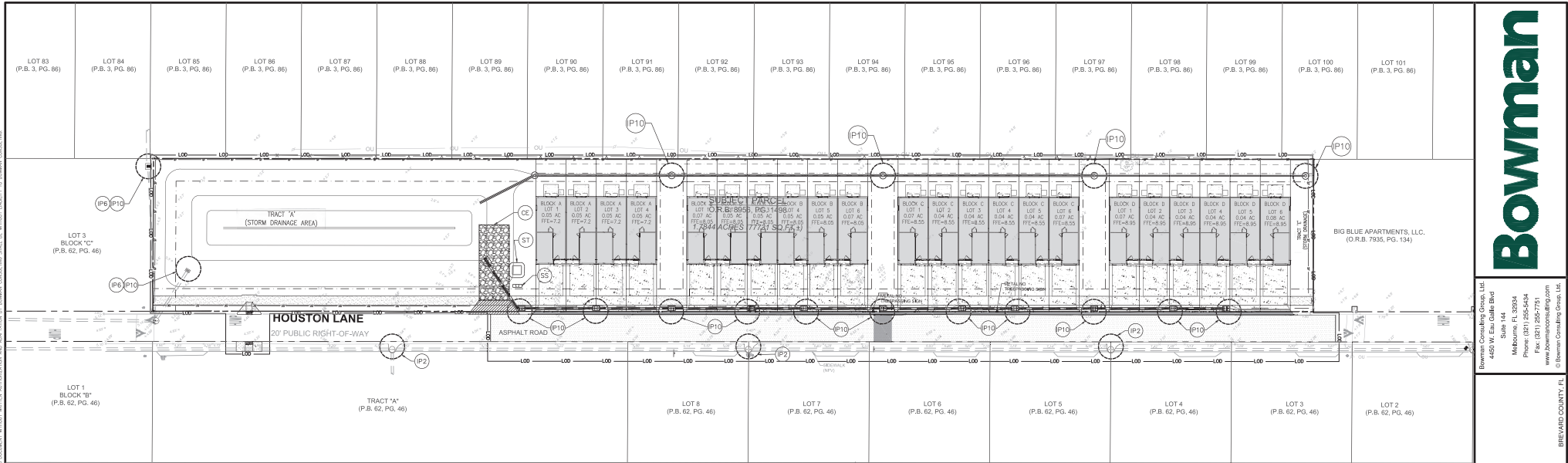








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## GENERAL EROSION CONTROL NOTES

- CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP AND THAT CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DIRECTED BY PERMITTING AGENCY AND OWNER OR AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST TO OWNER THROUGHOUT ALL PHASES OF CONSTRUCTION.
- PERMIT FOR ANY CONSTRUCTION ACTIVITY MUST BE MAINTAINED ON SITE AT ALL TIMES.
- CONTRACTOR SHALL MINIMIZE CLEARING TO THE MAXIMUM EXTENT PRACTICAL OR AS REQUIRED BY THE GENERAL PERMIT.
- GENERAL CONTRACTOR SHALL DEMONSTRATE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA, EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOILET FACILITIES.
- ALL WASH WATER SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.
- SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CATCH AND CLEAN-UP FUEL OR CHEMICAL SPILLS AND LEAKS.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- RUBBER, TRASH, GARBAGE, LITTER, OR OTHER SUCH MATERIALS SHALL BE DEPOSITED INTO SEALED CONTAINERS. MATERIALS SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OF WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
- ALL STORM WATER POLLUTION PREVENTION MEASURES PRESENTED ON THIS PLAN, AND IN THE STORM WATER POLLUTION PREVENTION PLAN, SHALL BE INITIATED AS SOON AS PRACTICABLE.
- DETURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS STOPPED FOR AT LEAST 7 DAYS, SHALL BE TEMPORARILY SEEDED. THESE AREAS SHALL BE SEEDED NO LATER THAN 14 DAYS FROM THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS.
- DETURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE SOOCEDED/LANDSCAPED PER PLANS. THESE AREAS SHALL BE SEEDED NO LATER THAN 7 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY OCCURRING IN THESE AREAS, REFER TO THE GRADING PLAN AND/OR LANDSCAPE PLAN.
- IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVIDERS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE.
- ALL MATERIALS SHED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR ON INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEMS IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.
- ON-SITE AND OFF-SITE SOIL STOCKPILE AND BROWNOH AREAS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BROWNOH AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED BY ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.
- BLOBS SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES TO PREVENT EROSION AND SEDIMENTATION.
- CONTRACTOR SHALL DEMONSTRATE IDENTIFY AREAS INSIDE THE LIMITS OF DISTURBANCE, FOR WASTE DISPOSAL, DELIVERY AND MATERIAL STORAGE.
- CONTRACTOR TO LIMIT DISTURBANCE OF SITE IN STRICT ACCORDANCE WITH THE EROSION CONTROL SEQUENCING SHOWN ON THE PLAN. NO UNNECESSARY OR IMPROPERLY SEQUENCED CLEARING AND/OR GRADING SHALL BE PERMITTED.
- AN INSPECTOR, EMPLOYED BY THE STATE OF FLORIDA OR EMPLOYED BY THE INSTALLATION AND MAINTENANCE OF EROSION CONTROL, IS REQUIRED TO INSPECT THE EROSION AND SEDIMENTATION CONTROL MEASURES AS SHOWN ON THE APPROVED CONSTRUCTION PLAN. INSPECTION REPORTS ARE TO BE COMPLETED ON OR BEFORE THE COMPLETION OF EACH CONSTRUCTION PHASE. THESE REPORTS SHALL BE MADE AVAILABLE TO THE TOWN AT ANY TIME AND COPIES OF ALL OF THE INSPECTION REPORTS SHALL BE SUBMITTED TO THE TOWN PRIOR TO THE RESUMPTION OF A CERTIFICATE OF COMPLETION OCCUPANCY.
- CONTRACTOR SHALL UTILIZE DITCHES, PIPES, AND/OR PUMPS AS NECESSARY TO MAINTAIN THE EXISTING DRAINAGE DURING ALL PHASES OF CONSTRUCTION. EXISTING DRAINAGE SHALL NOT BE BLOCKED OR ADVERSELY AFFECTED DURING CONSTRUCTION.

## CONSTRUCTION SEQUENCE

- CONDUCT PRE-CONSTRUCTION MEETINGS WITH THE COUNTY TO DISCUSS EROSION AND SEDIMENT CONTROLS AND CONSTRUCTION PHASING.
- INSTALL STABILIZED CONSTRUCTION EXIT AND POST SWPPP AND SITE COMPLIANCE SIGNAGE PUBLICLY VISIBLE.
- INSTALL CONSTRUCTION FENCES AND TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL DEVICES.
- PREPARE TEMPORARY PARKING AND STORAGE AREAS.
- INSTALL INLET PROTECTION, SILT DIKES, AND SILT FENCE ON THE SITE AS SHOWN WITHIN THE CONSTRUCTION LIMITS.
- DEMO EXISTING STRUCTURES, PAVEMENT, AND SPECIFIED UTILITIES.
- BEGIN GRADING THE SITE.
- BEGIN CONSTRUCTION OF UTILITIES.
- BEGIN SUBGRADE PREPARATION AND CONSTRUCTION OF STRUCTURES.
- BEGIN INSTALLATION OF CURB, GUTTER, AND PAVING.
- COMPLETE PERMANENT STABILIZATION ON AREAS WHERE CONSTRUCTION HAS COMPLETED.
- COMPLETE FINAL GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
- OBTAIN CONCURRENCE FROM THE OWNER AND THE COUNTY, THAT THE SITE HAS BEEN FULLY STABILIZED.
- REMOVE ALL REMAINING TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES.
- STABILIZE ALL AREAS DETURBED BY BMP REMOVAL.

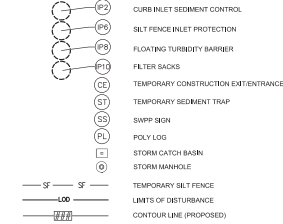
CONTRACTOR MAY COMPLETE CONSTRUCTION RELATED ACTIVITIES CONCURRENTLY ONLY IF ALL PRECEDING BMPs HAVE BEEN COMPLETELY INSTALLED.

THE ACTUAL SCHEDULE FOR IMPLEMENTING POLLUTANT CONTROL MEASURES WILL BE DETERMINED BY THE PROJECT CONSTRUCTION PHASES AND RECORDED BY THE GENERAL CONTRACTOR ON THESE PLANS.

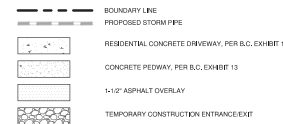
## BMP MAINTENANCE NOTES

- ALL MEASURES STATED ON THESE PLANS SHALL BE MAINTAINED IN FULLY FUNCTIONAL CONDITION UNTIL NO LONGER REQUIRED FOR COMPLETED PHASE OF WORK OR FINAL STABILIZATION OF THE SITE. SEDIMENTATION CONTROL MEASURES SHALL BE CHECKED BY A QUALIFIED PERSON IN ACCORDANCE WITH THE CONSTRUCTION GENERAL PERMIT, AND REPAIRED IN ACCORDANCE WITH THE FOLLOWING:
- INLET PROTECTION DEVICES AND BARRIERS SHALL BE REPAIRED OR REPLACED IF THEY SHOW SIGNS OF DETERIORATION.
  - ALL SEEDED/SOCEDED AREAS SHALL BE CHECKED REGULARLY TO SEE THAT A GOOD STAND IS MAINTAINED. AREAS SHALL BE FERTILIZED, WATERED, AND REPAIRED AS NEEDED.
  - SILT FENCES SHALL BE REPAIRED TO THEIR ORIGINAL CONDITIONS IF DAMAGED. SEDIMENT SHALL BE REMOVED FROM THE SILT FENCE WHEN IT REACHES ONE-HALF THE HEIGHT OF THE FENCE.
  - THE CONSTRUCTION EXIT SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF SEDIMENT FROM THE SITE. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE EXIT AS CONDITIONS DEMAND.
  - THE TEMPORARY PARKING AND STORAGE AREA SHALL BE KEPT IN A GOOD CONDITION. THIS MAY REQUIRE PERIODIC TOP DRESSING OF THE AREA AS CONDITIONS DEMAND.
  - PRIOR TO LEAVING THE SITE, ALL VEHICLES SHALL BE CLEANED OF DEBRIS, ANY DEBRIS AND/OR SEDIMENT LEAVING THE SITE SHALL BE CLEANED IMMEDIATELY.
  - ALL INLETS AND STORM DRAIN SHALL BE KEPT CLEAN OF DEBRIS AND SEDIMENT. ANY DEBRIS AND/OR SEDIMENT THAT ENTERS ANY INLET OR STORM DRAIN SHALL BE CLEANED IMMEDIATELY. FLUSHING SHALL NOT BE USED TO CLEAN DEBRIS AND/OR SEDIMENT FROM STORM DRAINS.
  - CONTRACTOR TO PLACE INLET PROTECTION FOR INLETS IN RIGHT OF WAY NEAR WORK AREA THAT ARE NOT SHOWN ON THE PLAN.

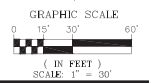
## EROSION CONTROL DETAILS



## LEGEND - PROPOSED



DISTURBED AREA  
99,526 SF  
(2.28 ± AC)



EROSION CONTROL PLAN  
BANYAN COVE  
HOUSTON LANE  
MERRITT ISLAND, FL 32953

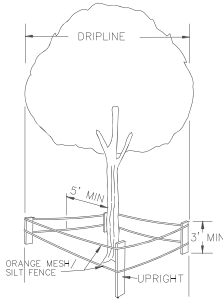
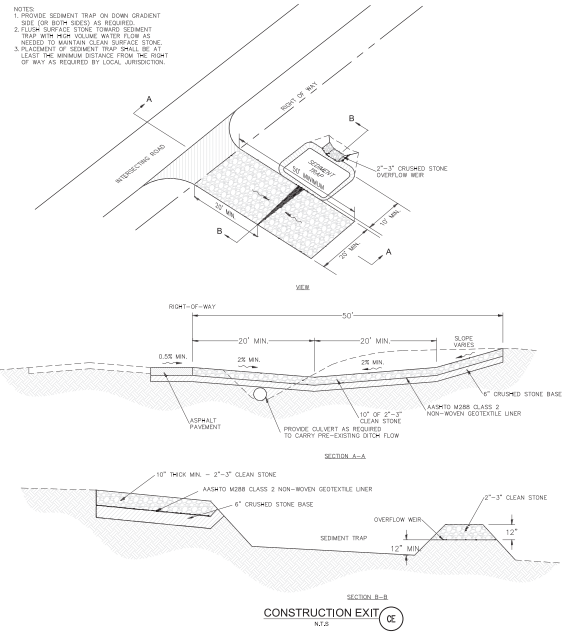
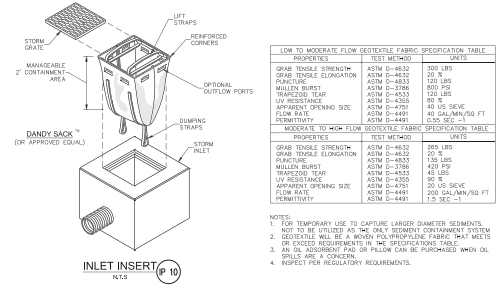
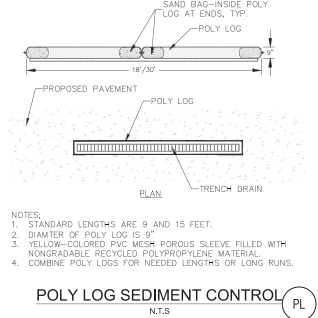
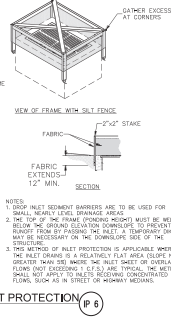
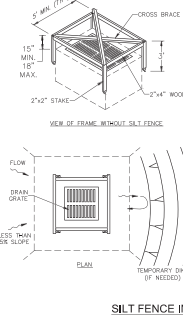
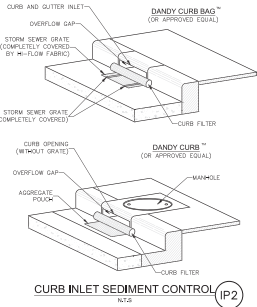
CITY OF MERRITT ISLAND

**Bowman**  
Bowman Consulting Group, Ltd.  
4400 W. East Coast Blvd  
Melbourne, FL 32904  
Phone: (321) 255-5434  
Fax: (321) 255-7321  
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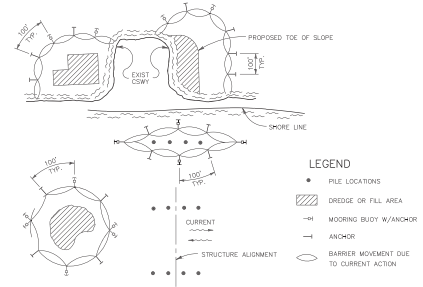
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FLORIDA PROFESSIONAL ENGINEER  
No. 88744  
05/15/2025  
PLAN STATUS

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05/15/2025	EC DRAWN
05/15/2025	KS CHD

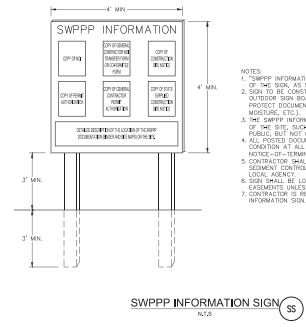
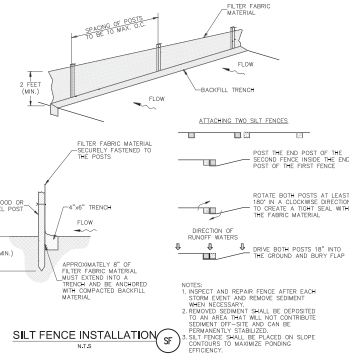
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DATE 05/15/2025  
011957-01-0-02-02-04-010-0206  
SHEET **ES1.0**



- NOTES:  
1. NO HEAVY EQUIPMENT ALLOWED INSIDE BARRIER. ONLY HAND LABOR WITHIN BARRIER.  
2. NO CONSTRUCTION MATERIALS OR TEMPORARY SOIL DEPOSITS ALLOWED INSIDE THE BARRIER.  
3. BARRIERS SHALL BE ERECTED BEFORE CONSTRUCTION BEGINS.
- SPECIFICATIONS FOR BARRIER:  
1. MINIMUM RADIUS TO BE PROTECTED IS THE ENTIRE DIAPHRANE.  
2. MINIMUM HEIGHT OF THE BARRIER IS 3 FEET.  
3. UPRIGHTS = EQUIVALENT OF 2x4 LUMBER POSITIONED AT 6' O.C.  
4. HORIZONTAL BARRIER IS TO BE EQUIVALENT TO ORANGE MESH OR SILT FENCE MATERIAL.  
5. BARRIERS TO BE ERECTED AROUND TREES TO REMAIN BEFORE CONSTRUCTION BEGINS OR NEARBY TREE REMOVAL.  
6. ALL BARRIERS ARE TO REMAIN IN PLACE UNTIL ALL PAVING AND CONSTRUCTION IS COMPLETE AND HEAVY EQUIPMENT IS OUT OF THE AREA.



