

OWNER/APPLICANT

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ENGINEER



CIVIL ■ STRUCTURAL ■ SURVEYING ■ ENVIRONMENTAL

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CERT. OF AUTH. NO. LB 8011

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 23 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

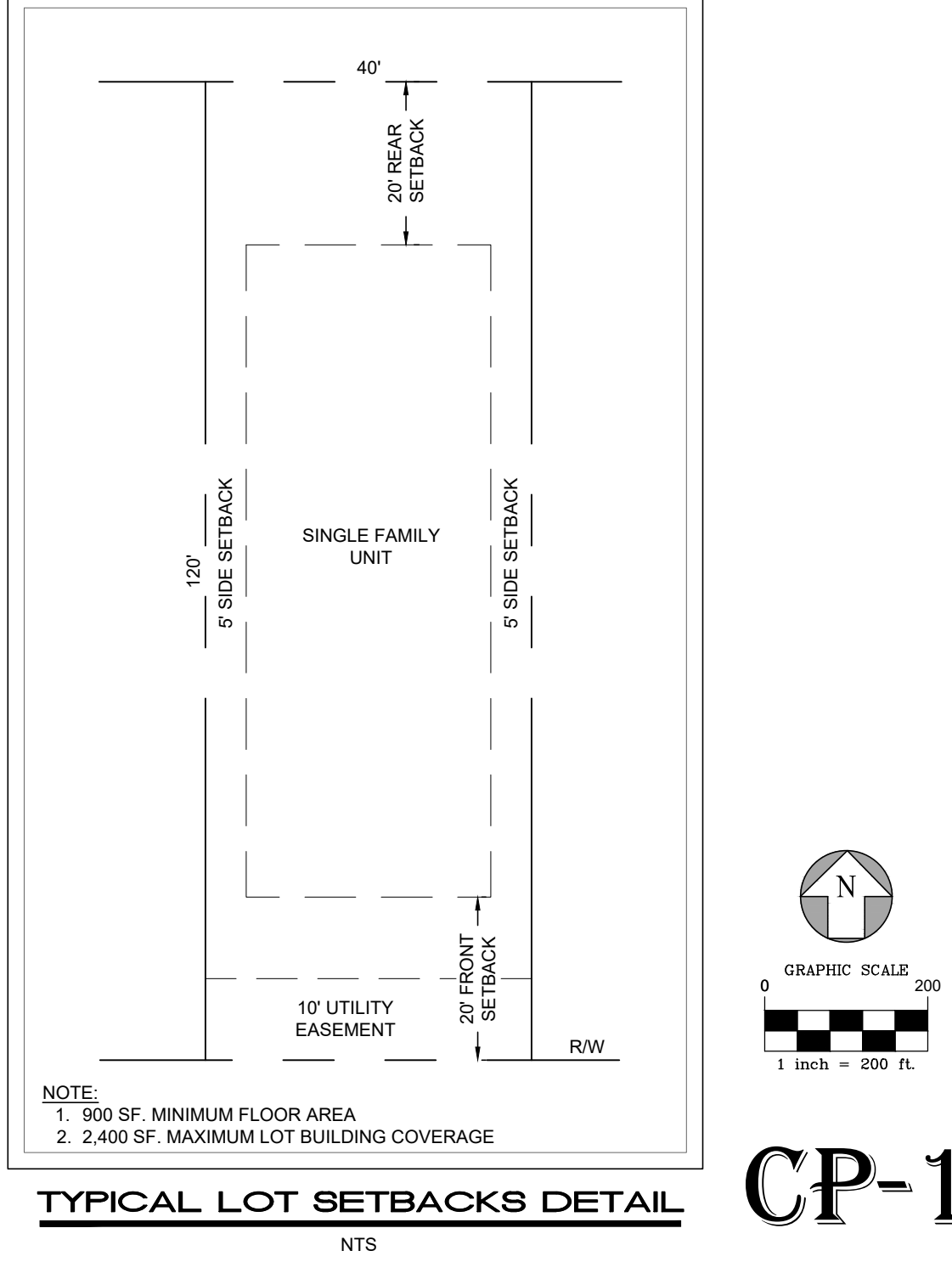
COMMENCE AT A RAILROAD SPIKE MONUMENTING THE SOUTHWEST CORNER OF SAID SECTION 30, AND RUN N 00°09'19" E, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 800.00 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R. 5505, PAGE 8025, THE POINT OF BEGINNING; THENCE CONTINUE N 00°09'19" E, ALONG SAID WEST LINE A DISTANCE OF 1863.51 FEET TO A 5/8 INCH ROD STAMPED "ALLEN" WHICH MONUMENTS THE WEST 1/4 CORNER OF SAID SECTION; THENCE N 00°33'35" E, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION A DISTANCE OF 1315.98 FEET TO THE SOUTHWEST CORNER OF "REPLAT OF HARDEEVILLE", RECORDED IN PLAT BOOK 19, PAGE 148 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE N 89°52'38" E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1319.59 FEET TO THE SOUTHEAST CORNER OF SAID REPLAT OF HARDEEVILLE; SAID POINT BEING ON THE EAST LINE OF THE SOUTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 30; THENCE S 00°32'18" W, ALONG SAID EAST LINE, A DISTANCE OF 229.29 FEET TO A POINT 100 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/4, OF THE SOUTHEAST 1/4, OF THE NORTHWEST 1/4; THENCE S 89°54'22" E, PARALLEL WITH AND 100 FEET NORTH OF SAID SOUTH LINE A DISTANCE OF 1218.49 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 1 (A 143 FOOT RIGHT OF WAY); THENCE S 00°13'32" W, ALONG SAID WEST RIGHT OF WAY LINE A DISTANCE OF 183.97 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF MACARTHUR HEIGHTS ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGE 135 OF SAID PUBLIC RECORDS; THENCE N 89°51'08" W, ALONG SAID EXTENSION AND SAID NORTH LINE, A DISTANCE OF 1219.48 FEET TO A POINT ON THE AFORESAID EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND ALONG THE WEST LINE OF SAID MACARTHUR HEIGHTS, A DISTANCE OF 576.30 FEET TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE N 89°46'51" W, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 280 FEET TO THE NORTHWEST CORNER OF LANDS OF THE DIOCESE OF ORLANDO (AKA "BLESSED SACRAMENT CATHOLIC CHURCH"); THENCE S 00°32'18" W, ALONG A WEST LINE OF SAID LANDS, SAID LINE BEING 280.00 FEET DISTANT WEST OF THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 30, A DISTANCE OF 329.56 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE S 00°08'31" W, PARALLEL WITH AND 280.00 FEET DISTANT FROM THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4, A DISTANCE OF 234.66 FEET; THENCE S 89°46'51" E, PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1504.12 FEET TO A POINT ON THE AFORESAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY 1; THENCE S 00°13'32" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 570.40 FEET TO THE SOUTHEAST CORNER OF AFORESAID LANDS THE DIOCESE OF ORLANDO (AKA "BLESSED SACRAMENT CATHOLIC CHURCH"); SAID POINT BEING 814.06 FEET DISTANT SOUTH BY RIGHT ANGLE MEASUREMENT, FROM THE AFORESAID NORTH LINE OF THE SOUTHWEST 1/4; THENCE N 89°46'51" W, ALONG THE SOUTH LINE OF SAID LAND WHICH IS 814.06 FEET DISTANT FROM SAID NORTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 1503.25 FEET; THENCE S 00°06'31" W, A DISTANCE OF 14.67 FEET TO A 4 INCH BY 4 INCH CONCRETE MONUMENT (NO IDENTIFICATION) WHICH MARKS THE NORTHWEST CORNER OF "WILLIAMS POINT COMPLEX" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 121 OF SAID PUBLIC RECORDS; THENCE S 00°13'32" W, ALONG THE WEST LINE OF SAID "WILLIAMS POINT COMPLEX", A DISTANCE OF 1095.39 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89°53'28" E, ALONG THE SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 1503.23 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE S 00°13'32" W, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 59.80 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN O.R. 4269, PAGE 2305; THENCE N 89°52'38" W, ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 150.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE S 00°13'32" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 389.20 FEET TO A POINT 320.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 30; THENCE N 89°52'38" W, PARALLEL WITH AND 320.00 FEET DISTANT FROM SAID SOUTH LINE OF SECTION, A DISTANCE OF 1171.02 FEET TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN O.R. 5294, PAGE 2038; THENCE S 00°08'24" W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 295.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF CAMP ROAD, SAID POINT BEING 25 FEET DISTANT FROM SAID SOUTH LINE OF THE SOUTHWEST 1/4; THENCE N 89°52'38" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 620.61 FEET TO A POINT WHICH IS 600.00 FEET DISTANT EAST FROM THE AFORESAID WEST LINE OF SECTION 30; THENCE N 00°09'19" E, PARALLEL WITH AND 600.00 FEET DISTANT FROM SAID WEST LINE, A DISTANCE OF 775.00 FEET; THENCE N 89°52'38" W, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING, CONTAINING 129.68 ACRES.

