOCK F

LOT#	AREA Sq.Ft.	AREA Ac.
1	7,135	0.16
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	6,900	0.16
7	6,900	0.16
8	4,800	0.11
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11
14	4,800	0.11
15	4,800	0.11
16	4,800	0.11
17	6,900	0.16
18	6,900	0.16
19	4,800	0.11
20	4,800	0.11
21	4,800	0.11
22	4,800	0.11
23	4,800	0.11
24	4,800	0.11
25	4,800	0.11
26	4,800	0.11

BLOCK G

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	4,800	0.11
7	4,800	0.11
8	4,800	0.11
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11
14	4,800	0.11
15	4,800	0.11
16	4,800	0.11
17	4,800	0.11
18	4,800	0.11
19	6,049	0.11
20	6,872	0.16
21	6,872	0.16
22	5,779	0.16
23	4,800	0.11
24	4,800	0.11
25	4,800	0.11
26	4,800	0.11
27	5,354	0.12
28	6,821	0.16

BLOCK H

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11

LOT ACREAGE TABLE - PHASE 4

BLOCK N

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	4,800	0.11
7	4,800	0.11
8	4,800	0.11
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11

BLOCK O

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	4,800	0.11
7	4,800	0.11
8	4,800	0.11
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11
14	6,354	0.15

BLOCK P

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	4,800	0.11
7	5,700	0.13
8	5,700	0.13
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	4,800	0.11
14	4,800	0.11
15	4,800	0.11
16	4,800	0.11
17	4,800	0.11
18	4,800	0.11
19	4,800	0.11
20	4,800	0.11
21	4,800	0.11
22	4,800	0.11
23	4,800	0.11
24	4,800	0.11
25	4,800	0.11
26	4,800	0.11

BLOCK Q

LOT#	AREA Sq.Ft.	AREA Ac.	LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11	27	4,800	0.11
2	4,800	0.11	28	4,800	0.11
3	4,800	0.11	29	4,800	0.11
4	4,800	0.11	30	4,800	0.11
5	4,800	0.11	31	4,800	0.11
6	4,800	0.11	32	4,800	0.11
7	4,800	0.11	33	4,800	0.11
8	4,800	0.11	34	4,800	0.11
9	4,800	0.11	35	4,800	0.11
10	4,800	0.11	36	4,800	0.11
11	4,800	0.11	37	4,800	0.11
12	4,800	0.11	38	4,800	0.11
13	4,800	0.11			
14	4,800	0.11			
15	4,800	0.11			
16	4,800	0.11			
17	4,800	0.11			
18	4,800	0.11			
19	4,800	0.11			
20	4,800	0.11			
21	4,800	0.11			
22	4,800	0.11			
23	4,800	0.11			
24	4,800	0.11			
25	4,800	0.11			
26	4,800	0.11			

BLOCK R

LOT#	AREA Sq.Ft.	AREA Ac.
1	4,800	0.11
2	4,800	0.11
3	4,800	0.11
4	4,800	0.11
5	4,800	0.11
6	4,800	0.11
7	4,800	0.11
8	4,800	0.11
9	4,800	0.11
10	4,800	0.11
11	4,800	0.11
12	4,800	0.11
13	7,303	0.17

JOB NO.	16-1071
DESIGNED	RJW - MS
DRAWN	MS
DATE	08/10/20
CHECKED	DMB
DATE ISSUED	9/1/2020

REVISIONS		DATE
1	CITY OF COCOA COMMENTS	08-11-2020
2		
3		
4		
5		
6		
7		
8		

MBV ENGINEERING, INC.
MOIA BOWLES VILLAMIZAR & ASSOCIATES
1250 W.Eau Gallie Blvd. Ste. B
Melbourne, Florida 32935
321.253.1510 • Fax: 321.253.0911
www.mbvengineering.com

OVERALL SITE PLAN

WATERMARK SUBDIVISION
BREVARD COUNTY FLORIDA

72 HOURS BEFORE DIGGING CALL TOLL FREE 811
Know what's below. Call before you dig.

BRUCE A. MOIA
LICENSE No. 47529
STATE OF FLORIDA
PROFESSIONAL ENGINEER

BRUCE A. MOIA
FL. P.E. #47529 DATE: 9/1/2020

SHEET
C-5

16-1071