**TURBIDITY BARRIER DETAIL** (P8)  
SCALE: NONE



**SWPPP INFORMATION SIGN** (P8)  
N.T.S.



**Bowman**

Bowman Consulting Group, Ltd.  
4400 W. Lake Circle Blvd  
Maitland, FL 32751  
Phone: (321) 252-5434  
Fax: (321) 252-7731  
www.bowmanconsulting.com

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**EROSION CONTROL DETAILS**

**BANYAN COVE**

**HOUSTON LANE**

**MERRITT ISLAND, FL 32953**

CITY OF MERRITT ISLAND

**KYLE SHASTEEN**

**PROFESSIONAL ENGINEER**

**FLORIDA**

**NO. 88744**

**05/15/2025**

**PLAN STATUS**

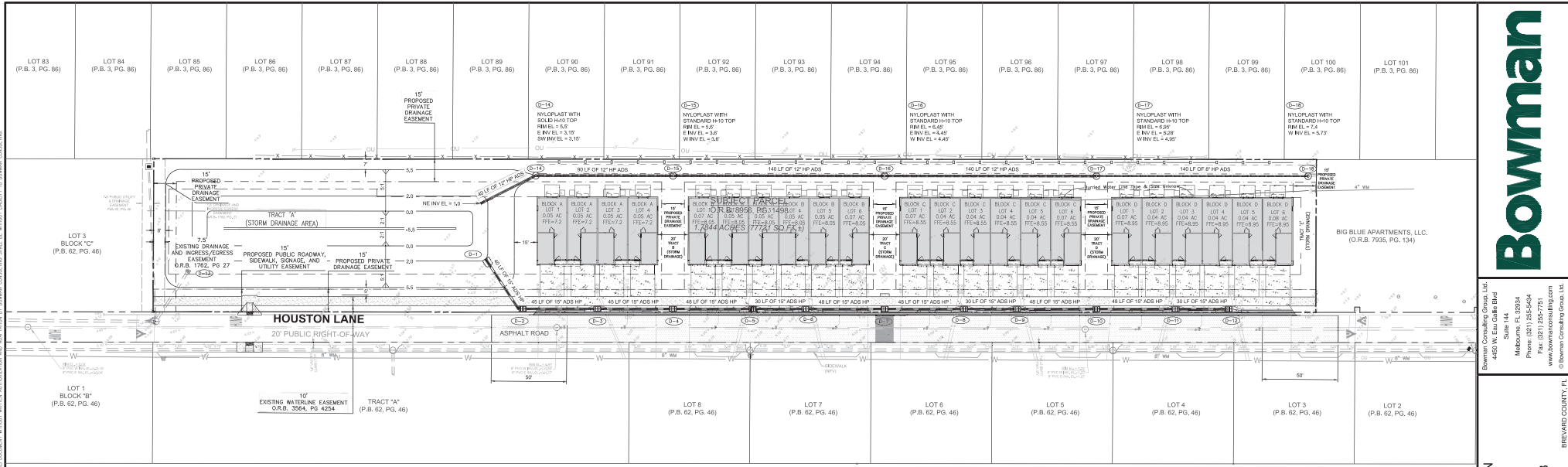
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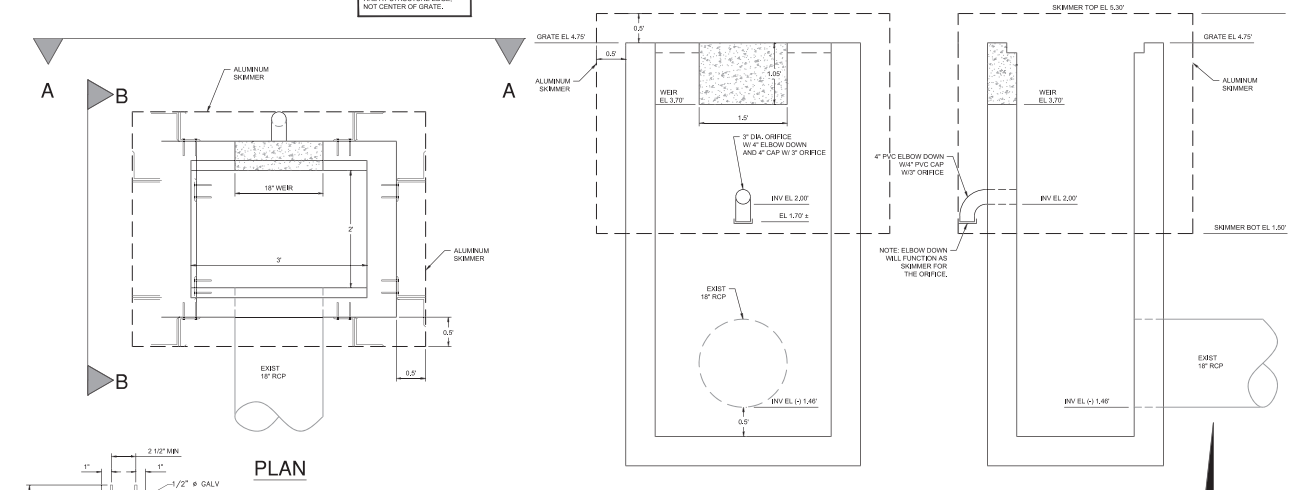
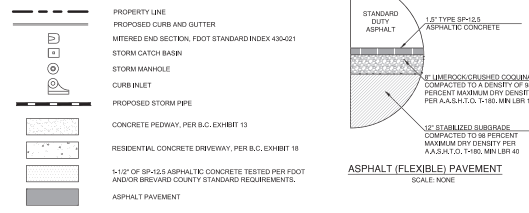




(D-1)	MODIFIED TYPE 'C' CONTROL STRUCTURE CONNECTION TO INDEX 425-041 SEE DETAIL PAGE	(D-2)	INTERIOR END SECTION PER FOOT INDEX 425-041 SE INV EL = 0.57	(D-3)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 4.27 W INV EL = 2.34 NW INV EL = 2.34	(D-4)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 5.42 W INV EL = 2.30 NW INV EL = 2.30	(D-5)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 5.57 W INV EL = 3.47 NW INV EL = 3.47	(D-6)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 6.57 W INV EL = 3.30 NW INV EL = 3.30	(D-7)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 6.67 W INV EL = 4.08 NW INV EL = 4.08	(D-8)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 6.57 W INV EL = 4.35 NW INV EL = 4.35	(D-9)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 7.04 W INV EL = 4.48 NW INV EL = 4.48	(D-10)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 7.27 W INV EL = 4.57 NW INV EL = 4.57	(D-11)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 7.41 W INV EL = 4.87 NW INV EL = 4.87	(D-12)	TYPE V INLET PER FOOT INDEX 425-041 RM EL = 7.57 W INV EL = 5.02 NW INV EL = 5.02
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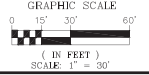
- NOTES:**
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
  - SAVOUT AND REPAIR EXISTING ASPHALT AT ALL DRIVEWAY CONNECTIONS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF ALL EXISTING UTILITIES ABOVE AND BELOW GROUND AS SHOWN ON THESE PLANS ARE APPROXIMATE AND WERE LOCATED BASED ON EITHER VISUAL OBSERVATIONS AT THE SITE, EXISTING SURVEYS, AND/OR FROM UTILITY OWNERS. THE OWNER DOES NOT GUARANTEE THAT EXISTING UTILITY LOCATIONS ARE EXACT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF EXISTING UTILITIES AND BELOW GROUND BEFORE BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL CALL APPROPRIATE UTILITY COMPANIES AND THE UTILITIES PROTECTION CENTER AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY OWNER AND/OR ENGINEER OF ANY UTILITY CONFLICTS WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - ALL CUT OR FILL SLOPES SHALL BE 4:1 OR FLATTER UNLESS OTHERWISE NOTED.
  - EXISTING DRAINAGE STRUCTURES TO BE INSPECTED AND REPAIRED AS NEEDED, AND EXISTING PIPES TO BE CLEANED OUT TO REMOVE ALL SLEDS AND DEBRIS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITIONS OR BETTER.
  - ALL STORM PIPE ENTERING STRUCTURES SHALL BE GRADE-TO-ASSURE CONNECTION AT STRUCTURE IS WATER-TIGHT.
  - ALL STORM SEWER MANHOLES IN PAVED AREAS SHALL BE FLUSH WITH PAVEMENT AND SHALL HAVE TRAPPEE BEARING RING AND COVERS. MANHOLES IN UNPAVED AREAS SHALL BE 6" ABOVE FINISH GRADE. LIDS SHALL BE LABELED "STORM SEWER".
  - THE CONTRACTOR SHALL ADHERE TO ALL TERMS AND CONDITIONS AS OUTLINED IN THE GENERAL NOTES, PERMIT FOR STORMWATER DRAINAGE ASSOCIATED WITH CONSTRUCTION ACTIVITIES.
  - CONTRACTOR SHALL ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AND FOR ALL NATURAL AND PAVED AREAS. ALL UNPAVED AREAS RETURNED BY GRADING OPERATION SHALL RECEIVE 4" RCHS OF TOPSOIL. CONTRACTOR SHALL GRASS DETURBED AREAS IN ACCORDANCE WITH CITY COUNTY SPECIFICATIONS UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
  - CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING CODES AND BE CONSTRUCTING TO SAME.
  - CONTRACTOR TO REVIEW GEOTECHNICAL REPORT PROVIDED BY THE OWNER.
  - CONTRACTOR TO PROVIDE AS-BUILT OF ALL IMPROVEMENTS TO THE SITE.
  - IN THE STATE OF FLORIDA, AS-BUILTS TO INCLUDE HORIZONTAL AND VERTICAL LOCATIONS OF ALL UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, PIPES, PYLONS, STRUCTURES, AND OTHER APPROPRIATE ELEVATIONS OF PIPES AT CROSSING POINTS MUST BE SUFFICIENT TO IDENTIFY MINIMUM SEPARATION OF UTILITIES AS DEFINED BY A.C.E. RULES. IN ADDITION TO THE ABOVE-MENTIONED CRITERIA AS-BUILTS MUST MEET ALL LOCAL AND JURISDICTIONAL REQUIREMENTS FOR CERTIFICATION OF CONSTRUCTION.
  - ALL PROPOSED SPOT ELEVATIONS ARE PAVEMENT GRADES, UNLESS OTHERWISE NOTED.
  - WHEN ANY ROOTS OF EXISTING TREES ARE ENCOUNTERED DURING LAND CLEARING AND/OR GRADING OF THE SITE, THE ROOTS MUST BE CUT OFF BY HAND WITH HAND CHOPPING TOOLS. THE CONTRACTOR/DEVELOPER SHALL MINIMIZE DAMAGE TO EXISTING TREE ROOT SYSTEMS.
  - DRIVEWAYS TO BE CONSTRUCTED IN CONFORMANCE WITH THE BREVARD COUNTY EXHIBIT "H".
  - ROOF DRAIN AND YARD DRAIN CLEANOUTS SHALL BE OUTSIDE THE SIDEWALK.

**LEGEND - PROPOSED**



**MODIFIED TYPE 'C' INLET  
STRUCTURE (D-6)  
CONTROL STRUCTURE**

SKIMMER ATTACHMENT DETAIL



Bowman Consulting Group, Ltd.  
4405 W. Eau Claire Blvd  
Maitland, FL 32754  
Phone: (321) 255-5434  
Fax: (321) 255-7731  
www.bowmanconsulting.com