NOTES

1. PROPOSED AMENITIES MAY INCLUDE (BUT ARE NOT LIMITED TO) A COMMON USE DOCK, WALKING TRAILS, PAVILION, OR OTHER FACILITIES. SEE SHEET C-3.
2. TRACT BOUNDARIES SUBJECT TO CHANGE BASED ON SJRWMD FINAL BOUNDARY DETERMINATION.
3. IT IS PROPOSED TO PROVIDE THE REQUIRED 15' BUFFER ALONG THE ENTIRE DEVELOPMENT. THIS IS PROPOSED BY TWO METHODS. FIRST, BY PROVIDING A 15' PERIMETER BUFFER TRACT AS SHOWN, WHICH IS WHERE ONLY 15' IS PROPOSED BETWEEN LOTS OR STORMWATER TRACTS AND THE PROPERTY BOUNDARY. SECONDLY, THE REMAINDER OF THE PERIMETER SHALL HAVE OPEN SPACE TRACTS THAT FAR EXCEED 15' IN WIDTH IN WHICH IT IS PROPOSED TO PROVIDE TREE AND VEGETATION PRESERVATION AND/OR MITIGATION OR WETLAND PRESERVATION.

TRACT DATA

OPEN SPACE - TRACT TABLE (PROVIDED)			
PHASE	TRACT	AREA (AC)	TYPE
PHASE I	OS-1	5.45	PASSIVE
	OS-2	2.45	PASSIVE
	OS-3	2.73	PASSIVE
	OS-4	0.27	PASSIVE
	OS-8	0.36	PASSIVE
PHASE II	OS-9	0.42	PASSIVE
	OS-10	7.57	PASSIVE
	OS-22	12.34	PASSIVE
	OS-5	0.15	PASSIVE
	OS-6	0.95	PASSIVE
PHASE III	OS-7	0.55	PASSIVE
	OS-11	3.73	PASSIVE
	OS-12	2.60	ACTIVE
	OS-18	0.20	PASSIVE
	OS-19	0.22	PASSIVE
PHASE IV	OS-21	3.37	PASSIVE
	OS-23	0.30	PASSIVE
	OS-13	0.48	PASSIVE
	OS-14	0.38	PASSIVE
	OS-15	0.21	PASSIVE
	OS-16	0.22	PASSIVE
	OS-17	0.20	PASSIVE
	OS-20	3.31	PASSIVE



CP-1

HARDEEVILLE  
SUBDIV.

BREVARD  
COUNTY  
POND  
(EXIST.)

OPEN SPACE TRACT  
OS-16  
0.22 AC.

15' PERIMETER  
BUFFER  
TRACT PB-4

OPEN SPACE TRACT  
OS-15  
0.21 AC.

OPEN SPACE TRACT  
OS-14  
0.38 AC.

OPEN SPACE TRACT  
OS-13  
0.48 AC.

