

# CONSTRUCTION PLANS PREPARED FOR Meadow Pointe

## SECTION 12 & 13, TOWNSHIP 21 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA

**PRESERVATION**  
PARCEL  
173,100 SF  
40.21 AC

SECTION 12  
NO CONSTRUCTION PROPOSED

**GENERAL STATEMENT**  
This plan is for the proposed construction of a 193 lot single family subdivision to be constructed in 2 phases along with associated roadway, sidewalks, utilities and detention lakes. The existing site vegetation consists of upland, and jurisdictional wetlands. Surrounding property conditions consist of residential property, commercial property and vacant land.

**PROJECT CONTACTS**

**ENGINEER:**  
DRMP, INC.  
100 PARKNELL STREET  
NORFOLK ISLAND, FLORIDA 32953  
PHONE: (321) 434-0010  
CONTACT: SCOTT MOZZI, PROJECT MANAGER

**OWNER/APPLICANT:**  
STRAIGHT HOMES OF FLORIDA, LLC  
1784 GREENWOOD BLVD., SUITE 124  
LAKE MARY, FL 32746  
PHONE: (407) 726-2177  
CONTACT: TINA IZZI, DIRECTOR OF LAND DEVELOPMENT

**SURVEYOR:**  
DRMP, INC.  
100 PARKNELL STREET  
NORFOLK ISLAND, FLORIDA 32953  
PHONE: (321) 434-0010  
CONTACT: JOSEPH B. CASARELLI, P.L.S.

**ENVIRONMENTAL CONSULTANT:**  
DRMP, INC.  
100 PARKNELL STREET  
NORFOLK ISLAND, FLORIDA 32953  
PHONE: (321) 434-0010  
CONTACT: SHARON RYAN

**LOT SET BACKS:**  
FRONT: 20'  
REAR: 20'  
SIDE: 5'  
SIDE CORNER: 15'  
SIDE YETI: 20'

**WETLAND SUMMARY**  
IMPACTS ALLOWED PER CODE: 1.88 x 114.31 AC = 2,086 AC  
PROPOSED IMPACTS: 1,800Z AC  
(WETLAND LOCATIONS HAVE BEEN FIELD VERIFIED)

**NOTE**  
This project is to be completed in compliance with Brevard County's Performance Standards defined by Sections 62-2251 through 62-2272.

**NOTE**  
Pursuant to Brevard County Code of Ordinances, Section 62-2957, Access Management, (c) (1), one entrance is required because there are fewer than 201 dwelling units.

**NOTE**  
A BUILDING PERMIT IS REQUIRED FOR ALL STRUCTURAL COMPONENTS INCLUDING BUT NOT LIMITED TO RETAINING WALLS, MASONRY WALLS, FENCING, ETC.

**STREET LIGHTING NOTE**  
NO STREET LIGHTING PROPOSED

**FOOT NOTE**  
ALL CONSTRUCTION TO COMPLY WITH FDOT 2003-24 FDOT SPECIFICATIONS

**FIRE SPRINKLER NOTE**  
Utilities and fire protection design is based on each individual lot containing a single family home with a total under roof area (including garages, patios etc.) of less than 5,000 S.F. Homes greater than 5,000 S.F. require a sprinkler system, and additional fire hydrants could also be required.

**SITE PLAN REVIEW NOTE**  
Site Plan review and approval does not constitute County approval or review of any private party deed restrictions, covenants, or other agreements. Any changes to the approved plan must be coordinated through the Land Development Section. The applicant assumes the risk that the Site Plan may require additional County review including engineering reviews or other applicable County review processes should any action to enforce any such restrictions require redesign of the site.

**WATER STATEMENT**  
Potable water for the proposed site will be accomplished via a connection to and extension of the existing Brevard County public waterlines located within W. Main Street (SR 44) right-of-way.

**SEWER STATEMENT**  
Sanitary sewer will be provided to each lot via a gravity sewer system, to connect to existing Brevard County sewer facilities located within W. Main Street (SR 44) right-of-way.

**STORMWATER STATEMENT**  
Stormwater runoff will be conveyed to wet detention stormwater lakes located within site for pre-treatment of the stormwater and attenuation of a 25 year - 24 hour storm event, in accordance with Brevard County and SCMD criteria and ordinances.

**FLOOD ZONE INFORMATION**  
Subject Parcel lies in Zone "X" (area outside 0.2% annual chance floodplain) and Zone A (no base flood zone determined) as shown on Flood Insurance Rate Map 1200000001, and State Map 1200000101 map dated January 29, 2021, as published by the Federal Emergency Management Agency.