PAVING & DRAINAGE PLAN  
BANYAN COVE  
HOUSTON LANE  
MERRITT ISLAND, FL 32953  
CITY OF MERRITT ISLAND

**KYLE SHASTEN**  
Professional Engineer  
No. 88764  
State of Florida  
05/15/2025  
PLAN STATUS

DATE	DESCRIPTION	EC	DESIGN	DRAWN	KS	CHD
05/15/2025	011557-01-02-02-06-C2-D-PDR					

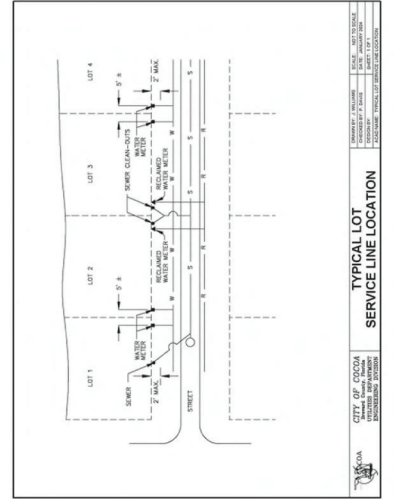
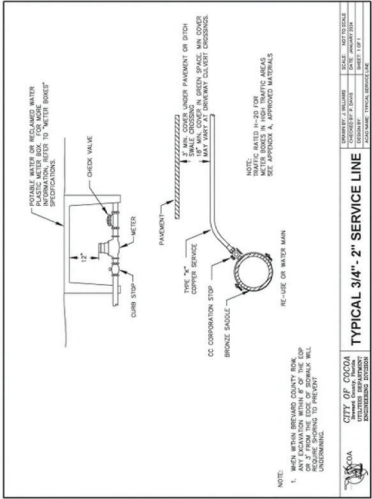
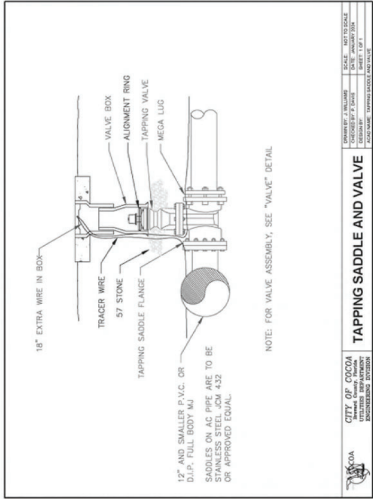
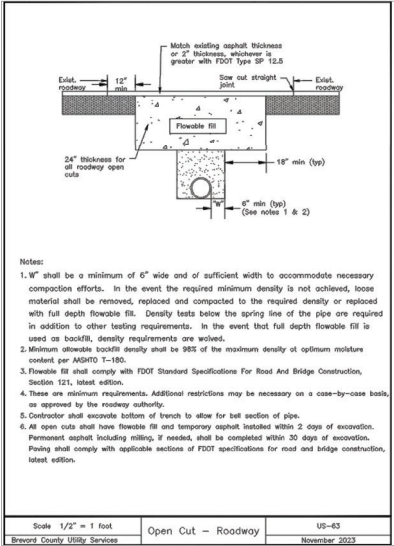
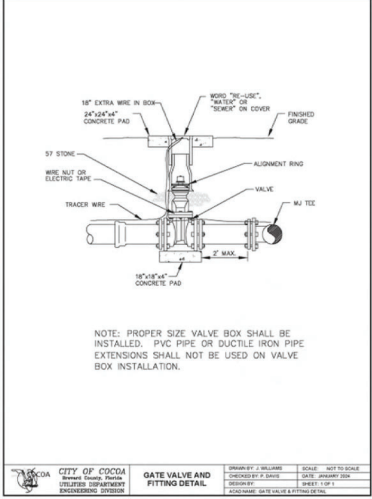
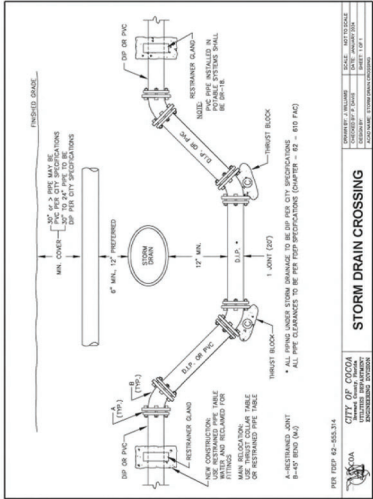
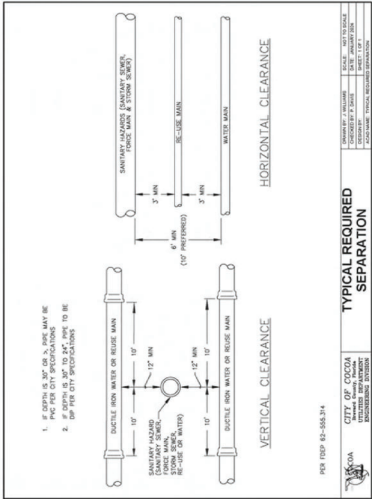
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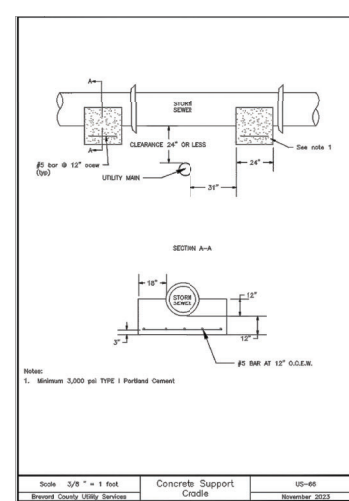
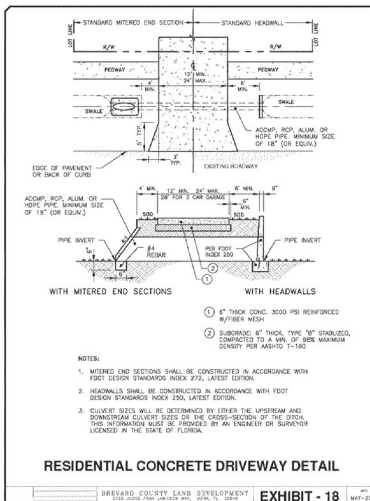
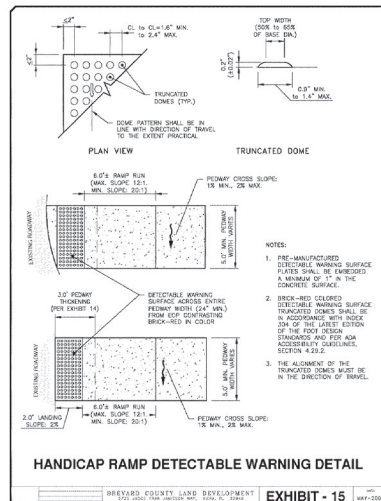
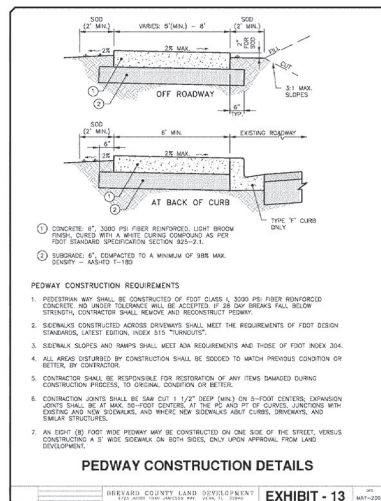
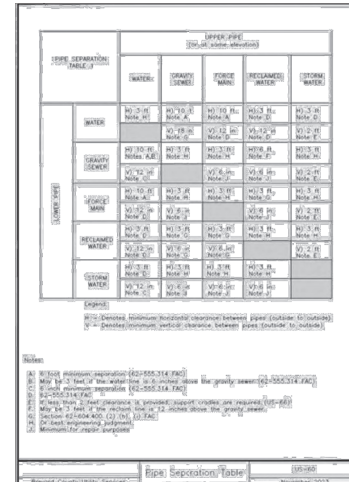
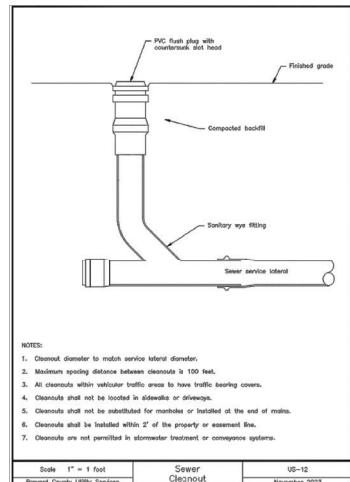
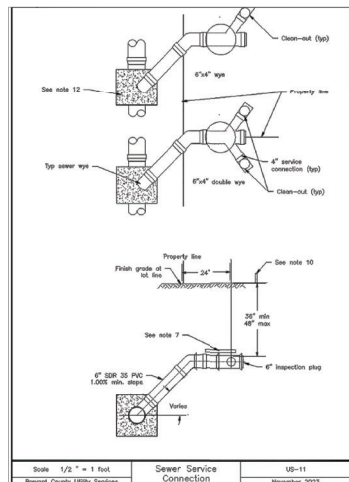
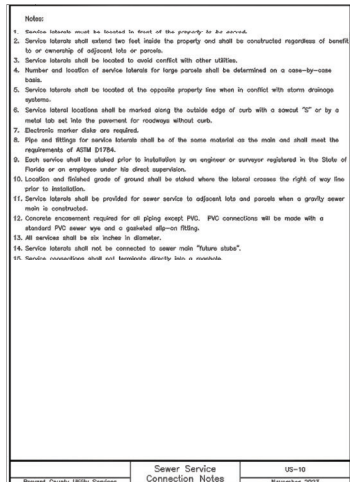








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**Bowman**

Bowman Consulting Group, Ltd.  
4400 W. Lake Circle Blvd  
Maitland, FL 32751  
Phone: (321) 255-5434  
Fax: (321) 255-7731  
www.bowmanconsulting.com

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BREVARD COUNTY, FL

**DETAILS**  
**BANYAN COVE**  
**HOUSTON LANE**  
**MERRITT ISLAND, FL 32953**

CITY OF MERRITT ISLAND

**KYLE SHASTEN**  
LICENSE NO. 88744  
STATE OF FLORIDA  
PROFESSIONAL ENGINEER

**PLAN STATUS**

**DATE** **DESCRIPTION**

DATE	DESCRIPTION
05/15/2025	EC
05/15/2025	EC
05/15/2025	KS
05/15/2025	CHD
05/15/2025	NONE

**JOB No.** 011557-01-002

**DATE** 05/15/2025

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**SHEET** **D2.0**





# BREVARD COUNTY PUBLIC WORKS ENGINEERING STANDARD DEVELOPMENT NOTES

## GENERAL

- ALL CONSTRUCTION SHALL CONFORM TO FOOT DESIGN STANDARDS (LATEST EDITION), FOOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION (LATEST EDITION), BREVARD COUNTY UTILITY SERVICES CRITERIA FOR WATER AND SANITARY SEWER SYSTEMS, AND BREVARD COUNTY CODE OF ORDINANCES.
- ISSUANCE OF CERTIFICATE OF COMPLETION: UPON COMPLETION OF CONSTRUCTION OF THE PROJECT AND PRIOR TO SCHEDULING OF THE FINAL INSPECTION, THE APPLICANT OR THEIR AUTHORIZED REPRESENTATIVE, SHALL PROVIDE THE FOLLOWING DOCUMENTATION TO BREVARD COUNTY PUBLIC WORKS ENGINEERING:
  - A CERTIFICATE OF COMPLETION - REQUEST FOR FINAL INSPECTION FORM. THE FORM MUST BE FROM A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA WITH THEIR SEAL AFFIXED. THE FORM CERTIFIES THAT THE IMPROVEMENTS HAVE BEEN CONSTRUCTED IN CONFORMANCE WITH THE APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS.
  - A COMPLETE SET OF TESTING REPORTS FOR ALL TESTS PERFORMED ON THE PROJECT WITHIN THE COUNTY RIGHT-OF-WAY AND/OR FOR ALL SUBDIVISION CONSTRUCTION REGARDLESS OF PUBLIC OR PRIVATE.
  - THREE SETS OF AS-BUILT DRAWINGS MEETING THE REQUIREMENTS OF SECTION 9101.7, F.A.C., AND SIGNED AND SEALED BY A SURVEYOR LICENSED IN THE STATE OF FLORIDA. AT A MINIMUM, ALL AS-BUILT DRAWINGS MUST INCLUDE:
    - ROAD/PAVEMENT ELEVATIONS, ROADWAY CROSS SLOPES, PAVEMENT WIDTH, PAVEMENT SLOPE ELEVATIONS NECESSARY TO CONFIRM STORMWATER DRAINAGE PATTERNS AT INTERSECTIONS AND SIDEWALKS, CURB SLOPES;
    - STORMWATER PIPE SIZES AND INVERT ELEVATIONS, LOCATION OF OUTFALL STRUCTURE(S) WITH AS-BUILT ELEVATIONS FOR ALL CONTROL STRUCTURE & SKIMMER ELEVATIONS SHOWN ON THE APPROVED PLANS, TOP OF BANK, GRADE BREAKS, BOTTOM ELEVATIONS FOR ALL STORMWATER PONDS OR BERM AREAS;
    - ANY OTHER ADDITIONAL AS-BUILT DATA THAT IS APPLICABLE TO THE PROJECT TO ENSURE COMPLETION IN ACCORDANCE WITH THE APPROVED CONSTRUCTION PLANS.
  - PIPE INSPECTION VIDEO PER FOOT REQUIREMENTS, IF APPLICABLE, PER NOTE 4 OF DRAINAGE NOTES)
  - IF A MUNICIPALITY IS ACCEPTING A PUBLIC WATER AND/OR SEWER SYSTEM, THERE MUST BE DOCUMENTATION INDICATING MUNICIPAL ACCEPTANCE OF THE CONSTRUCTION OF THE WATER AND/OR SEWER SYSTEM.
  - PUBLIC WORKS ENGINEERING WILL NOT SIGN OFF ON A TEMPORARY CERTIFICATE OF OCCUPANCY (TCO) FROM THE BREVARD COUNTY BUILDING DEPARTMENT UNTIL THE AS-BUILT DRAWINGS AND OTHER DOCUMENTATION LISTED ABOVE HAVE BEEN SUBMITTED AND REVIEWED BY PUBLIC WORKS ENGINEERING.
  - PROJECTS CONNECTED TO THE BREVARD COUNTY WATER, SANITARY SEWER, AND/OR RECLAIMED WATER SYSTEMS MUST OBTAIN FINAL APPROVAL FOR THE PROJECT DIRECTLY FROM BREVARD COUNTY UTILITY SERVICES AS OUTLINED IN THE BREVARD COUNTY CRITERIA FOR WATER AND SANITARY SEWERAGE SYSTEMS.
- UPON APPROVAL OF FINAL INSPECTION, AN ENGINEER'S CERTIFIED COST ESTIMATE WILL BE REQUIRED ALONG WITH A 2-YEAR MAINTENANCE BOND FOR ALL IMPROVEMENTS WITHIN THE COUNTY RIGHT-OF-WAY AS REQUIRED BY CHAPTER 86 OF THE BREVARD COUNTY CODE OF ORDINANCES. THE MAINTENANCE BOND SHALL BE 25% OF THE ENGINEER'S CERTIFIED COST ESTIMATE.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGE TO THE COUNTY INFRASTRUCTURE DURING CONSTRUCTION. THIS INCLUDES, BUT IS NOT LIMITED TO, THE STRUCTURAL INTEGRITY OF THE ROADWAY ASPHALT, BASE, AND STABILIZED SUB-BASE, SIDEWALKS, STORMWATER DRAINAGE SYSTEM, DRAINAGE STRUCTURES, CURBS, GROUND COVER, WATER SYSTEMS, SANITARY SEWER SYSTEMS, AND RECLAIMED WATER SYSTEMS. ALL REPAIRS SHALL BE COMPLETED IN ACCORDANCE WITH FOOT AND BREVARD COUNTY STANDARDS. ALL REPAIRS SHALL BE COMPLETED PRIOR TO THE FINAL INSPECTION OF THE PROJECT. SIDEWALK PATCHING WILL NOT BE ACCEPTABLE.
- A VISUAL OR MECHANICAL INTERIOR INSPECTION OF EXISTING CULVERTS WILL BE REQUIRED PRIOR TO THE FINAL INSPECTION.
- ALL DISTURBED AREAS WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE SOODED. SEED & MULCH IS NOT ACCEPTABLE. SOO SHALL MATCH EXISTING SOO TYPE. SAND SOO SHALL BE USED IN AREAS ADJACENT TO VACANT PROPERTY. DISTURBED AREAS OUTSIDE THE CONSTRUCTION LIMITS WILL BE SOODED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL SURVEY MONUMENTATION. ANY SURVEY MONUMENTATION DISTURBED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY A FLORIDA LICENSED SURVEYOR PRIOR TO ISSUANCE OF A CERTIFICATE OF COMPLETION FOR THE PROJECT.
- REGARDLESS OF PRIVATE OR PUBLIC DEDICATION, THERE SHALL BE NO UTILITY CONNECTIONS OR METER BOXES WITHIN PROPOSED OR EXISTING SIDEWALKS OR DRIVEWAY AREAS.
- ALL DIRECTIONAL BORES SHALL BE IN ACCORDANCE WITH FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 565, DIRECTIONAL BORES AND THE FOOT UTILITIES ACCOMMODATION MANUAL.
- ALL DIRECTIONAL BORES MUST EXTEND A MINIMUM OF EIGHT(8) FEET PAST THE EDGE OF PAVEMENT OF ANY ROADWAY OR COMMERCIAL DRIVEWAY, FOR RESIDENTIAL DRIVEWAYS AND SIDEWALKS. THE BORE MUST EXTEND THREE (3) FEET PAST THE EDGE ON EITHER SIDE.
- THE CONTRACTOR SHALL CONTROL NOISE GENERATED BY THIS PROJECT AT ALL TIMES. SHALL PROVIDE STREET SWEEPING AS REQUIRED, AND PREVENT SEDIMENT FROM ENTERING INTO THE EXISTING DRAINAGE SYSTEM AT ALL TIMES.
- THE CONTRACTOR SHALL NOT EXCEED NOISE LEVELS AS SPECIFIED IN BREVARD COUNTY CODE OF ORDINANCES SECTION 62-221.
- ALL STRIPING AND PAVEMENT MARKINGS IN THE COUNTY RIGHT-OF-WAY SHALL BE THERMOPLASTIC AND SHALL NOT BE APPLIED UNTIL A MINIMUM OF 30 DAYS AFTER THE PLACEMENT OF THE FINAL ASPHALT SURFACE. IN THE INTERIM, STRIPING SHALL BE PAINT AND ANY REQUIRED RPMs INSTALLED PER THE PLANS. DO NOT STRIPE ACROSS MANHOLE LIDS OR DRAINAGE GRATES.
- REFLECTIVE PAVEMENT MARKINGS (RPMs) SHALL BE INSTALLED IN ALL LOCATIONS AS REQUIRED BY FOOT DESIGN STANDARD, (LATEST EDITION)
- ANY PAVEMENT MARKINGS AND RPMs THAT ARE DESTROYED, DAMAGED, OR DIMINISHED BY CONSTRUCTION ACTIVITIES FOR UP TO 500 FEET IN EITHER DIRECTION BEYOND THE LIMITS OF CONSTRUCTION SHALL BE REPLACED OR REFURNISHED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COUNTY RIGHT-OF-WAY FOR THE DURATION OF CONSTRUCTION. AT A MINIMUM, THE CONTRACTOR SHALL MOW THE RIGHT-OF-WAY ON AN AS NEEDED BASIS AND MAINTAIN THE DRAINAGE CONVEYANCE SYSTEM. ADDITIONAL MAINTENANCE MAY BE REQUIRED ON A CASE BY CASE BASIS.