15' PERIMETER  
BUFFER  
TRACT PB-3

OPEN SPACE TRACT  
OS-17  
0.20 AC.

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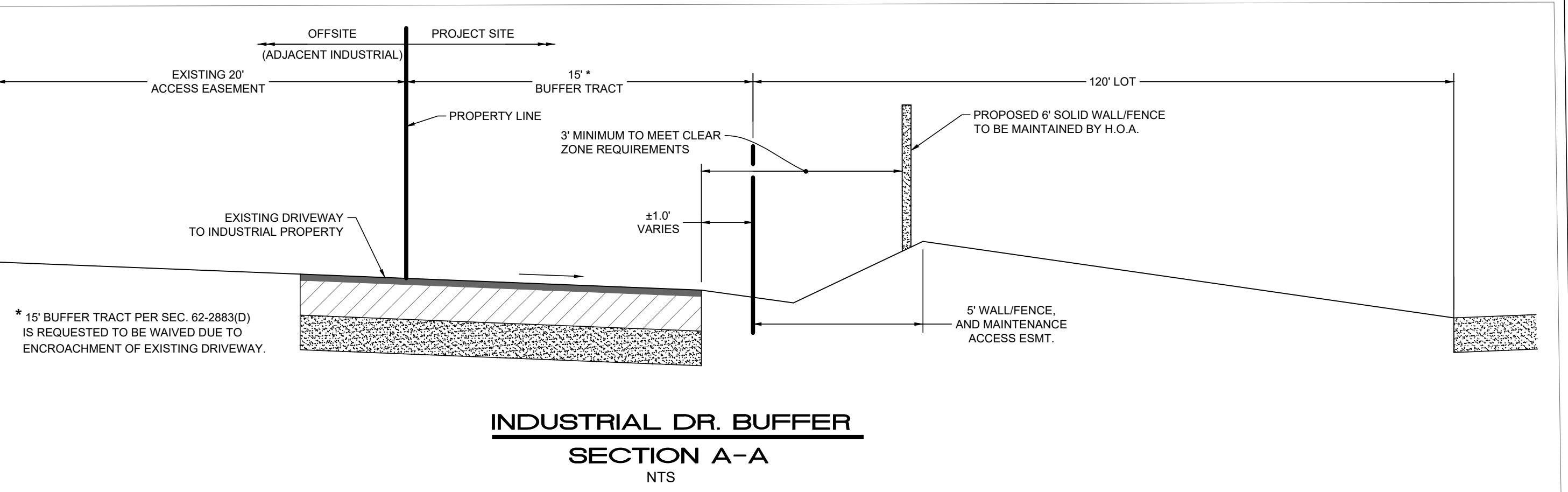
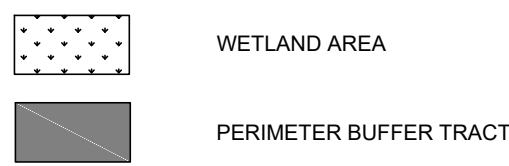
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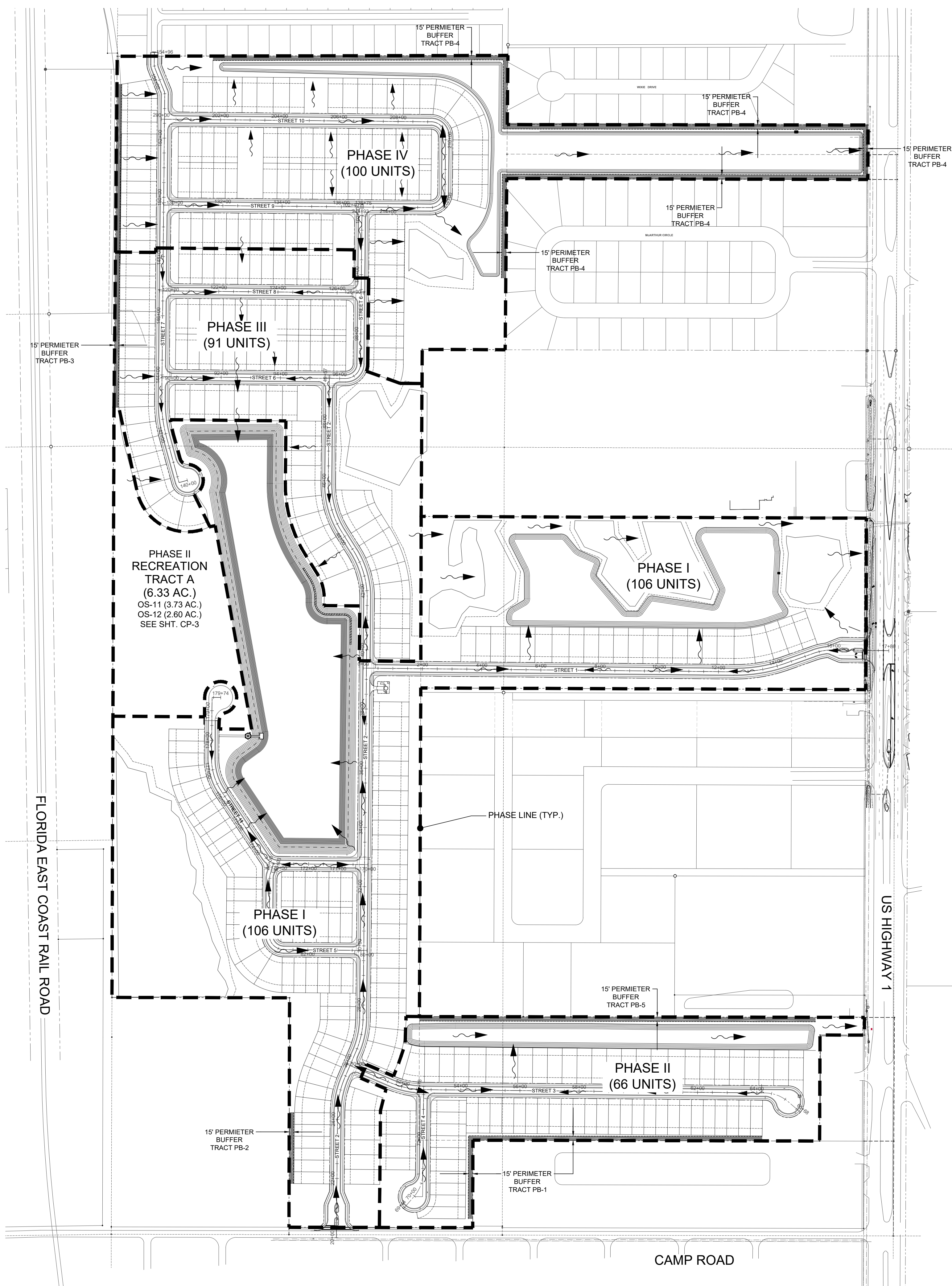
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LEGEND