SHEET INDEX	
SHEET	DESCRIPTION
C-0	COVER SHEET / MASTER SITE PLAN
C2.0-C2.3	EXISTING CONDITIONS/SURVEY DATA PLAN
C14.0-C19.0	PRELIMINARY PLAT
C20.0	MASTER DRAINAGE PLAN
C21.0-C24.0	PAVING, GRADING & DRAINAGE PLAN
C24.1	CURB & GUTTER GRADING
C25.0	MASTER UTILITIES PLAN
C26.0-C28.0	UTILITIES PLAN
C29.0-C30.0	PLAN & PROFILES
C31.0-C40.0	SECTIONAL & CONSTRUCTION DETAILS
C41.0-C48.0	STANDARD LIFT STATION DETAIL SHEETS
C49.0-C50.0	STANDARD WATER DETAILS
C51.0	STANDARD SEWER DETAILS
C52.0	BREVARD COUNTY PUBLIC WORKS STANDARD DEVELOPMENT NOTES
C53.0	CONTRACTING STANDARD PLAN
C54.0-C55.0	SURFACE WATER & WETLAND IMPACT PLAN
C56.1-C56.3	PRESERVATION & ENHANCEMENT PLAN
C57.0-C58.0	48' x 48' CONSTRUCTION PLANS, CROSS SECTIONS, AND DETAILS
C59.0	MAINTENANCE OF TRAFFIC
C60-C61	STORMWATER POLLUTION PREVENTION PLAN
C62	AMENITIES PLAN
1-100-1-300	LANDSCAPE PLAN - BY OTHERS

**DESCRIPTION:**

A PARCEL OF LAND LYING IN THE NORTHWEST CORNER OF SECTION 12 AND THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, ALL OF TOWNSHIP 21 SOUTH RANGE 34 EAST BREVARD COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 13; THENCE NORTH 88°28'08" WEST ALONG THE NORTH LINE OF SAID SECTION 13 A DISTANCE OF 2845.31 FEET TO THE POINT-OF-BEGINNING; SAID POINT BEING THE NORTH 1/4 CORNER OF SAID SECTION 13; THENCE SOUTH 02°34'13" EAST, ALONG THE NORTH-SOUTH WADSWORTH LINE OF SAID SECTION 13 AND THE WEST LINE OF LANDS AS DESCRIBED IN OR BOOK 8759 PAGE 2358 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; A DISTANCE OF 1325.84 FEET TO A POINT ON THE NORTH LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 88°21'37" EAST, ALONG SAID NORTH LINE AND THE SOUTH LINE OF LANDS AS DESCRIBED IN OR BOOK 8759 PAGE 2358, A DISTANCE OF 830.19 FEET TO A POINT ON THE NORTH-SOUTH WADSWORTH LINE; INTEREST IN 93 PER FOOT RIGHT-OF-WAY MAP FOR STATE ROAD NO. 9 SECTION 7272A; THENCE SOUTH 19°50'28" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 68.81 FEET TO A POINT ON THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 00°56'30" EAST, ALONG SAID EAST LINE AND THE WEST LINE OF LANDS AS DESCRIBED IN OR BOOK 8300 PAGE 1827 OF SAID PUBLIC RECORDS; A DISTANCE OF 3543.03 FEET TO A POINT ON THE NORTH LINE OF LANDS AS DESCRIBED IN OR BOOK 8860 PAGE 237 OF SAID PUBLIC RECORDS; THENCE NORTH 84°50'44" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 31.02 FEET TO THE SOUTHWEST CORNER OF LANDS AS DESCRIBED IN OR BOOK 6189 PAGE 2925 OF SAID PUBLIC RECORDS; THENCE ALONG THE NORTH, WEST AND SOUTH LINES OF SAID LANDS AS DESCRIBED IN OR BOOK 6189 PAGE 2925, THE FOLLOWING FIVE COURSES; THENCE NORTH 02°47'38" EAST A DISTANCE OF 2068.69 FEET; THENCE SOUTH 80°32'44" WEST A DISTANCE OF 343.30 FEET; THENCE SOUTH 88°24'24" WEST A DISTANCE OF 483.34 FEET; THENCE SOUTH 02°04'11" EAST A DISTANCE OF 184.01 FEET; THENCE NORTH 88°24'24" EAST A DISTANCE OF 1384.42 FEET TO THE NORTHEAST CORNER OF SAID LANDS AS DESCRIBED IN OR BOOK 8860 PAGE 227; THENCE SOUTH 02°27'08" EAST, ALONG THE WEST LINE OF SAID LANDS AS DESCRIBED IN OR BOOK 8860 PAGE 227, A DISTANCE OF 784.81 FEET; THENCE SOUTH 83°32'28" WEST A DISTANCE OF 253.18 FEET TO A POINT ON THE ARC OF A 154.00 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH THE POINT-OF-CURVATURE, AN ANGLE OF 84.75 FEET SAID CURVE HAVING A CHORD BEARING OF SOUTH 18°09'25" WEST AND A CHORD DISTANCE OF 83.91 FEET; THENCE SOUTH 01°32'01" EAST A DISTANCE OF 138.16 FEET; THENCE SOUTH 48°27'33" EAST A DISTANCE OF 35.36 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 48 PER FOOT RIGHT-OF-WAY MAP SECTIONS FAC-1 AND 70929 DATED JULY 18, 1938; THENCE SOUTH 86°32'08" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET; THENCE NORTH 43°32'38" EAST A DISTANCE OF 35.36 FEET; THENCE NORTH 02°27'08" EAST A DISTANCE OF 31 FEET TO THE POINT-OF-CURVATURE OF A 216.00 FOOT RADIUS CIRCULAR CURVE CONCAVE SOUTHWESTERLY; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 281°74'2" A DISTANCE OF 99.13 FEET SAID CURVE HAVING A CHORD BEARING OF NORTH 11°11'18" EAST AND A CHORD DISTANCE OF 98.28 FEET; THENCE SOUTH 80°32'28" WEST A DISTANCE OF 224.89 FEET; THENCE SOUTH 01°32'01" EAST A DISTANCE OF 200.00 FEET TO THE NORTHEAST CORNER OF SAID ROAD NO. 48; THENCE SOUTH 83°32'28" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 476.49 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 13; SAID POINT ALSO BEING ON THE EAST LINE OF SAID LANDS AS DESCRIBED IN OR BOOK 3377 PAGE 4588 OF SAID PUBLIC RECORDS; THENCE NORTH 02°50'47" WEST, ALONG SAID EAST LINE A DISTANCE OF 2618.52 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE SOUTH 88°24'24" WEST, ALONG SAID NORTH LINE AND ALONG THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3377 PAGE 4588 AND OFFICIAL RECORDS BOOK 2418 PAGE 1424 BOTH OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; A DISTANCE OF 1322.66 FEET TO THE NORTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 02°34'13" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 12 AND THE SOUTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3377 PAGE 4588 OF SAID PUBLIC RECORDS; A DISTANCE OF 1323.29 FEET TO THE NORTHEAST CORNER OF SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 12; THENCE SOUTH 02°34'13" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12 AND THE WEST LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3377 PAGE 4588 OF SAID PUBLIC RECORDS; A DISTANCE OF 1323.29 FEET TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 88°28'08" EAST, ALONG SAID NORTH LINE AND THE SOUTH LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3377 PAGE 4588, A DISTANCE OF 1323.88 FEET TO THE POINT-OF-BEGINNING.