## TRAFFIC CONTROL

- MOT PLAN REVIEW: A PROJECT-SPECIFIC MAINTENANCE OF TRAFFIC (MOT) PLAN OR ROADWAY CLOSURE MOT/DETOUR PLAN MUST BE SUBMITTED TO BREVARD COUNTY TRAFFIC OPERATIONS (321-633-2077) FOR APPROVAL A MINIMUM OF TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION. THE MOT PLAN SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND FOOT STANDARD INDEX 600 SERIES (LATEST EDITIONS). PORTABLE CHANGEABLE MESSAGE SIGNS (PCMS OR VMS) MAY BE REQUIRED TO SUPPLEMENT THE STANDARD MOT SIGNAGE.
- ROAD CLOSURES: THE CONTRACTOR SHALL NOTIFY BREVARD COUNTY TRAFFIC OPERATIONS (321-633-2077) A MINIMUM OF TWO (2) WEEKS IN ADVANCE OF THE PROPOSED START DATE OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY. FOR EACH PHASE OF CONSTRUCTION, IF APPLICABLE, CONSTRUCTION SHALL NOT BEGIN UNTIL THE MOT PLAN IS APPROVED AND NOTIFICATIONS HAVE BEEN SENT TO AFFECTED AGENCIES. CERTAIN LOCATIONS MAY REQUIRE WORK IN THE RIGHT-OF-WAY TO BE PERFORMED AT NIGHT ONLY.

- LANE CLOSURES: THE CONTRACTOR SHALL NOTIFY BREVARD COUNTY TRAFFIC OPERATIONS (321-633-2077) A MINIMUM OF ONE (1) WEEK IN ADVANCE OF THE PROPOSED START DATE OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY. CONSTRUCTION SHALL NOT BEGIN UNTIL THE MOT PLAN IS APPROVED AND NOTIFICATIONS HAVE BEEN SENT TO AFFECTED AGENCIES. NO LANE CLOSURES WILL BE PERMITTED DURING PEAK HOUR TRAFFIC VOLUMES.
- ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF THE MUTCD FOR STREETS AND HIGHWAYS, FOOT STANDARDS (LATEST EDITIONS), AND BREVARD COUNTY LAND DEVELOPMENT EXHIBIT #26.

## DRAINAGE - ROADWAYS

- ALL DRAINAGE SYSTEM CONSTRUCTION SHALL CONFORM TO FOOT STANDARD SPECIFICATIONS AND FOOT DESIGN STANDARDS, (LATEST EDITIONS).
- ALL RETICULINE STEEL GRATES SHALL BE HOT DIPPED GALVANIZED AND HAVE A TRAFFIC BEARING H-20 LOAD RATING.
- ALL GRATES UTILIZED WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE TRAFFIC BEARING H-20 LOADING.
- ALL STORMWATER PIPING WITHIN THE ROAD RIGHT-OF-WAY, REGARDLESS OF PUBLIC OR PRIVATE, OR STORMWATER PIPING THAT CONVEYS STORMWATER UNDER THE ROADWAY BETWEEN STORMWATER TREATMENT PONDS, SHALL BE INSPECTED PER SECTIONS 439-4.3, 439-4.1, AND 439-4.8.2 OF THE FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, (LATEST EDITION). A COPY OF THE PIPE VIDEO SHALL BE PROVIDED TO THE COUNTY AS PART OF THE SUBMITTAL OF THE CERTIFICATION OF COMPLETION REQUEST FOR FINAL INSPECTION. THE COUNTY SHALL BE NOTIFIED ONE WEEK PRIOR TO THE START OF THE PIPE VIDEO INSPECTION PROCESS.
- ALL OPEN CUTS SHALL CONFORM TO LAND DEVELOPMENT EXHIBIT #26. FOR ALL OPEN CUTS, THE FLOWABLE FILL AND TEMPORARY ASPHALT SHALL BE INSTALLED WITHIN TWO (2) DAYS OF THE EXCAVATION (UNLESS OTHERWISE APPROVED IN WRITING BY BREVARD COUNTY PUBLIC WORKS ENGINEERING). PERMANENT ASPHALT INCLUDING MILLING AND RESURFACING, IF NEEDED, SHALL BE COMPLETED WITHIN THIRTY (30) DAYS OF EXCAVATION.
- THE CONTRACTOR SHALL REMOVE THE SHOULDER OF THE ROADWAY TO A POINT WHERE THE BASE MATERIAL OF THE EXISTING ROADWAY MEETS THE MINIMUM THICKNESS OF THE PROPOSED ROADWAY COMMERCIAL DRIVEWAY CONNECTION.

## CONCRETE PAVING AND SIDEWALK

- ALL DRIVEWAYS SHALL BE CONSTRUCTED PER FOOT INDEX 515 AND/OR BREVARD COUNTY STANDARD EXHIBITS UNLESS OTHERWISE NOTED.
- ALL CONCRETE SHALL MEET FOOT DESIGN MIX AND SPECIFICATIONS, CURING METHOD SHALL BE IN ACCORDANCE WITH THE FOOT SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, (LATEST EDITION).
- ALL SIDEWALKS WITHIN THE COUNTY RIGHT-OF-WAY OR WITHIN A PUBLIC SIDEWALK EASEMENT SHALL BE CONSTRUCTED OF 6-INCH THICK, 3000-PSI CONCRETE WITH FIBER MESH REINFORCEMENT. CONCRETE SIDEWALKS (OR PEDWAYS) AND CONCRETE DRIVEWAY APRONS SHALL BE CONSTRUCTED OVER SOILS COMPACTED TO 98% DENSITY OF AASHTO T-100. SHOULD EXISTING SOILS BE FOUND UNSUITABLE FOR COMPACTION, ADDITIONAL COMPATIBLE MATERIALS SHALL BE BROUGHT TO THE SITE FOR USE AS SUBGRADE. ALTERNATE METHODS OF COMPACTION MAY BE REQUIRED TO AVOID DAMAGE TO SURROUNDING PROPERTIES.
- CONSTRUCT SIDEWALK JOINTS PURSUANT TO FOOT INDEX 310 (LATEST EDITION). EXPANSION JOINTS SHALL BE EVERY 50 FEET, AND BETWEEN NEW AND OLD CONCRETE.
- TWO BY FOUR FORM BOARDS SHALL NOT BE USED FOR SIDEWALK/DRIVEWAY CONSTRUCTION. FORM BOARDS SHALL MATCH PROPOSED CONCRETE THICKNESS. SLIP FORMS SHALL NOT BE USED FOR SIDEWALK CONSTRUCTION. FIXED FORMWORK SHALL BE REQUIRED PER FOOT INDEX 300.
- THE CONTRACTOR SHALL PROVIDE A 3-FOOT CURB TRANSITION AT ALL CURB TERMINATIONS.
- ALL SIDEWALK AND ACCESS RAMP CONSTRUCTION SHALL COMPLY WITH THE DEPARTMENT OF JUSTICE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN, FOOT DESIGN STANDARDS (LATEST EDITION), AND BREVARD COUNTY DEVELOPMENT REQUIREMENTS.

## ASPHALT PAVING AND TESTING

THE FOLLOWING TESTING REQUIREMENTS APPLY TO:

- ALL PUBLIC AND PRIVATE SUBDIVISION PROJECTS PERMITTED THROUGH BREVARD COUNTY PLANNING AND DEVELOPMENT;
  - ALL SITE PLAN PROJECTS PERMITTED THROUGH BREVARD COUNTY PLANNING AND DEVELOPMENT REQUIRING WORK IN THE COUNTY RIGHT-OF-WAY;
  - ALL PROJECTS PERMITTED THROUGH BREVARD COUNTY PUBLIC WORKS FOR WORK WITHIN THE COUNTY RIGHT-OF-WAY.
- SECTIONS WITHIN THE FOOT STANDARD SPECIFICATIONS LIMITING TESTING REQUIREMENTS BASED ON LOT SIZE, SUBLOT SIZE, TONNAGE, MINIMUM THICKNESS, OR SPREAD RATE WILL NOT APPLY TO THE PROJECTS LISTED ABOVE. AT A MINIMUM, ONE SET OF TESTS WILL BE REQUIRED FOR ALL PAVING PROJECTS LARGER THAN 50 TONS TOTAL AND ADDITIONAL TESTING MAY BE REQUIRED ON A CASE BY CASE EVALUATION OF THE PROJECT. TESTING REQUIREMENTS AT THE APPLICANT PLANT WILL NOT APPLY.

## FOR S-TYPE ASPHALT AS SPECIFIED IN THE 2000-2004 FOOT STANDARD SPECIFICATION :

- THE CONTRACTOR SHALL PROVIDE A DESIGN MIX SIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF FLORIDA AND APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT TO PUBLIC WORKS ENGINEERING FIVE BUSINESS DAYS PRIOR TO PAVING. THE MIX DESIGN SHALL MEET FOOT MINIMUM REQUIREMENTS AS OUTLINED IN SECTION 331-4 (2000). DESIGN MIXES BY FOOT CERTIFIED MIX DESIGNERS WILL NOT BE ACCEPTED.
- THE CONTRACTOR SHALL PROVIDE EXTRACTION/GRADATION TESTS IN ACCORDANCE WITH SECTION 331-4.4.2 (2000).
- THE CONTRACTOR SHALL PROVIDE MARSHALL STABILITY TESTING IN ACCORDANCE WITH SECTION 331-5.5.1 (2000).
- PAVEMENT SURFACE SHALL MEET ALL REQUIREMENTS SPECIFIED IN SECTION 330-13 (2000).
- THE CONTRACTOR SHALL PROVIDE SURFACE TOLERANCE TESTING FOR ROADWAYS WITH DESIGN SPEEDS OF 35 MPH OR GREATER IN ACCORDANCE WITH SECTION 330-13.3 (2000).
- QUALITY CONTROL CORE BORINGS SHALL BE OBTAINED FOR THICKNESS PER SECTION 330-2.2 ROADWAY, (2004) AND DENSITY PER SECTION 330-11, TABLE 330-3 (2000).
- ASPHALT TEST RESULTS FOR EACH CORE TAKEN ARE REVIEWED ON AN INDIVIDUAL BASIS FOR THICKNESS AND DENSITY. THICKNESS AND DENSITY AVERAGES WILL NOT BE ACCEPTED. NO UNDER TOLERANCE FOR THE THICKNESS OF EACH ASPHALT CORE WILL BE ALLOWED.

## FOR SUPERPAVE (SP) ASPHALT AS SPECIFIED IN THE 2010 FOOT STANDARD SPECIFICATION :

- THE CONTRACTOR SHALL PROVIDE AN FOOT APPROVED DESIGN MIX, APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT, TO PUBLIC WORKS ENGINEERING FIVE BUSINESS DAYS PRIOR TO PAVING. THE MIX DESIGN SHALL MEET FOOT MINIMUM REQUIREMENTS AS OUTLINED IN SECTION 334-2 & 334-3 (2010). DESIGN MIXES BY FOOT CERTIFIED MIX DESIGNERS THAT ARE NOT FOOT APPROVED WILL NOT BE ACCEPTED.
- THE CONTRACTOR SHALL PROVIDE GRADATION AND BINDER CONTENT TESTING IN ACCORDANCE WITH SECTION 334-5, (2010) HOWEVER, THE SAMPLE(S) MAY BE TAKEN AT THE PROJECT LOCATION IN LIEU OF AT THE ASPHALT PLANT AS SPECIFIED. RESULTS MUST BE PROVIDED TO THE COUNTY WITHIN ONE WEEK AFTER THE COMPLETION OF PAVING.
- THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL, DENSITY, AND THICKNESS TESTING IN ACCORDANCE WITH SECTIONS 334-3, 334-4, 334-5, AND 334-5.2.3 (2010).
- ASPHALT TESTING RESULTS FOR EACH CORE TAKEN ARE REVIEWED ON AN INDIVIDUAL BASIS FOR THICKNESS AND DENSITY. THICKNESS AND DENSITY AVERAGES, AS NOTED IN TABLE 334-5, NOTE 2, OF SECTION 334-5 (2010) WILL NOT BE ACCEPTED. NO UNDER TOLERANCE FOR THE THICKNESS OF EACH ASPHALT CORE WILL BE ALLOWED.
- PAVEMENT SURFACE SHALL MEET ALL REQUIREMENTS SPECIFIED IN SECTION 330-12 (2010).
- THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL SURFACE TOLERANCE TESTING FOR ROADWAYS WITH DESIGN SPEEDS OF 35 MPH OR GREATER IN ACCORDANCE WITH 330-12 (2010).

## FOR FRICTION COURSE FC-5 AS SPECIFIED IN THE 2010 FOOT STANDARD SPECIFICATION :

- THE CONTRACTOR SHALL PROVIDE AN FOOT APPROVED DESIGN MIX, APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT, TO PUBLIC WORKS ENGINEERING FIVE BUSINESS DAYS PRIOR TO PAVING. THE MIX DESIGN SHALL MEET FOOT MINIMUM REQUIREMENTS AS OUTLINED IN SECTION 337-4 (2010). DESIGN MIXES BY FOOT CERTIFIED MIX DESIGNERS THAT ARE NOT FOOT APPROVED WILL NOT BE ACCEPTED.
- THE CONTRACTOR SHALL PROVIDE GRADATION AND BINDER CONTENT TESTING IN ACCORDANCE WITH SECTION 337-5 & 337-6 (2010). THE SAMPLE(S) MAY BE TAKEN AT THE PROJECT LOCATION IN LIEU OF AT THE ASPHALT PLANT AS SPECIFIED. RESULTS MUST BE PROVIDED TO THE COUNTY WITHIN ONE WEEK AFTER THE COMPLETION OF PAVING.
- PAVEMENT SURFACE SHALL MEET ALL REQUIREMENTS SPECIFIED IN SECTION 330-12 (2010).
- QUALITY CONTROL CORE BORINGS SHALL BE OBTAINED FOR THICKNESS TESTING USING SECTION 334-5.2.3 (2010).
- THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL SURFACE TOLERANCE TESTING FOR ROADWAYS WITH DESIGN SPEEDS OF 35 MPH OR GREATER IN ACCORDANCE WITH SECTION 330-12 (2010).