#### LEGEND

PERIMETER BUFFER TRACT

#### SITE DATA

TOTAL SITE: ± 129,680 AC.

##### SINGLE FAMILY WITH LOTS

MINIMUM COMMON RECREATIONAL AND OPEN AREA: ± 12,968 AC. (10%)  
REQUIRED ACTIVE: ± 5,445 AC. (4.2%)  
REQUIRED PASSIVE: ± 7,523 AC. (5.8%)

PROVIDED COMMON RECREATIONAL AND OPEN AREA: ± 48,461 AC. (37.2%)  
PROVIDED ACTIVE: ± 2,600 AC. (2.0%)  
PROVIDED PASSIVE: ± 45,861 AC. (35.2%)

MAX. ALLOWABLE DENSITY: 518 LOTS (3.99 UNITS / ACRE)  
PROPOSED DENSITY: 363 LOTS (2.80 UNITS / ACRE)

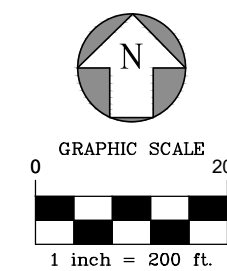
##### PER PHASE:

	PHASE AREA	NUMBER OF LOTS	DENSITY	PASSIVE	ACTIVE
PHASE 1	±57,609 AC.	106	1.84 UNITS / ACRE	±31,586 AC.	
PHASE 2	±22,903 AC.	66	2.94 UNITS / ACRE	±5,389 AC.	±2,600 AC.
PHASE 3	±20,075 AC.	91	4.44 UNITS / ACRE	±4,091 AC.	
PHASE 4	±29,093 AC.	100	3.44 UNITS / ACRE	±4,795 AC.	
TOTALS	±129,680 AC.	363	2.80 UNITS / ACRE	±45,861 AC.	±2,600 AC.

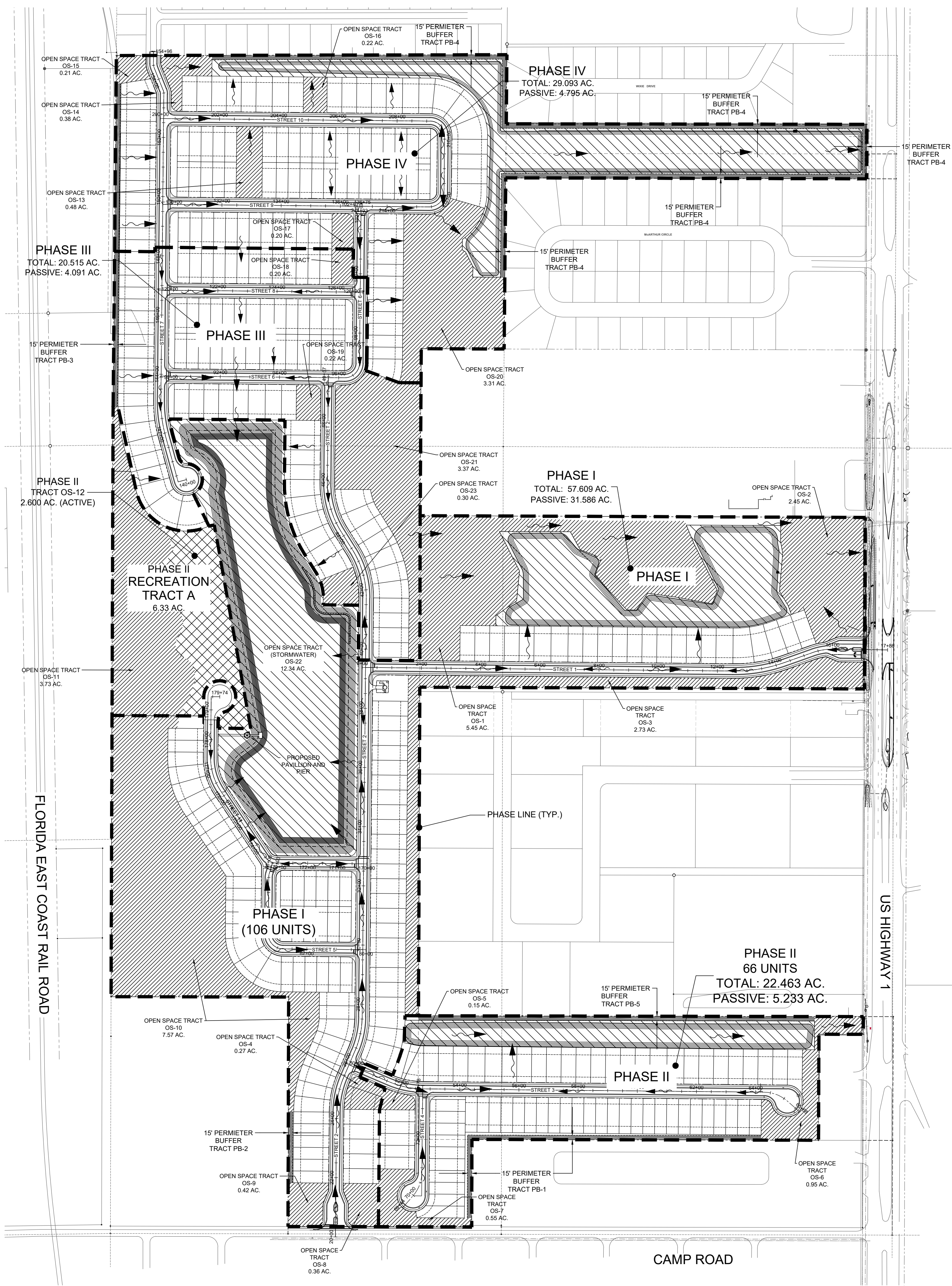
NOTE:  
IT IS PROPOSED TO PROVIDE THE REQUIRED 15' BUFFER ALONG THE ENTIRE DEVELOPMENT. THIS IS PROPOSED BY TWO METHODS. FIRST, BY PROVIDING A 15' PERIMETER BUFFER TRACT AS SHOWN, WHICH IS WHERE ONLY 15' IS PROPOSED BETWEEN LOTS OR STORMWATER TRACTS AND THE PROPERTY BOUNDARY. SECONDLY, THE REMAINDER OF THE PERIMETER SHALL HAVE OPEN SPACE TRACTS THAT FAR EXCEED 15' IN WIDTH IN WHICH IT IS PROPOSED TO PROVIDE TREE AND VEGETATION PRESERVATION AND/OR MITIGATION OR WETLAND PRESERVATION.