CONTAINING 114.31 ACRES (4,978,821 SQUARE FEET) MORE OR LESS AND BEING SUBJECT TO ANY EASEMENTS AND/OR RIGHTS-OF-WAYS OF RECORD.

- UTILITY COMPANY CONTACTS**
- BREVARD COUNTY WATER SERVICES** FLORIDA CITY GAS  
2728 ADOBE FRAM JUNCTION WAY OPERATIONS DEPT  
NORFOLK, FLORIDA 32904 4180 S. U.S. HIGHWAY NO. 1  
PHONE: (321) 838-2898 BREVARD, FLORIDA 32909  
PHONE: (321) 838-3424
- BREVARD COUNTY ROAD & BRIDGE** FLORIDA POWERLIGHT  
345 CONC ROAD 270 POWERLIGHT  
NORFOLK ISLAND, FLORIDA 32953 NORFOLK ISLAND, FLORIDA 32952  
PHONE: (321) 930-1389 PHONE: (321) 930-8125

- CITY OF COCOA UTILITIES DEPT.** SPECTRUM  
381 SWANER BLVD. 720 MAGNOLIA AVENUE  
COCOA, FLORIDA 32929 WELLSBORO, FLORIDA 32935  
PHONE: (321) 433-8110 PHONE: (321) 751-8885

- AT&T** SUNSHINE 811  
712 FLORIDA AVE. www.sunshine811.com  
COCOA, FLORIDA 32929 PHONE: (321) 723-8040 (602) 432-4770



**CONSTRUCTION TRANSFER**

**MEADOW POINTE SUBDIVISION**

**COVER SHEET**

**DRMP**  
100 Parknell Street, Suite A, Norfolk Island, FL 32953  
Phone: 321.434.0010  
www.drmp.com

**DRMP, Inc.**

**STATE OF FLORIDA**  
DEPARTMENT OF REVENUE  
REVENUE DIVISION  
REVENUE CHECK NUMBER: 23 0943 000  
DATE: JANUARY 06, 2022  
SHEET: C1.0