## FOR SUPERPAVE FRICTION COURSES FC-0.5 & FC-12.5 AS SPECIFIED IN THE 2010 FOOT STANDARD SPECIFICATIONS:

- THE CONTRACTOR SHALL PROVIDE AN FOOT APPROVED DESIGN MIX, APPROVED BY THE ENGINEER OF RECORD FOR THE PROJECT, TO PUBLIC WORKS ENGINEERING FIVE BUSINESS DAYS PRIOR TO PAVING. THE MIX DESIGN SHALL MEET FOOT MINIMUM REQUIREMENTS AS OUTLINED IN SECTION 337-4 (2010). DESIGN MIXES BY FOOT CERTIFIED MIX DESIGNERS THAT ARE NOT FOOT APPROVED WILL NOT BE ACCEPTED.
- THE CONTRACTOR SHALL PROVIDE GRADATION AND BINDER CONTENT TESTING IN ACCORDANCE WITH SECTION 337-5 & 337-6 (2010). THE SAMPLE(S) MAY BE TAKEN AT THE PROJECT LOCATION IN LIEU OF AT THE ASPHALT PLANT, AS SPECIFIED. RESULTS MUST BE PROVIDED TO THE COUNTY WITHIN ONE WEEK AFTER THE COMPLETION OF PAVING.
- THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL, DENSITY, AND THICKNESS TESTING IN ACCORDANCE WITH SECTIONS 337-1, 337-3, 337-4, 337-6, 337-8, AND 334-5.2.3 (2010).
- ASPHALT TESTING RESULTS FOR EACH CORE TAKEN ARE REVIEWED ON AN INDIVIDUAL BASIS FOR THICKNESS AND DENSITY. THICKNESS AND DENSITY AVERAGES, AS NOTED IN TABLE 334-5, NOTE 2, OF SECTION 334-5 (2010) WILL NOT BE ACCEPTED. NO UNDER TOLERANCE FOR THE THICKNESS OF EACH ASPHALT CORE WILL BE ALLOWED.
- PAVEMENT SURFACE SHALL MEET ALL REQUIREMENTS SPECIFIED IN SECTION 330-12 (2010).
- THE CONTRACTOR SHALL PROVIDE QUALITY CONTROL SURFACE TOLERANCE TESTING FOR ROADWAYS WITH DESIGN SPEEDS OF 35 MPH OR GREATER IN ACCORDANCE WITH 330-12 (2010).

## CONCRETE BOX CULVERT NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH FOOT DESIGN STANDARDS (LATEST EDITION), FOOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (LATEST EDITION), AND BREVARD COUNTY STANDARDS.
- PRIOR TO START OF CONSTRUCTION, THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING STRUCTURAL ENGINEERING DRAWINGS (SIGNED & SEALED BY A PROFESSIONAL ENGINEER LICENSED & REGISTERED IN THE STATE OF FLORIDA) FOR ALL COMPONENTS OF THE CONCRETE BOX CULVERTS, INCLUDING WINGWALLS, TIE SLABS & CUTOFF WALLS, AND HEADWALLS. THE DRAWINGS SHALL INCLUDE QUANTITIES TABULATIONS FOR CLASS IV CONCRETE (CURB YARDS), AND REINFORCING STEEL (POUNDS). THE DESIGN MUST BE BASED ON FOOT'S LOAD & RESISTANCE FACTOR DESIGN (LFRF) PROGRAM. SEPARATE DRAWINGS ARE REQUIRED FOR ALL WINGWALLS, TIE SLABS & CUTOFF WALLS, AND HEADWALLS, WHICH MUST BE CAST-IN-PLACE PER FOOT SPECIFICATIONS.
- ALL BOX CULVERT MATERIALS THAT ARE TO BE INSTALLED UNDER ROADWAYS AND/OR DRIVEWAYS ARE TO BE DELIVERED TO SITE (AND PASS INITIAL INSPECTIONS) PRIOR TO START OF DEMOLITION OF EXISTING SYSTEM.
- CONCRETE (PRECAST OR CAST-IN-PLACE) REQUIREMENTS: CLASS IV (5000 PSI).
- REINFORCING STEEL REQUIREMENTS: ASTM A615 GRADE 60 DEFORMED BARS UNLESS OTHERWISE NOTED, WITH A MINIMUM CLEARANCE OF 3" (THREE INCHES), UNLESS OTHERWISE SHOWN. EQUAL AREA SUBSTITUTION OF WELDED WIRE (WWR) REINFORCEMENT IS PERMITTED.
- REFER TO FOOT INDEX 292 FOR PRECAST CONCRETE BOX CULVERT SLAB & WALL THICKNESSES, REINFORCEMENT AREAS, GENERAL NOTES (SHEET 2 OF 14), AND WELDED WIRE REINFORCEMENT BENDING DIAGRAMS (SHEET 14 OF 14).
- REFER TO FOOT INDEX 289 FOR CONCRETE BOX CULVERT DETAILS RELATED TO LRFD.
- REFER TO FOOT INDEX 291 FOR SUPPLEMENTAL DETAILS FOR PRECAST CONCRETE BOX CULVERTS.
- IF REQUIRED, BY-PASS PUMPING AND/OR PIPING SHALL BE APPROVED BY BREVARD COUNTY PUBLIC WORKS PRIOR TO THE START OF CONSTRUCTION.

PROJECT NAME/NO. DESIGN/ISSUE NO. JB CHANGED BY: RBS	DATE: 1. FOR DISTRIBUTION 10-10-12 2. 3. 4.	REVISED BY: BY: REVISIONS: 1. 2. 3. 4.	APPROVED BY: PUBLIC WORKS DEPARTMENT ENGINEERING PROGRAM BREVARD COUNTY BOARD OF COUNTY COMMISSIONERS 2725 JACOBI TRAIL JACOBSON WAY, SUITE 334, ELUD A, VERO BEACH, FL 33434 TEL: (321) 637-5427 FAX: (321) 633-2242	DATE: OCTOBER 2012	APPROVED BY: RICHARD B. SZPIRYKA, P.E. ENGINEERING PROGRAM MANAGER	BREVARD COUNTY PUBLIC WORKS ENGINEERING STANDARD DEVELOPMENT NOTES	DESIGN 1 OF 1
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Bowman Consulting Group, Ltd.  
4400 W. Eau Claire Blvd  
Melbourne, FL 32934  
Phone: (321) 255-5434  
Fax: (321) 255-7791  
www.bowmanconsulting.com  
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BREVARD COUNTY STANDARD DEVELOPMENT NOTES  
BANYAN COVE  
HOUSTON LANE  
MERRITT ISLAND, FL 32953  
CITY OF MERRITT ISLAND



KYLE SHASTEN  
LICENSE NO. 88744  
05/15/2025  
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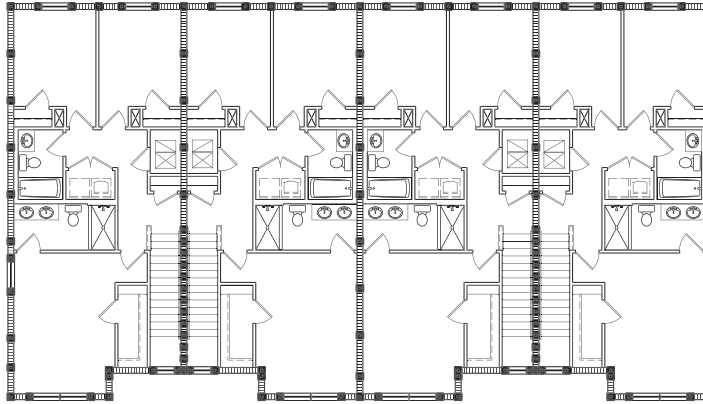
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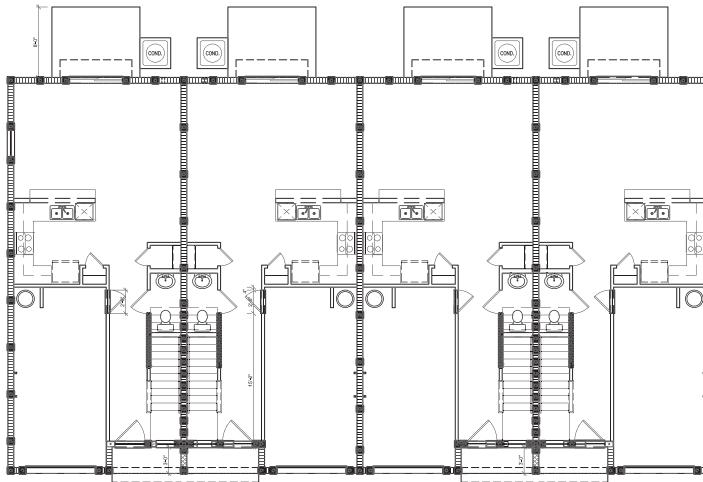
SECOND FLOOR

UNIT A  
LOT \*\*

UNIT B  
LOT \*\*

UNIT B  
LOT \*\*

UNIT A  
LOT \*\*



GROUND FLOOR

UNIT A  
LOT \*\*

UNIT B  
LOT \*\*

UNIT B  
LOT \*\*

UNIT A  
LOT \*\*

**Bowman**

Bowman Consulting Group, Ltd.  
4400 W. East Coast Blvd.  
Meklenburg, FL 32004  
Phone: (321) 255-5434  
Fax: (321) 255-7731  
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FOUR PLEX FLOOR PLANS  
BANYAN COVE  
HOUSTON LANE  
MERRITT ISLAND, FL 32953

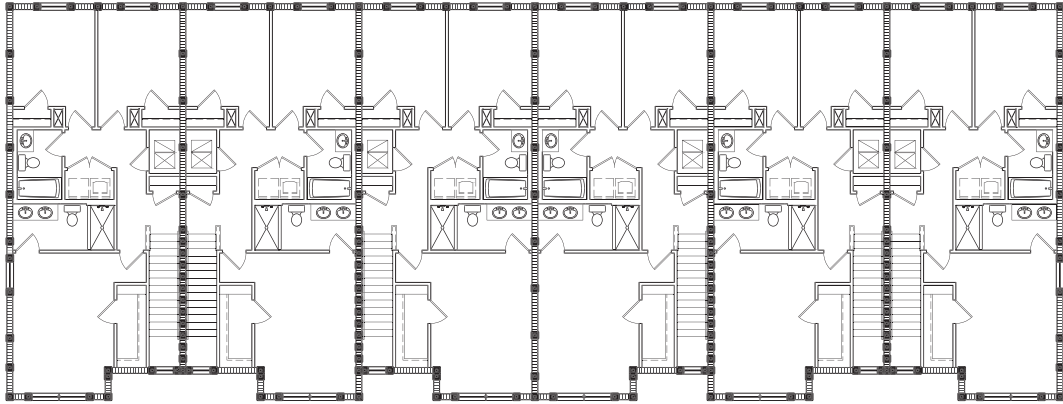


KYLE SHASTEEN  
LICENSE NO. 88744  
05/15/2025  
PLAN STATUS

DATE	DESCRIPTION
EC	EC
DESIGN	DRAWN
SCALE	NONE
JOB No.	011557-01-002
DATE	05/15/2025
011557-01-0-CP-002-11-A1.0-ARCH.dwg	

SHEET **A1.0**

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SECOND FLOOR

UNIT A  
LOT XXX

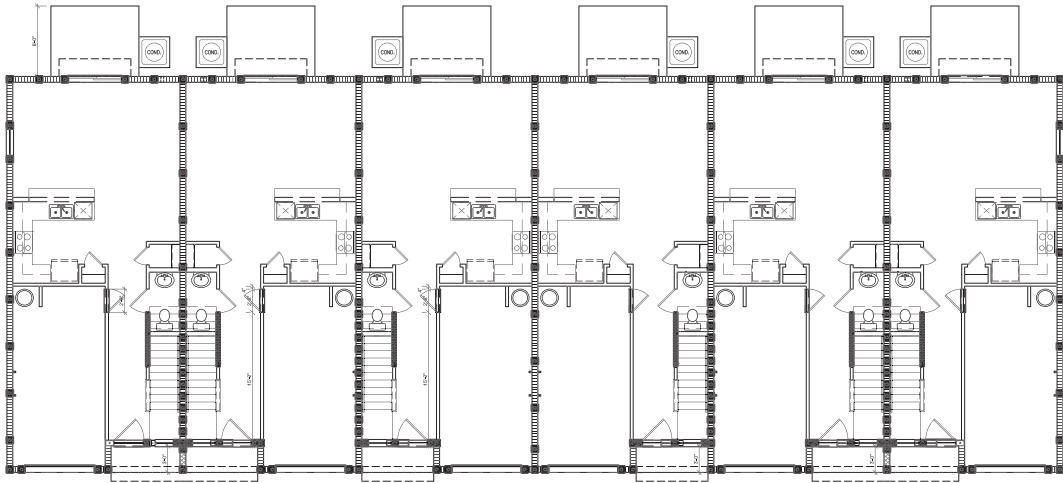
UNIT B  
LOT XXX

UNIT B  
LOT XXX

UNIT B  
LOT XXX

UNIT B  
LOT XXX

UNIT A  
LOT XXX



GROUND FLOOR

UNIT A  
LOT XXX

UNIT B  
LOT XXX

UNIT B  
LOT XXX

UNIT B  
LOT XXX

UNIT B  
LOT XXX

UNIT A  
LOT XXX

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Bowman Consulting Group, Ltd.  
4400 W. US-90, Suite 100  
Marietta, GA 30067  
Phone: (770) 255-5434  
Fax: (770) 255-7731  
www.bowmanconsulting.com  
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MERRITT ISLAND, FL 32953

CITY OF MERRITT ISLAND



KYLE SHASTEEN  
LICENSE NO. 88764  
05/15/2025  
PLAN STATUS

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CAD File name: V:\011557 - DR Horton Inc\011557-01-002 (ENG) - Residential Townhomes - ML FL\Engineering\Engineering Plans\011557-01-0-CP-002-12-A2.0-ARCH.dwg 5/15/2025



DATE	DESCRIPTION
EC	EC
DESIGN	DRAWN
SCALE	NONE
JOB No.	011557-01-002
DATE	05/15/2025
011557-01-0-CP-002-12-A2.0-ARCH.dwg	

EC	EC	KS
DESIGN	DRAWN	CHKD
SCALE	NONE	

KYLE SHASTEEN  
LICENSE NO. 88744  
05/15/2025  
PLAN STATUS



FOUR PLEX BUILDING ELEVATION  
BANYAN COVE  
HOUSTON LANE  
MERRITT ISLAND, FL 32953  
CITY OF MERRITT ISLAND  
BREVARD COUNTY, FL

Bowman Consulting Group, Ltd.  
4405 W. Eau Gallie Blvd  
Melbourne, FL 32904  
Phone: (321) 255-5434  
Fax: (321) 255-7731  
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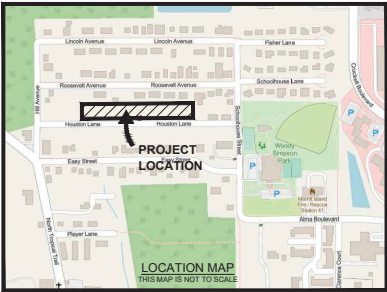
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SHEET **A4.0**



### A.L.T.A. TITLE COMMITMENT - SCHEDULE "BII" EXCEPTIONS

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
TITLE COMMITMENT NO. 11986259, EFFECTIVE DATE 9/10/2024 @ 5:00 PM

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM.  
**NOT A SURVEY MATTER.**

2. TAXES AND ASSESSMENTS FOR THE YEAR 2024 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE, FOR 2023 TAX YEAR PARCELS 01 24-36-22-00-42, GROSS TAX AMOUNT IS \$864.80. EXEMPTION TYPE IS NONE, AND PAYMENT STATUS IS PAID.  
**NOT A SURVEY MATTER.**

3. STANDARD EXCEPTIONS:

A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND.  
**NOT A SURVEY MATTER.**

B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER.**

C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER.**

D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS.  
**NOT A SURVEY MATTER.**

4. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND.  
**NOT A SURVEY MATTER.**

5. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 1762, PAGE 279, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.  
**DRAINAGE & INGRESS/EGRESS EASEMENTS SHOWN HEREON.**

6. EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3564, PAGE 4254, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.  
**WATERLINE EASEMENT SHOWN HEREON.**

7. WATER LINE & INGRESS/EGRESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3875, PAGE 2242, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.  
**WATERLINE & INGRESS/EGRESS EASEMENT SHOWN HEREON.**

8. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS.  
**NOT A SURVEY MATTER.**

### TABLE "A" A.L.T.A. SURVEY REQUIREMENTS

- PROPERTY CORNERS ARE AS SHOWN.
- PROPERTY ADDRESS: 454 HOUSTON LANE, MERRITT ISLAND, FL 32963
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X", ACCORDING TO BREVARD COUNTY UNINCORPORATED AREAS MAP 125092, FLOOD INSURANCE RATE MAP NUMBER 120090340H, DATED 01/29/2021.
- SUBJECT PARCEL CONTAINS 77731 SQUARE FEET OR 1.7844 ACRES, MORE OR LESS.
- BENCHMARK AND CONTOURS SHOWN ON HEREON.
- NO ZONING INFORMATION PROVIDED.
- SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE AS SHOWN.
- ABOVE GROUND AND VISIBLE UTILITIES WERE LOCATED (AS SHOWN ON THIS SURVEY), NO UNDERGROUND UTILITIES WERE LOCATED AS A PART OF THIS SURVEY.
- NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON SURVEY.
- THERE IS NO OBSERVABLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- NO PROPOSED CHANGES IN STREET RIGHT-OF-WAY OR EVIDENCE OF RECENT STREET / SIDEWALK CONSTRUCTION / REPAIRS WERE AT OBSERVED AT TIME OF SURVEY.
- ALL PLOTTABLE EASEMENTS PER TITLE DOCUMENT SHOWN HEREON.