# WATERMARK PUD

## PHASING PLAN EXHIBIT



CP-2



LEGEND

- OPEN SPACE (PASSIVE)
- OPEN SPACE (ACTIVE)
- STORMWATER TRACT
- PERIMETER BUFFER TRACT

SITE DATA

TOTAL SITE:		± 129,680 AC.			
SINGLE FAMILY WITH LOTS					
MINIMUM COMMON RECREATIONAL AND OPEN AREA:		± 12,968 AC. (10%)			
REQUIRED ACTIVE:		± 5,445 AC. (4.2%)			
REQUIRED PASSIVE:		± 7,523 AC. (5.8%)			
PROVIDED COMMON RECREATIONAL AND OPEN AREA:		± 48,461 AC. (37.2%)			
PROVIDED ACTIVE:		± 2,600 AC. (2.0%)			
PROVIDED PASSIVE:		± 45,861 AC. (35.2%)			
MAX. ALLOWABLE DENSITY:		518 LOTS (3.99 UNITS / ACRE)			
PROPOSED DENSITY:		363 LOTS (2.80 UNITS / ACRE)			
PER PHASE:					
	PHASE AREA	NUMBER OF LOTS	DENSITY	PASSIVE	ACTIVE
PHASE 1	±57,609 AC.	106	1.84 UNITS / ACRE	±31,586 AC.	
PHASE 2	±22,903 AC.	66	2.94 UNITS / ACRE	±5,399 AC.	±2,600 AC.
PHASE 3	±20,075 AC.	91	4.44 UNITS / ACRE	±4,091 AC.	
PHASE 4	±29,093 AC.	100	3.44 UNITS / ACRE	±4,795 AC.	
TOTALS	±129,680 AC.	363	2.80 UNITS / ACRE	±45,861 AC.	±2,600 AC.

NOTE:  
IT IS PROPOSED TO PROVIDE THE REQUIRED 15' BUFFER ALONG THE ENTIRE DEVELOPMENT. THIS IS PROPOSED BY TWO METHODS. FIRST, BY PROVIDING A 15' PERIMETER BUFFER TRACT AS SHOWN, WHICH IS WHERE ONLY 15' IS PROPOSED BETWEEN LOTS OR STORMWATER TRACTS AND THE PROPERTY BOUNDARY. SECONDLY, THE REMAINDER OF THE PERIMETER SHALL HAVE OPEN SPACE TRACTS THAT FAR EXCEED 15' IN WIDTH IN WHICH IT IS PROPOSED TO PROVIDE TREE AND VEGETATION PRESERVATION AND/OR MITIGATION OR WETLAND PRESERVATION.

- POSSIBLE FUTURE AMENITIES:
- CLUBHOUSE
  - COMMUNITY POOL
  - SHUFFLE BOARD COURTS
  - TOT LOT
  - TENNIS COURT
  - BASKETBALL COURT
  - DOG PARK
  - GENERAL OPEN FIELD
  - RV/BOAT STORAGE

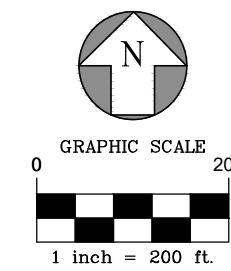
- POSSIBLE PASSIVE OPEN SPACE AMENITIES:
- PICNIC BENCHES
  - OUTDOOR GRILL STATION
  - PAVILION
  - MULCH WALKING TRAIL
  - FISHING PIER