THIS DOCUMENT, TOGETHER WITH THE CHANGES AND RECORDS PRESENTED HEREON, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED.

NO PART OF THIS DOCUMENT OR ANY PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM BOWMAN CONSULTING GROUP, LTD.

Code Name: V:\011557 - DR Horton Inc\011557-01-002 (SUR) - Residential Townhomes - M, FL\Survey\Topo Boundary\011557-01-002\_Borjoni Cove ALTA revx.dwg 6/6/2025

# ALTA / NSPS LAND TITLE SURVEY HOUSTON LANE LYING IN SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST MERRITT ISLAND, BREVARD COUNTY, FLORIDA

## LEGAL DESCRIPTION: (PER COMMITMENT)

THAT PORTION OF THE EAST 1,000 FEET OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING BOUNDED TO THE WEST BY LOT 3, BLOCK "C", OF HOUSTON LANE ESTATES (AS RECORDED IN PLAT BOOK 62, PAGE 46 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), TO THE SOUTH BY HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY, ACCORDING TO THAT MAINTENANCE MAP RECORDED IN ROAD PLAT BOOK 3, PAGE 48, AND AS AFFECTED BY SAID PLAT OF HOUSTON LANE ESTATES), AND TO THE EAST BY THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8856, PAGE 789, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

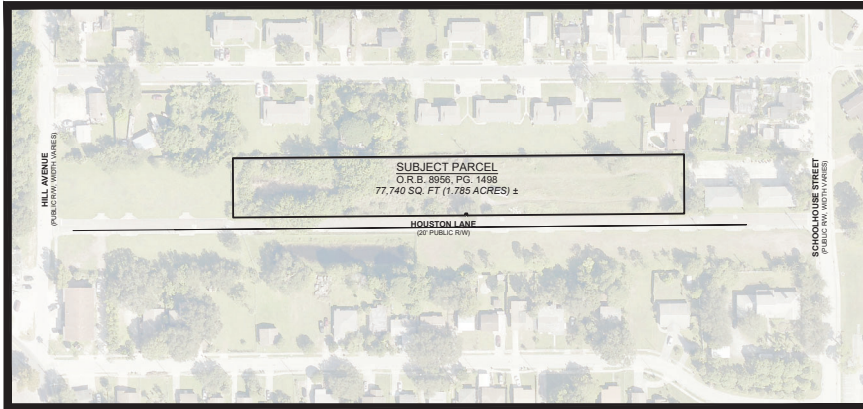
BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID HOUSTON LANE AND THE EAST LINE OF SAID LOT 3, THENCE NORTH 00°17'18" EAST, ALONG SAID EAST PROPERTY LINE, A DISTANCE OF 89.00 FEET (16 CHAINS); THENCE NORTH 89°29'58" EAST, ALONG A LINE LYING, AND BEING 89.00 FEET (16 CHAINS) NORTH OF AND PARALLEL WITH SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 788.81 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8856, PAGE 789, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00°22'58" EAST, ALONG SAID WEST LINE LYING AND BEING 231.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 22, A DISTANCE OF 94.80 FEET (16 CHAINS) TO RETURN TO THE NORTH RIGHT OF WAY LINE OF HOUSTON AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: SOUTH 89°29'58" WEST, A DISTANCE OF 369.87 FEET; THEN NORTH 00°30'4" WEST, A DISTANCE OF 1.30 FEET; THENCE SOUTH 89°29'58" WEST, A DISTANCE OF 1.30 FEET; THENCE SOUTH 00°30'4" EAST, A DISTANCE OF 1.30 FEET; THENCE SOUTH 89°29'58" WEST, A DISTANCE OF 369.81 FEET TO THE POINT OF BEGINNING.

## LEGAL DESCRIPTION: (AS-SURVEYED)

THAT PORTION OF THE EAST 1,000 FEET OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING BOUNDED TO THE WEST BY LOT 3, BLOCK "C", OF HOUSTON LANE ESTATES (AS RECORDED IN PLAT BOOK 62, PAGE 46 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), TO THE SOUTH BY HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY, ACCORDING TO THAT MAINTENANCE MAP RECORDED IN ROAD PLAT BOOK 3, PAGE 48, AND AS AFFECTED BY SAID PLAT OF HOUSTON LANE ESTATES), AND TO THE EAST BY THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8856, PAGE 789, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID HOUSTON LANE AND THE EAST LINE OF SAID LOT 3, THENCE NORTH 00°14'47" WEST, ALONG SAID EAST PROPERTY LINE, A DISTANCE OF 101.21 FEET TO THE SOUTH LINE OF WASHINGTON PARK AS RECORDED IN PLAT BOOK 3, PAGE 86 OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID LINE NORTH 89°30'58" EAST, 768.84 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8856, PAGE 789, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00°14'47" EAST, ALONG SAID WEST LINE, A DISTANCE OF 101.03 FEET TO THE NORTH RIGHT OF WAY LINE OF HOUSTON AVENUE; THENCE ALONG SAID NORTH RIGHT OF WAY LINE SOUTH 89°30'11" WEST, 369.78 FEET; THENCE NORTH 00°28'48" WEST, 1.30 FEET; THENCE SOUTH 89°30'11" WEST, 1.30 FEET; THENCE SOUTH 00°28'48" EAST, 1.30 FEET; THENCE SOUTH 89°30'11" WEST, 369.65 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 77,740 SQ. FT. OR 1.785 ACRES, MORE OR LESS



SCALE 1" = 100'

## LEGEND

- |          |  |          |  |
|----------|--|----------|--|
| ALUM.    | = ALUMINUM                                   | P.C.P.   | = PERMANENT CONTROL POINT                    |
| CG       | = CONSULTING GROUP                           | P.R.M.   | = PERMANENT REFERENCE MONUMENT               |
| CMP      | = CORRUGATED METAL PIPE                      | P.S.M.   | = PROFESSIONAL SURVEYOR & MAPPER             |
| DWG.     | = DRAWING                                    | P.L.S.   | = PROFESSIONAL LAND SURVEYOR                 |
| EL       | = ELEVATION                                  | PVC      | = POLYVINYL CHLORIDE PIPE                    |
| ELEV.    | = ELEVATION                                  | R.C.P.   | = REINFORCED CONCRETE PIPE                   |
| F.D.O.T. | = FLORIDA DEPARTMENT OF TRANSPORTATION       | R.T.K.   | = REAL TIME KINEMATIC                        |
| G.I.S.   | = GEOGRAPHIC INFORMATION SYSTEM              | UNK.     | = UNKNOWN                                    |
| G.P.S.   | = GLOBAL POSITIONING SYSTEM                  | W.       | = WITH                                       |
| H.D.P.E. | = HIGH DENSITY POLYETHYLENE PIPE             | ✓        | = CLEANOUT                                   |
| INC.     | = INCORPORATED                               | ○        | = DRAINAGE GRATE                             |
| ID       | = IDENTIFICATION                             | ⊖        | = DROP CURB/VENT                             |
| INV.     | = INVERT                                     | ⊕        | = FIRE HYDRANT                               |
| LLC      | = LICENSED BUSINESS                          | —        | = GULF WIRE / ANCHOR                         |
| LS       | = LICENSED BUSINESS                          | ○        | = SANITARY SEWER MANHOLE                     |
| LTD.     | = LIMITED                                    | N        | = NORTHING                                   |
| NA       | = NON APPLICABLE                             | N/A      | = NOT APPLICABLE                             |
| NAD      | = NORTH AMERICAN DATUM                       | NAD      | = NORTH AMERICAN DATUM                       |
| N.A.V.D. | = NORTH AMERICAN VERTICAL DATUM              | N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM           |
| N.G.V.D. | = NATIONAL GEODETIC VERTICAL DATUM           | NO.      | = NUMBER                                     |
| NS       | = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS | NSPS     | = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS |
| NO.      | = NUMBER                                     | O.R.B.   | = OFFICIAL RECORDS BOOK                      |
| NSPS     | = NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS | P.B.     | = PLAT BOOK                                  |
| O.R.B.   | = OFFICIAL RECORDS BOOK                      | P.       | = PAGE                                       |
| P.B.     | = PLAT BOOK                                  |          |  |
| P.       | = PAGE                                       |          |  |

EXISTING ELEVATION

- |   |                             |
|---|-----------------------------|
| ⊕ | = SITE CONTROL / BENCHMARK  |
| ○ | = SET 1/4" IRON ROD AND CAP |
| ○ | = BOWMAN CCLB 8030"         |
| ○ | = FOUND IRON ROD            |
| □ | = FOUND CONCRETE MONUMENT   |
| ○ | = FOUND NAIL & DISK         |
| ○ | = DECIDUOUS TREE (DAK)      |
| — | = CHAIN LINK FENCE          |
| — | = WITH                      |
| — | = CONTOUR ELEVATION         |
| — | = OVERHEAD UTILITY LINE     |

## SHEET INDEX

- |          |                             |
|----------|-----------------------------|
| SHEET 1  | COVER SHEET                 |
| SHEET 2  | ALTA/NSPS LAND TITLE SURVEY |
| SHEET 34 | TOPOGRAPHIC SURVEY          |

## SURVEYOR'S NOTES:

- THIS IS A BOUNDARY & TOPOGRAPHIC SURVEY AS DEFINED IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE. SAID SURVEY MEETS THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING, AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE (F.A.C.) PURSUANT TO SECTION 472.027, FLORIDA STATUTES. THIS SURVEY WAS PREPARED UTILIZING THE PER WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 8856, PAGE 1498, BREVARD COUNTY RECORDS. THERE MAY BE OTHER MATTERS IN THE PUBLIC RECORDS THAT AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS WAS PERFORMED BY THIS OFFICE.
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING A TRIMBLE R-12 GPS RECEIVER ON THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING CERTIFIED CORNER MONUMENT PUBLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

CERTIFIED CORNER RECORD #060862

SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST  
FOUND PK NAIL & DISC IN PARKING LOT OF HEALTH CENTER ON MERRITT ISLAND  
STAMPED "METRIC ENG. 2294"  
NORTHING: 1474864.8543  
EASTING: 748847.5452

THE BEARING BASIS BEING THE NORTH RIGHT-OF-WAY LINE, HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY), AS DEPICTED ON PLAT OF HOUSTON LANE ESTATES AS RECORDED IN PLAT BOOK 62, PAGE 48, SAID LINE HAVING A RECORDED BEARING OF NORTH 89°41'30" EAST AND A MEASURED BEARING IS NORTH 89°30'11" EAST.

- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING BREVARD COUNTY SURVEYING & MAPPING CONTROL POINT:

"E6843"  
FOUND 3" ALUMINUM DISC IN CONCRETE CURB  
STAMPED "E6843 2011"  
NORTHING: 1472646.4490  
EASTING: 748110.3480  
ELEVATION = 9.488' (N.A.V.D. 88)

- THIS SURVEY WAS PERFORMED UTILIZING RTK-GPS, PROCEDURES AND TRADITIONAL SURVEY PROCEDURES WITH MULTIPLE MEASUREMENTS ON PROJECT CONTROL POINTS AND HAS A STATISTICAL HORIZONTAL & VERTICAL POSITIVE PRECISION OF LESS THAN 0.10 FEET.
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THE 2024 IMAGERY SHOWN HEREON WAS ACQUIRED FROM [HTTPS://DOTDEWP1.DOT.STATE.FL.US/AERIALPHOTOLOOKUPSYSTEM/](https://dotdewp1.dot.state.fl.us/aerialphoto/lookupsystem/) AND IS FOR INFORMATIONAL PURPOSES ONLY.
- TREES WERE NOT LOCATED AS PART OF THE SURVEY SCOPE UNLESS OTHERWISE SHOWN.
- UNDERGROUND UTILITIES WERE NOT LOCATED AS PART OF THE SURVEY SCOPE UNLESS OTHERWISE SHOWN.
- THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR.
- ADDITIONS OR DELETIONS TO THIS SURVEY MAP OR WRITTEN BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OF PARTIES.
- THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE WORK, ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL AND ARE AS SHOWN HEREON.
- FIELD PIPE SIZE WAS DEPICTED AS 10" PVC AT TIME OF SURVEY ON 11/12/2024. PIPE SIZE PER BREVARD COUNTY RECORDS SHOW 8" PVC.
- THIS SURVEY IS SUBJECT TO A SURVEYOR'S AFFIDAVIT REGARDING THAT CERTAIN CORRECTIVE SPECIAL WARRANTY DEED, RECORDED ON FEBRUARY 28, 2025, IN OFFICIAL RECORDS BOOK 8856, PAGE 1498, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

## SURVEYOR'S CERTIFICATION:

TO: DR HORTON

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DEED REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11A, 13, 16, 17 & 18 OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/NSPS LAND TITLE SURVEYS."

ALSO

I FURTHER CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE" FOR SURVEYING AND MAPPING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

06/06/2025	NOVEMBER 20TH, 2024
NICHOLAS MESSINA JR. FLORIDA PROFESSIONAL SURVEYOR AND MAPPER REGISTRATION NO. 6559 NMESSINA@BOWMAN.COM	DATE OF LAST FIELDWORK

BOWMAN CONSULTING GROUP, LTD., INC.  
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER 8030  
J.B. 8030 - LICENSED BUSINESS NUMBER 8030

# Bowman

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5604 CYPRUS CENTER DR.  
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Phone: (813) 474-7424  
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HOUSTON LANE - MERRITT ISLAND  
ALTA / NSPS LAND TITLE SURVEY  
BREVARD COUNTY  
FLORIDA

PROJECT NO.  
011557-01-002

## PLAN STATUS


## DATE DESCRIPTION

FIELD BOOK PAGE  
124-CP6 51-60  
C.P. & T.R.

DRAWN: P.A.C. CHKD: M.R.G.

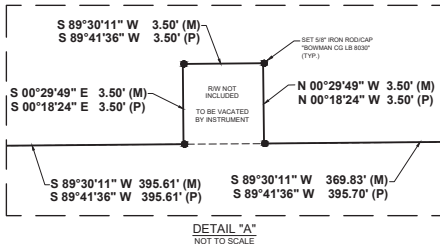
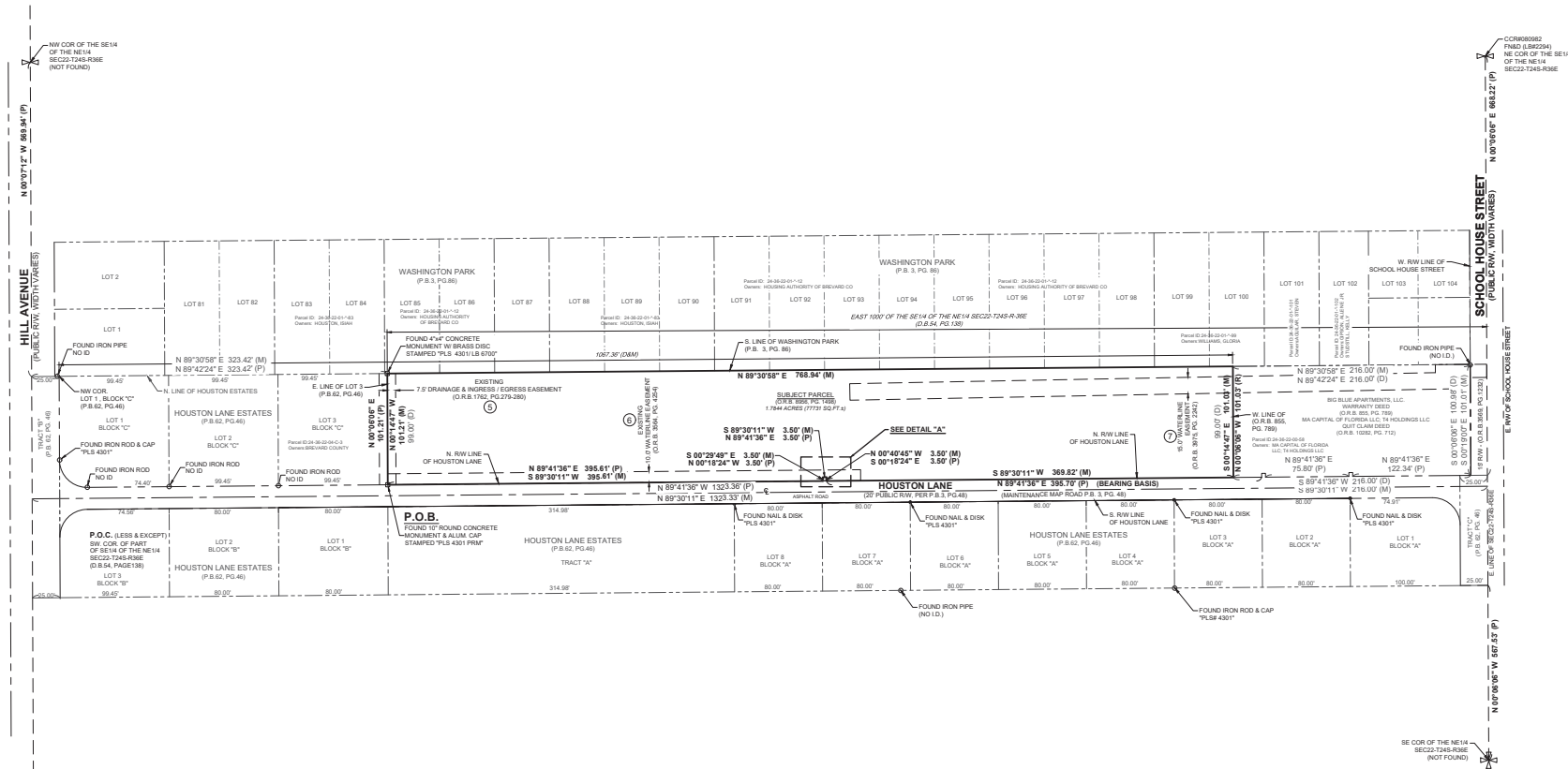
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JOB# 011557-01-002

DATE: 12/10/24

SHEET:

1 OF 4



#### SHEET INDEX

SHEET 1 COVER SHEET  
SHEET 2 ALTA/NSPS LAND TITLE SURVEY  
SHEET 3-4 TOPOGRAPHIC SURVEY

THIS MAP IS INTENDED TO BE  
DISPLAYED AT A SCALE OF 1" = 30'

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HOUSTON LANE - MERRITT ISLAND  
ALTA / NSPS LAND TITLE SURVEY  
FLORIDA  
BREVARD COUNTY

PROJECT NO.  
011557-01-002

PLAN STATUS  
2/12/25 REVISED TITLE

DATE	DESCRIPTION
2/12/25	REVISED TITLE

DRAWN: C.E.M. CHKD: M.R.G.  
SCALE: 1" = 30'

JOB# 011557-01-002  
DATE: 12/10/24

SHEET:  
2 OF 4

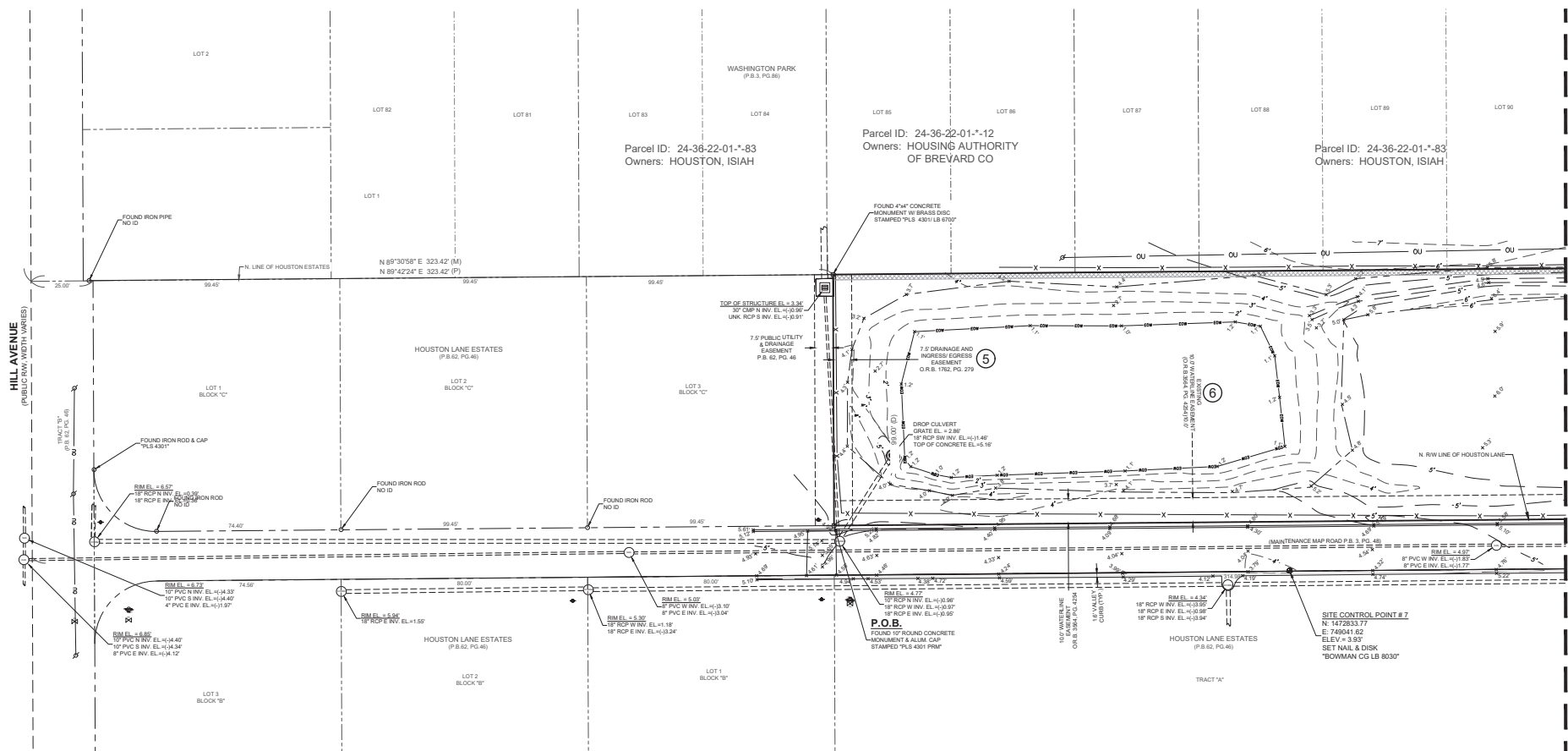




SHEET INDEX

- SHEET 1 COVER SHEET  
SHEET 2 ALTA/NSPS LAND TITLE SURVEY  
SHEET 3-4 TOPOGRAPHIC SURVEY

THIS MAP IS INTENDED TO BE  
DISPLAYED AT A SCALE OF 1" = 20'



**Bowman**

Bowman  
5046 CYPRESS CENTER DR.  
SUITE 100  
TAMPA, FL 33613  
Phone: (813) 272-2644  
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HOUSTON LANE - MERRITT ISLAND  
ALTA / NSPS LAND TITLE SURVEY  
BREVARD COUNTY  
FLORIDA

PROJECT NO.  
011557-01-002

PLAN STATUS  
2/12/25 REVISED TITLE

DATE	DESCRIPTION
2/12/25	REVISED TITLE

FIELD BOOK	PAGE
124-CP6	51-60

DRAWN: C.E.M. CHKD: M.R.G.

SCALE: 1" = 20'

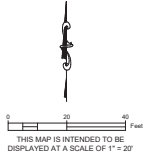
JOB# 011557-01-002

DATE: 12/10/24

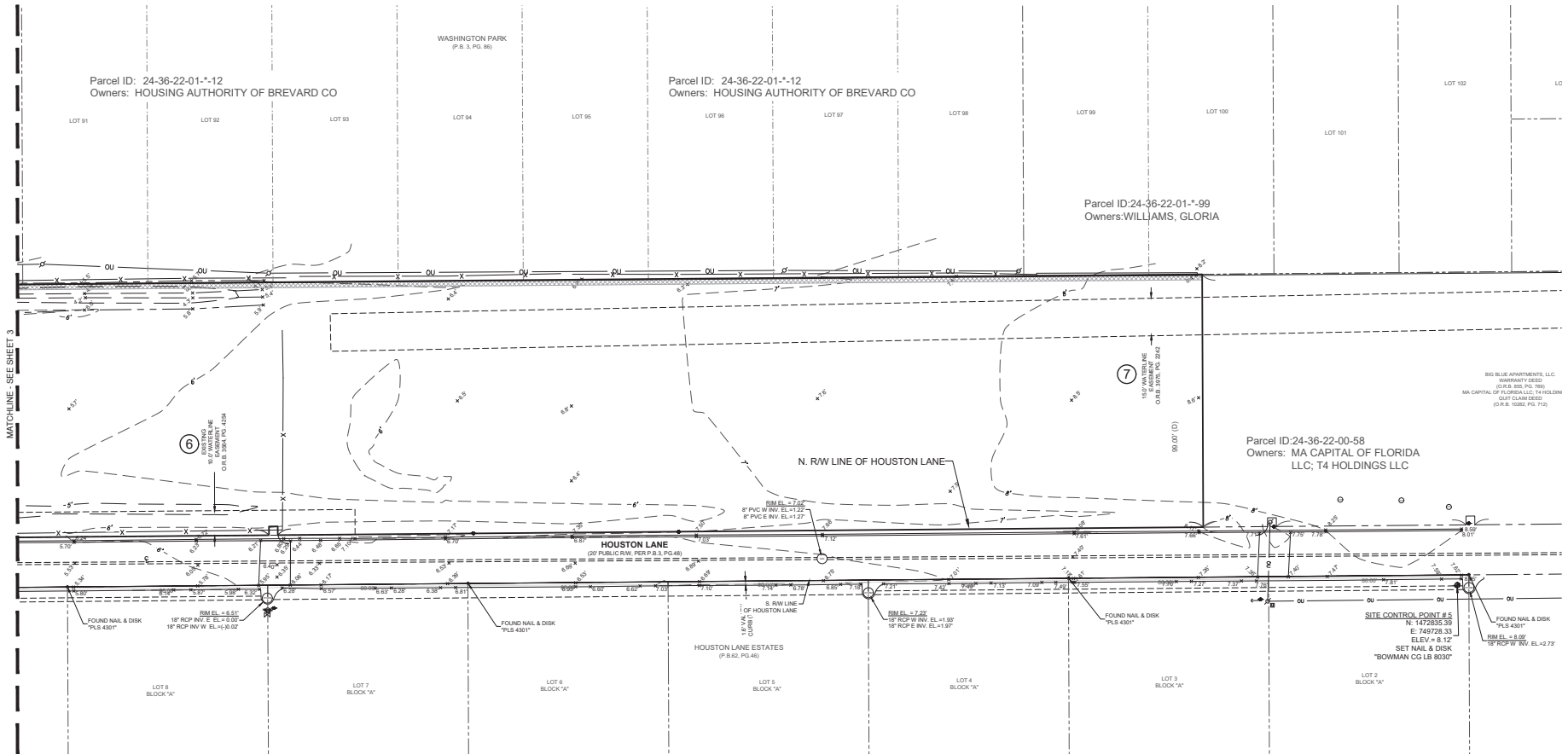
SHEET: 3 OF 4

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN AUTHORIZATION AND ASSUMPTION OF BOWMAN CONSULTING GROUP, LTD. THE USER SHALL BE AT ALL TIMES RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN.

Code File name: V:\011557 - DR Horton Inc\011557-01-002 (SUR) - Residential Townhomes - M, FL\Survey\Topo Boundary\011557-01-002\_Borjan Cove ALTA rev3.dwg 6/6/2025



SHEET INDEX	
SHEET 1	COVER SHEET
SHEET 2	ALTANSPS LAND TITLE SURVEY
SHEET 3-4	TOPOGRAPHIC SURVEY



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Bowman  
5404 CYPRESS CENTER DR.  
TAMPA, FL 33609  
Phone: (813) 274-2624  
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**HOUSTON LANE - MERRITT ISLAND**  
ALTA / NSPS LAND TITLE SURVEY  
FLORIDA  
BREVARD COUNTY

PROJECT NO.  
011557-01-002

PLAN STATUS  
2/12/25 REVISED TITLE

DATE	DESCRIPTION
FIELD BOOK	PAGE
12-4-CP6	51-60
C.P. & T.R.	

DRAWN: C.E.M. CHKD: M.R.G.