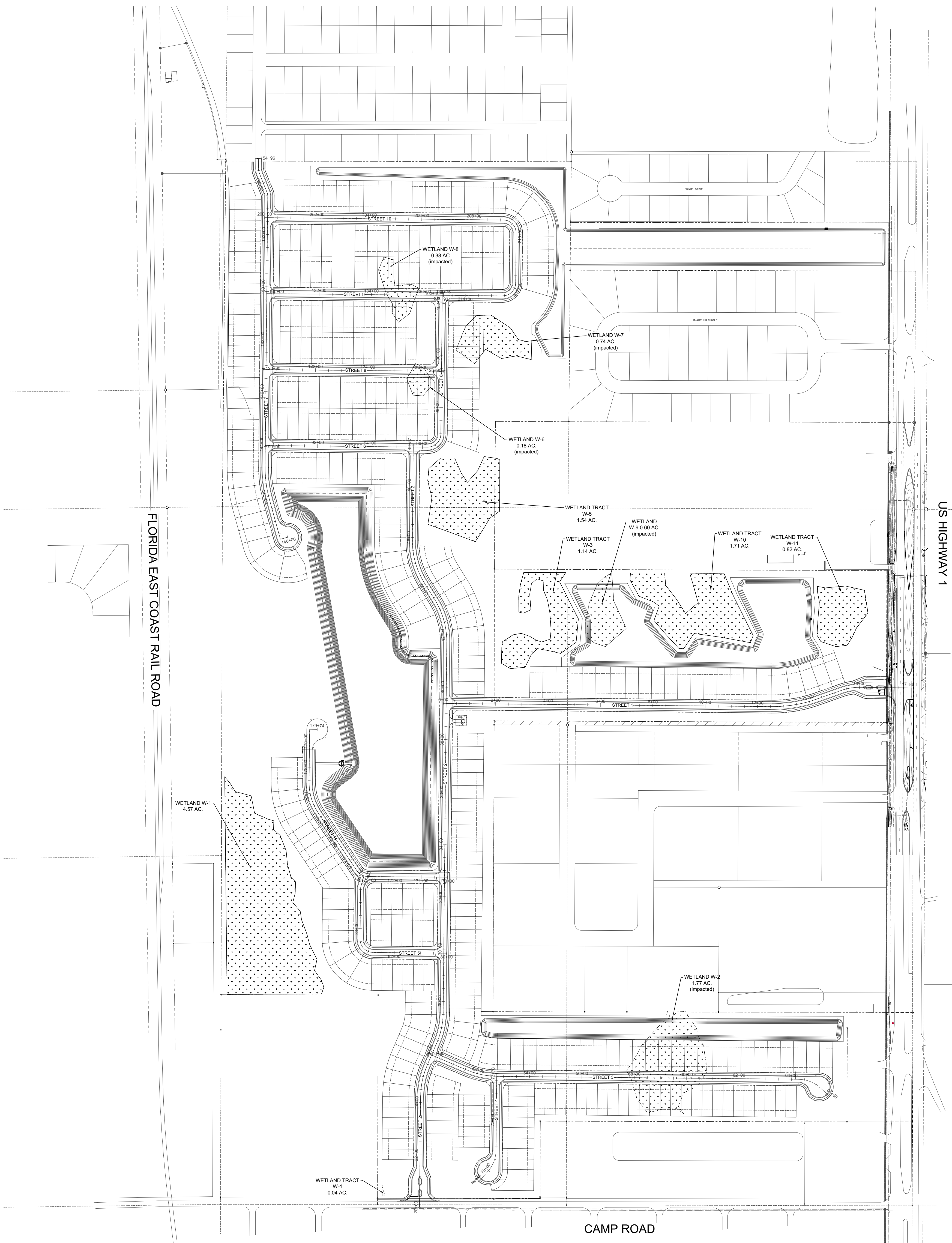
- OTHER OPEN SPACE OPTIONS FOR AMENITIES:
- PICNIC BENCHES
  - OUTDOOR GRILL STATION
  - PAVILION
  - MULCH WALKING TRAIL
  - FISHING PIER

ACTIVE OPEN SPACE (POSSIBLE FUTURE AMENITIES)  
IN RECREATION TRACT A SHALL BE CONSTRUCTED IN PHASE II AND SHALL CONSIST OF A CLUBHOUSE AND AT LEAST TWO OTHER AMENITIES AS LISTED ABOVE.

# WATERMARK PUD

## COMMON RECREATION & OPEN SPACE EXHIBIT





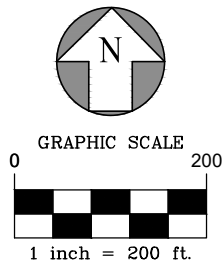
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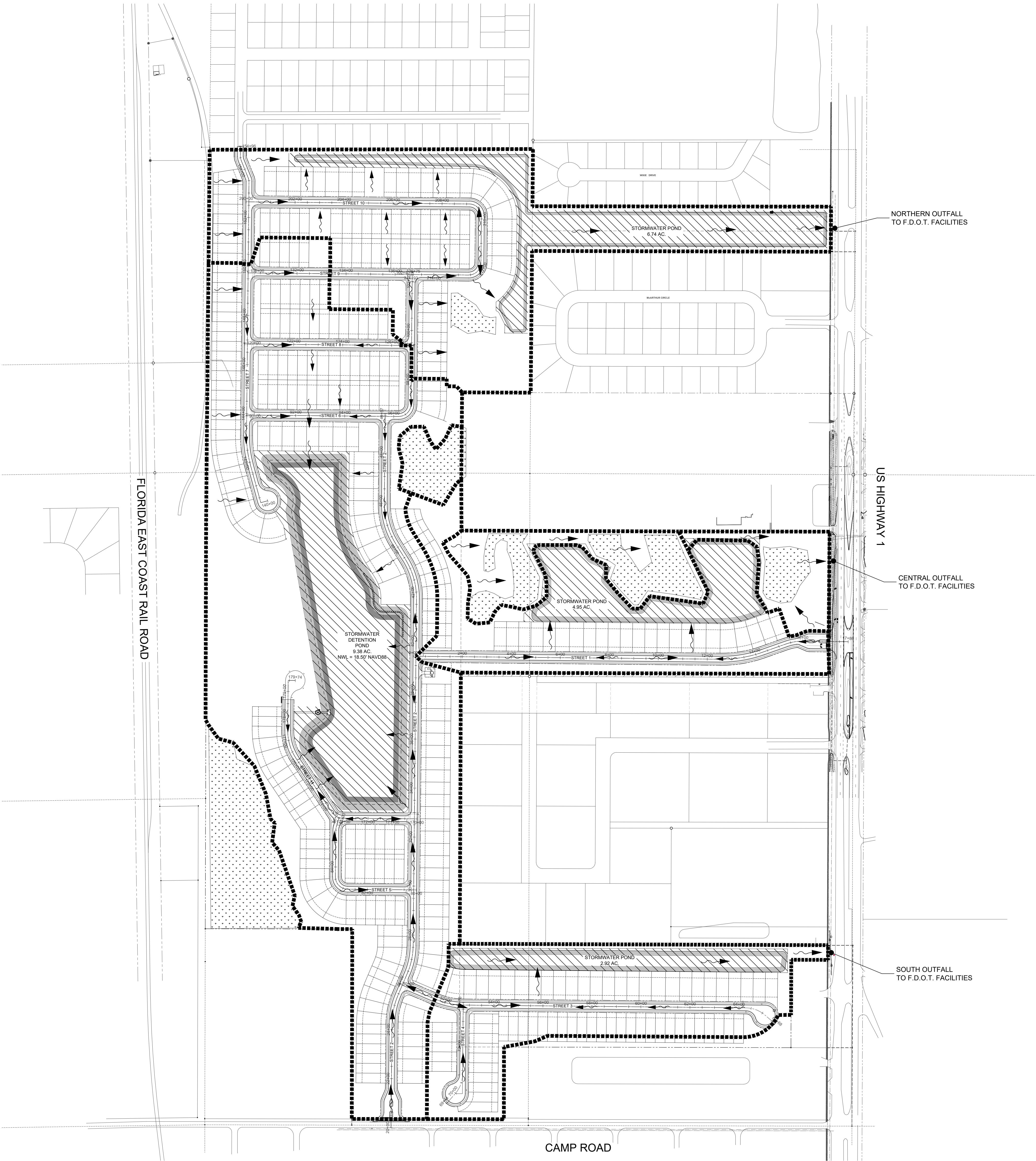
 WETLAND TRACT / AREA

SITE DATA

TOTAL SITE:	± 129,680 AC.
TOTAL WETLANDS:	± 13,451 AC.
WETLAND "W-1"	± 4,570 AC.
WETLAND "W-2"	± 1,770 AC.
WETLAND "W-3"	± 1,140 AC.
WETLAND "W-4"	± 0,001 AC.
WETLAND "W-5"	± 1,540 AC.
WETLAND "W-6"	± 0,180 AC.
WETLAND "W-7"	± 0,740 AC.
WETLAND "W-8"	± 0,380 AC.
WETLAND "W-9"	± 0,800 AC.
WETLAND "W-10"	± 1,710 AC.
WETLAND "W-11"	± 0,820 AC.
WETLANDS IMPACTED:	
WETLAND "W-2"	± 1,770 AC.
WETLAND "W-6"	± 0,180 AC.
WETLAND "W-7"	± 0,290 AC.
WETLAND "W-8"	± 0,380 AC.
WETLAND "W-9"	± 0,600 AC.
TOTAL WETLAND IMPACTS:	± 3,220 AC.
REMAINING WETLAND:	± 10,231 AC.

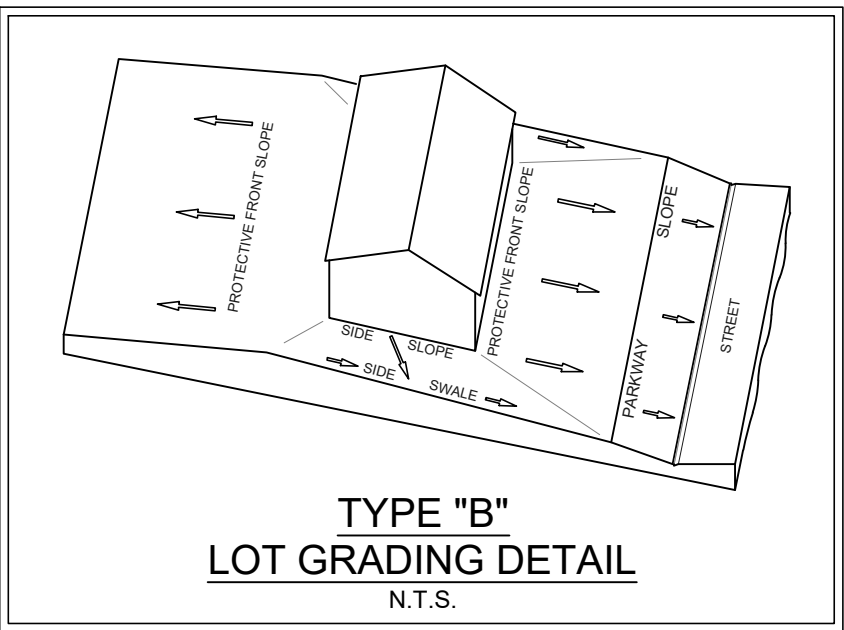
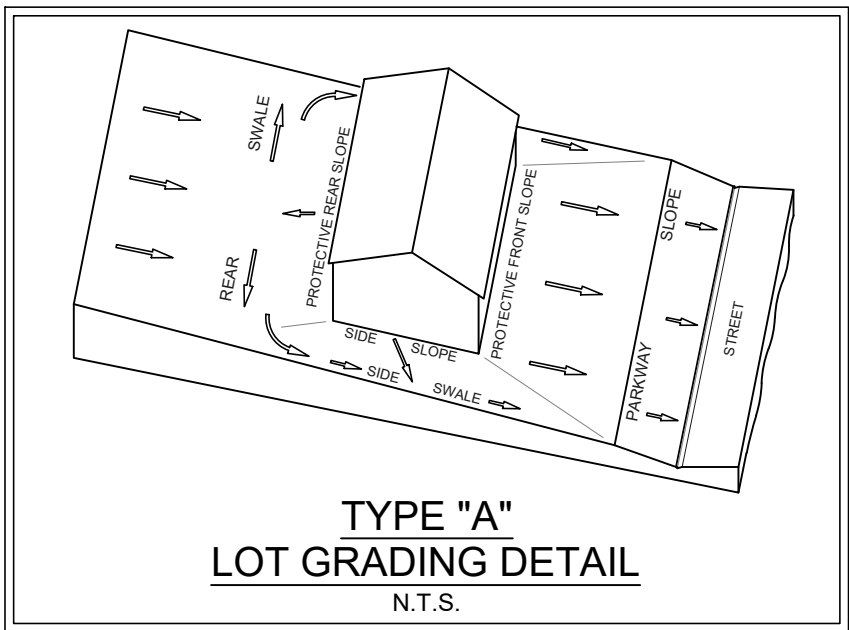
WATERMARK PUD  
WETLAND IMPACT EXHIBIT