SCALE: 1" = 20'

JOB# 011557-01-002

DATE: 12/10/24

FILE: 011557-01-002\_Bryan Cove ALTA rev3.dwg

SHEET:

4 OF 4

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BOWMAN CONSULTING GROUP, LTD. Cad file name: V:\011557 - DR Horton Inc\011557-01-002 (SUR) - Residential Townhomes - M, FL\Survey\Topo Boundary\011557-01-002\_Bryan Cove ALTA rev3.dwg 6/6/2025

BANYAN COVE  
LYING IN SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST  
MERRITT ISLAND, BREVARD COUNTY, FLORIDA

PLAT BOOK PAGE  
SHEET 1 OF 2  
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT, THE CORPORATION NAMED BELOW, BEING THE OWNERS IN FEE SIMPLE OF THE LANDS DESCRIBED IN

BANYAN COVE

HEREBY DEDICATES SAID LANDS AND PLAT FOR THE USES AND PURPOSES THEREIN EXPRESSED AND DEDICATES ALL PUBLIC UTILITY EASEMENTS, AND A PUBLIC INGRESS/EGRESS EASEMENT ALL SHOWN HEREON TO BREVARD COUNTY AND THE CITY OF COCOA FOR THE PERPETUAL USE OF THE PUBLIC, NO OTHER EASEMENTS ARE HEREBY DEDICATED OR GRANTED TO THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY PROVIDED IN THE PLAT NOTES, IT BEING THE INTENTION OF THE UNDERSIGNED, THAT ALL OTHER EASEMENTS AND TRACTS SHOWN HEREON BE OWNED AND MAINTAINED PRIVATELY AS DESCRIBED HEREON AND THAT BREVARD COUNTY AND THE PUBLIC HAVE NO RIGHT OR INTEREST THEREIN.

IN WITNESS WHEREOF, HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY THE OFFICERS NAMED BELOW AND ITS CORPORATE SEAL TO BE AFFIXED HERETO ON

BY: LANTZCORP LLC  
154 JUNE DR.  
COCOA BEACH, FLORIDA 32931  
TELEPHONE: 909-705-6442

ATTEST: RYLEE LANTZ, AUTHORIZED MEMBER

SIGNED AND SEALED IN THE PRESENCE OF:

STATE OF COUNTY OF

THIS IS TO CERTIFY, THAT ON BEFORE ME, AN OFFICER DULY AUTHORIZED TO TAKE ACKNOWLEDGMENTS IN THE STATE AND COUNTY AFORESAID, PERSONALLY APPEARED DANIEL YOUNG AND OF THE ABOVE NAMED CORPORATION INCORPORATED UNDER THE LAWS OF THE STATE OF TO ME KNOWN TO BE THE INDIVIDUALS AND OFFICERS DESCRIBED AND WHO EXECUTED THE FOREGOING DEDICATION AND SEVERALLY ACKNOWLEDGED THE EXECUTION THEREOF TO BE THEIR FREE ACT AND DEED AS SUCH OFFICERS THEREUNTO DULY AUTHORIZED, THAT THE OFFICIAL SEAL OF SAID CORPORATION IS DULY AFFIXED THEREON, AND THAT THE SAID DEDICATION IS THE ACT AND DEED OF SAID CORPORATION.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL ON THE ABOVE DATE.

NOTARY PUBLIC  
MY COMMISSION EXPIRES

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING A LICENSED PROFESSIONAL SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT ON 2021, HE COMPLETED THE SURVEY OF THE LANDS SHOWN ON THE FOREGOING PLAT, AND THAT SAID PLAT WAS PREPARED UNDER HIS DIRECTION AND SUPERVISION AND THAT SAID PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES AND COUNTY ORDINANCE 32-284(1)(D) AS AMENDED, AND THAT SAID LANDS ARE LOCATED IN BREVARD COUNTY DATED 05/21/2021

NICHOLAS MESSINA, JR.  
PROFESSIONAL SURVEYOR & MAPPER  
ORIDA REGISTRATION NO. 6593  
NMESSINA@BOWMAN.COM  
FOR: BOWMAN  
5404 CYPRESS CENTER DR., SUITE 140  
TAMPA, FL 33609  
PROFESSIONAL SURVEYOR AND MAPPER  
BUSINESS CERTIFICATE #LB89030

CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY, THAT I HAVE REVIEWED THE FOREGOING PLAT AND FIND THAT IT IS IN CONFORMITY WITH CHAPTER 177, PART I, FLORIDA STATUTES AND COUNTY ORDINANCE 32-284(1)(D) AS AMENDED.

MICHAEL J. SWEENEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 4879

CERTIFICATE OF ACCEPTANCE OF DEDICATION BY  
BOARD OF COUNTY COMMISSIONERS

I HEREBY CERTIFY, THAT THE BOARD OF COUNTY COMMISSIONERS HEREBY ACCEPTS ALL PUBLIC UTILITY EASEMENTS DEDICATED FOR THE PUBLIC USE ON THIS PLAT.

ATTEST: KRISTINE ZONKA, CHAIR  
KIMBERLY POWELL, CLERK OF THE BOARD

CERTIFICATE OF APPROVAL  
BY BOARD OF COUNTY COMMISSIONERS

THIS IS TO HEREBY CERTIFY, THAT ON 05/21/2021, THE FOREGOING PLAT WAS APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA.

ATTEST: KRISTINE ZONKA, CHAIR  
KIMBERLY POWELL, CLERK OF THE BOARD

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AND WAS FILED FOR RECORD ON 05/21/2021 AT

FILE NO.

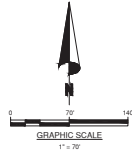
CLERK OF THE CIRCUIT COURT IN AND FOR BREVARD COUNTY, FL.

LEGAL DESCRIPTION:

THAT PORTION OF THE EAST 1,000 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING BOUNDED TO THE WEST BY LOT 3, BLOCK "C", OF HOUSTON LANE ESTATES (AS RECORDED IN PLAT BOOK 62, PAGE 46 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA), TO THE SOUTH BY HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY, ACCORDING TO THAT MAINTENANCE MAP RECORDED IN ROAD PLAT BOOK 3, PAGE 48, AND AS AFFECTED BY SAID PLAT OF HOUSTON LAKE ESTATES), AND TO THE EAST BY THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8855, PAGE 789, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF SAID HOUSTON LANE AND THE EAST LINE OF SAID LOT 3, THENCE NORTH 00°14'47" WEST, ALONG SAID EAST PROPERTY LINE A DISTANCE OF 101.21 FEET TO THE SOUTH LINE OF WASHINGTON PARK AS RECORDED IN PLAT BOOK 3, PAGE 86 OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA; THENCE ALONG SAID LINE NORTH 89°30'58" EAST, 788.94 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND RECORDED IN OFFICIAL RECORDS BOOK 8855, PAGE 789, OF SAID PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE SOUTH 00°14'47" EAST, ALONG SAID WEST LINE A DISTANCE OF 101.03 FEET TO THE NORTH RIGHT OF WAY LINE OF HOUSTON AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 89°30'11" WEST, 380.78 FEET; THENCE NORTH 00°29'49" WEST, 3.50 FEET; THENCE SOUTH 89°30'11" WEST, 3.50 FEET; THENCE SOUTH 00°29'49" EAST, 3.50 FEET; THENCE SOUTH 89°30'11" WEST, 395.66 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

CONTAINING 77,740 SQ. FT. OR 1.785 ACRES, MORE OR LESS



SURVEYOR'S NOTES:

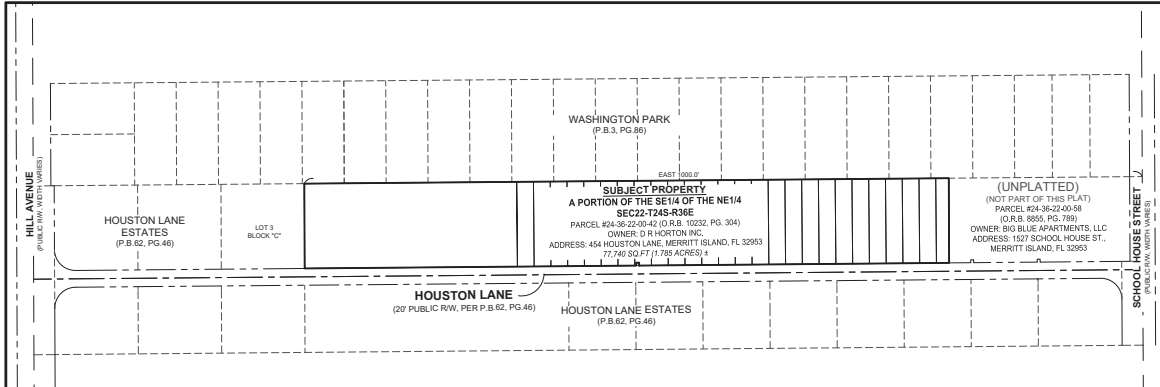
- THE COORDINATES, BEARINGS AND DISTANCES SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83 / 2011 ADJUSTMENT). THIS REFERENCE WAS ESTABLISHED BY USING A TRIMBLE R12 GPS RECEIVER ON THE VRS NETWORK AND VERIFIED BY MULTIPLE OCCUPATIONS ON THE FOLLOWING CERTIFIED CORNER MONUMENT PUBLISHED BY THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION:  
CERTIFIED CORNER RECORD #80862 SOUTHWEST CORNER OF SECTION 14, TOWNSHIP 24 SOUTH, RANGE 36 EAST FOUND PK NAIL & DISC IN PARKING LOT OF HEALTH CENTER ON MERRITT ISLAND STAMPED "METRIC ENG. LB 2294"

NORTHING: 1474864.8943  
EASTING: 748847.5452

- THE BEARING BASIS BEING THE NORTH PROPERTY LINE, SAID LINE HAVING A RECORDED BEARING OF NORTH 89°30'52" EAST.
- THE ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (N.A.V.D. 88) AND ARE BASED UPON THE FOLLOWING BREVARD COUNTY SURVEYING & MAPPING CONTROL POINT:  
"E6A34"  
FOUND 3" ALUMINUM DISC IN CONCRETE CURB  
STAMPED "E6A34 2011"  
NORTHING: 1472646.4490  
EASTING: 748110.3480  
ELEVATION = 9.486' (N.A.V.D. 88)
- ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AND DECIMALS THEREOF.
- THE LANDS BOUND BY THIS SURVEY ARE LOCATED IN FLOOD ZONE "X", ACCORDING TO BREVARD COUNTY UNINCORPORATED AREAS MAP 125092, FLOOD INSURANCE RATE MAP NUMBER 1209C0340H, DATED 01/29/2021.
- THIS SURVEY WAS MADE WITH THE BENEFIT OF TITLE WORK, ENCUMBRANCES, EASEMENTS OR OTHER MATTERS THAT MIGHT BE DISCLOSED IN TITLE WORK MAY EXIST FOR THIS PARCEL AND ARE AS SHOWN HEREON.

PRELIMINARY PLAT NOTES:

- TRACTS A, B, C, D, AND E ARE HEREBY DEDICATED COMMON OPEN AREAS AND FOR THE INSTALLATION AND MAINTENANCE OF A STORM WATER MANAGEMENT POND AND ASSOCIATED DRAINAGE FACILITIES, LANDSCAPING AND UTILITIES. THIS AREA WILL BE OWNED AND MAINTAINED BY BANYAN COVE PROPERTY OWNER'S ASSOCIATION, INC.
- THIS PROPERTY IS SUBJECT TO AN EXISTING 10' WIDE UNIDENTIFIED INGRESS / EGRESS EASEMENT AS RECORDED IN O.R.B. 3564 PAGE 4254-4256 OF THE OFFICIAL RECORDS OF BREVARD COUNTY, 2) AND TO AN EXISTING 7.5' DRAINAGE INGRESS / EGRESS EASEMENT AS RECORDED IN O.R.B.1762 PAGE 279-280 OF THE OFFICIAL RECORDS OF BREVARD COUNTY, AS DEPICTED HEREON.
- A PUBLIC 15-FOOT WIDE ROADWAY EASEMENT, SIGNAGE EASEMENT, SIDEWALK EASEMENT AND UTILITY EASEMENT ARE HEREBY DEDICATED TO THE PUBLIC.
- EACH LOT OWNER PURCHASING A LOT SHOWN ON THIS PLAT CONSENTS TO THE IMPOSITION OF A MUNICIPAL SERVICE BENEFIT UNIT BY BREVARD COUNTY OR OTHER GOVERNMENTAL ENTITY FOR MAINTENANCE OF COMMON AREAS IN THE EVENT OF THE FAILURE OF THE HOMEOWNERS' ASSOCIATION TO MAINTAIN PROPERLY THE COMMON AREAS IN CONFORMANCE WITH THE APPLICABLE REGULATORY PERMITS OR OTHER APPLICABLE REGULATIONS. AN EASEMENT TO THE COMMON AREA MUST BE GRANTED TO BREVARD COUNTY PRIOR TO ESTABLISHMENT OF AN MSBU.
- PRIVATE DRAINAGE EASEMENTS SHALL ACCEPT STORM WATER FROM TAX ACCOUNT PARCEL #5019699 IN PERPETUITY OR UNTIL REDEVELOPMENT.
- BREVARD COUNTY HAS THE RIGHT TO DISCHARGE DRAINAGE FROM THE PUBLIC RIGHTS-OF-WAY AND EASEMENTS TO THE PRIVATE DRAINAGE TRACTS AND EASEMENTS.



INDEX OF SHEETS

SHEET 1 COVER & NOTES  
SHEET 2 PLAT BOUNDARY

BEARING BASIS:

THE BEARING BASIS BEING THE NORTH RIGHT-OF-WAY LINE, HOUSTON LANE (A 20.00 FOOT WIDE PUBLIC RIGHT OF WAY), AS DEPICTED ON PLAT OF HOUSTON LAKE ESTATES AS RECORDED IN PLAT BOOK 62, PAGE 46. SAID LINE HAVING A RECORDED BEARING OF NORTH 89°14'36" EAST AND A MEASURED BEARING IS NORTH 89°30'11" EAST.

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:  
**Bowman**  
5404 CYPRESS CENTER DR., SUITE 140, TAMPA, FL 33609  
Phone: 813-974-7454 • www.bowman.com  
CERTIFICATE OF AUTHORIZATION NO. LB 89030  
SURVEYOR NICHOLAS MESSINA, JR., P.A.M., FL REGISTRATION NO. 6593

DATE: 05/20/2021  
DESIGN/DRAWN: PAC  
DRAWING: 011557-01-002, HOUSTONLANEPLAT.DWG  
PROJECT: 011557-01-002

SHEET 1 OF 2



PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
SHEET 2 OF 2  
SECTION 22, TOWNSHIP 24 SOUTH, RANGE 38 EAST



LD	= IDENTIFICATION	—	= SECTION LINE
L.B.	= LICENSED BUSINESS	—	= EASEMENT LINE
D.B.	= DEED	—	
P.B.	= PLAT BOOK	—	
P.G.	= PAGE	—	
P.R.M.	= PERMANENT REFERENCE MONUMENT	—	
P.O.C.	= POINT OF COMMENCEMENT	—	
P.O.B.	= POINT OF BEGINNING	—	
H.O.A.	= HOME OWNERS ASSOCIATION	—	
P.O.A.	= PROPERTY OWNERS ASSOCIATION	—	
S.E.	= SOUTHEAST	—	
S.E.T.S.-R/E	= SECTION, TOWNSHIP & RANGE	—	
R/W	= RIGHT-OF-WAY	—	
N	= NORTH	—	
E	= EASTING	—	
C.M.O.N.	= CONCRETE MONUMENT	—	
S.D.	= SQUADRAVE	—	
N.A.	= NOT AVAILABLE	—	
A.C.	= ACRES	—	
S.F.	= SQ. FEET	—	
P.U.E.	= PUBLIC UTILITY EASEMENT	—	
P.D.E.	= PRIVATE DRAINAGE EASEMENT	—	
P.R.E.	= PUBLIC ROADWAY EASEMENT	—	
P.S.E.	= PUBLIC SIGNAGE EASEMENT	—	
P.S.W.E.	= PUBLIC SIDEWALK EASEMENT	—	