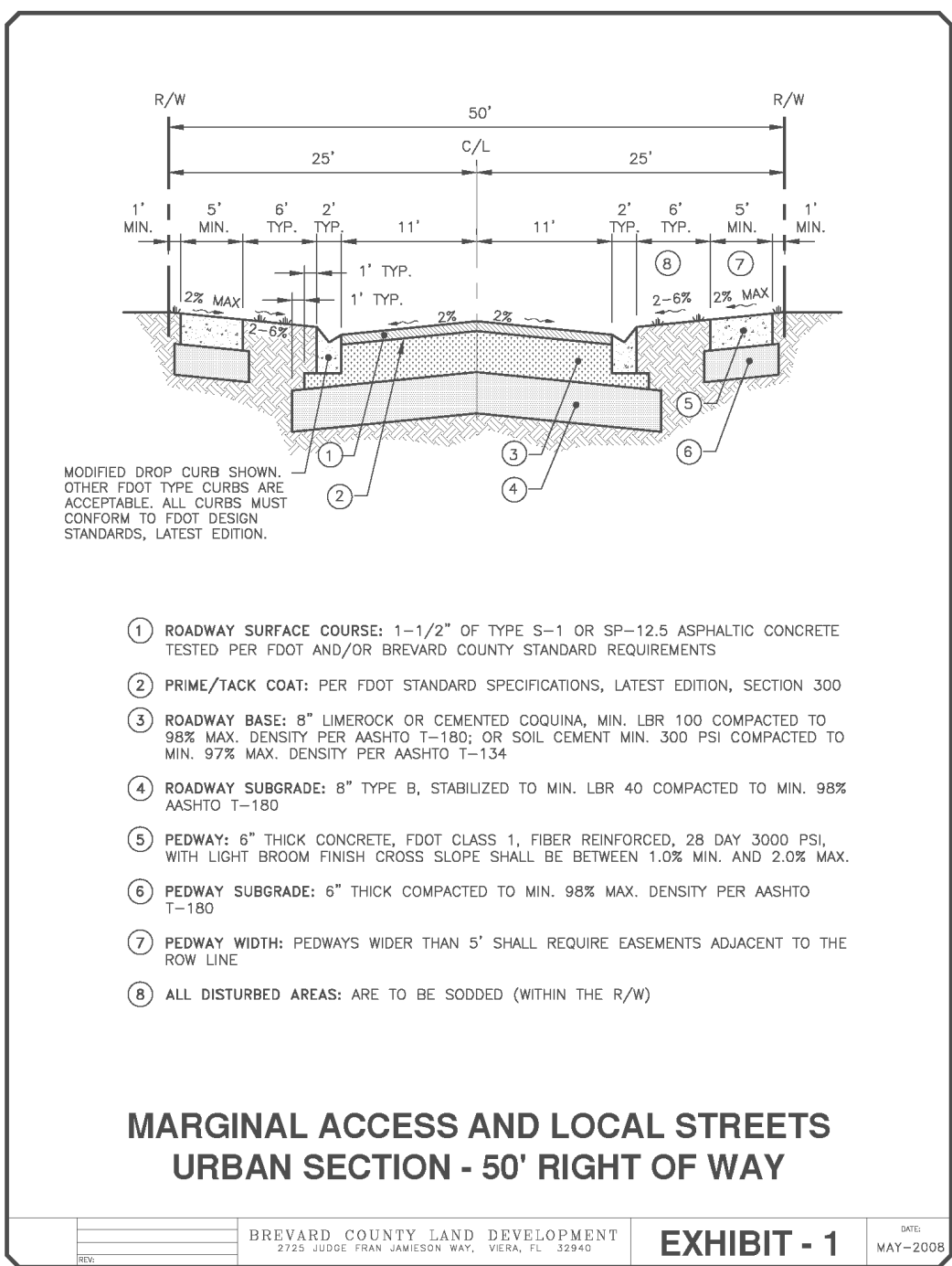
LEGEND

- STORMWATER TRACT / AREA
- WETLAND TRACT / AREA
- DRAINAGE BASIN LINE



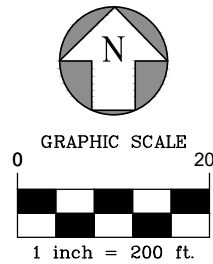
NOTES

- ALL LOTS AND SWALES WILL BE GRADED TO CONVEY STORMWATER RUNOFF TO ON-SITE STORMWATER MANAGEMENT FACILITIES WHEREVER POSSIBLE. ALL DISCHARGE(S) WILL BE DESIGNED TO ENSURE NO ADVERSE IMPACTS OCCUR.
- THE PROJECT WATERSHED INCLUDES OFF-SITE PROPERTIES THAT DISCHARGE ONTO THE WATERMARK PUD PROPERTY. HISTORICAL FLOW PATTERNS AND DISCHARGE RATES WILL BE MAINTAINED.
- HYDRAULIC CONNECTIONS EXIST TO FDOT FACILITIES WITHIN THE R.O.W. OF U.S. HIGHWAY 1. THE PROPOSED SITE DESIGN WILL TREAT AND ATTENUATE THE REQUIRED BREVARD COUNTY, SJRWMD, AND FDOT CRITERIA SUCH THAT NO ADVERSE IMPACTS ARE SEEN AT THE DISCHARGE POINT(S) TO FDOT FACILITIES. DISCHARGES ARE LIMITED TO THAT OF THE PRE-DEVELOPED MAXIMUM RATE.
- OPTIONS FOR STORMWATER MANAGEMENT MAY INCLUDE (BUT ARE NOT LIMITED TO) DRY DETENTION, WET DETENTION, SIDE BANK FILTRATION, AND STORMWATER HARVESTING.



# WATERMARK PUD

## DRAINAGE MAP EXHIBIT



CP-5