

GANDY ROAD TINY HOME SUBDIVISION

MIMS, FLORIDA

DATE:

MAY 13, 2024

PREPARED FOR:

AARON RENINGER

GENERAL STATEMENT

THIS PROJECT CONSISTS OF TYPICAL SITE AMENITIES FOR A TINY HOME RESIDENTIAL SUBDIVISION. STORMWATER RUNOFF GENERATED FROM THE SITE SHALL BE TREATED BY AN ONSITE WET DETENTION POND THAT IS PRIVATELY MAINTAINED. POTABLE WATER AND SANITARY SEWER SHALL BE PROVIDED BY INDIVIDUAL WELLS AND SEPTIC SYSTEMS FOR EACH LOT AS PUBLIC SYSTEMS ARE NOT AVAILABLE IN THE VICINITY OF THIS PROPERTY. SOLID WASTE SHALL BE ADDRESSED THROUGH CURBSIDE ROLL CANS AS IS TYPICAL FOR RESIDENTIAL COLLECTION.

CONTACT INFORMATION

OWNER:
AARON RENINGER
1865 S BANANA RIVER DR
MERRITT ISLAND, FL 32952

CIVIL ENGINEER:
TRAUGER CONSULTING ENGINEERS, INC.
JIM TRAUGER
2210 FRONT STREET STE #204
MELBOURNE, FL 32901
TEL: 321-292-0745
EMAIL: JIM@TRAUGERCONSULTING.COM

SURVEYOR:
ADAMS, KISER & COUTS, LLC
ROGER D. KISER, PLS
TEL: 321-684-0073

SITE DATA

TOTAL PROPERTY ACREAGE: ±16.7 ACRES
EXISTING ZONING: RRMH-1
EXISTING FUTURE LAND USE: AGRIC
PROPOSED ZONING: TR-2
PROPOSED FUTURE LAND USE: RES 2
FIRM #12009C0280E (11-19-97) FLOOD ZONE 'X'
PARCEL ID: 20G-34-22-AI-7-3.02; 20G-34-22-AI-7-6; 20G-34-22-AI-7-5.03;
20G-34-22-AI-7-5.04; 20G-34-22-AI-7-5.05; 20G-34-22-AI-7-5.02
TAX ACCOUNT NUMBER: 2002219; 2002232; 2002229; 2002230; 2002231; 2002228

DENSITY:
ALLOWED (RES 2): 2 DWELLING UNITS PER ACRE
PROPOSED: 1.5 DWELLING UNITS PER ACRE
MINIMUM LOT SIZE: 0.25 ACRE

SURVEYOR NOTES

1. THE INTENDED PURPOSE OF THIS SURVEY IS FOR BOUNDARY INFORMATION AND IMPROVEMENTS ONLY, AS SHOWN HEREON.
2. THE UNDERSIGNED SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DOCUMENTS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT COULD AFFECT THE BOUNDARIES TO THE SUBJECT PROPERTY.
3. THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP.
4. THIS SURVEY MEETS OR EXCEEDS THE MINIMAL HORIZONTAL CONTROL ACCURACY OF 1:7500 FOR A SUBURBAN SURVEY.
5. MEASUREMENTS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF.
6. DIMENSIONS TAKEN ARE AT THE EXPOSED AREAS OF IMPROVEMENTS, UNDERGROUND FOOTERS, FOUNDATIONS, UTILITIES, SEPTIC TANKS, DRAIN FIELDS OR OTHER SUBSURFACE STRUCTURES ARE NOT LOCATED FOR THE PURPOSE OF THIS SURVEY. ANY SUCH SUBSURFACE/UNDERGROUND IMPROVEMENTS SHOWN HAVE NOT BEEN EXCAVATED AND ARE APPROXIMATE LOCATIONS.
7. IMPROVEMENTS SHOWN HEREON CANNOT BE USED TO RECONSTRUCT PROPERTY BOUNDARIES.
8. BEARINGS ARE REFERENCED TO THE SOUTH RIGHT OF WAY LINE OF GANDY ROAD AS BEING N.78°59'57"E.
9. ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES, RESERVES THE RIGHT TO UTILIZE ANY AND ALL INFORMATION OBTAINED IN THE PREPARATION OF THIS SURVEY INCLUDING THIS MAP OF LAND SURVEY, FOR ANY OTHER PURPOSES.
10. THIS SURVEY MAY NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT THE PERMISSION OF ADAMS, KISER & COUTS, LLC D/B/A GAGE INDUSTRIES.
11. THIS DRAWING IS NOT VALID UNLESS BEARING AN ORIGINAL SIGNATURE AND LAND SURVEYOR'S SEAL.
12. SUBJECT RESIDENCE LIES WITHIN FLOOD ZONE 'X', AS PER FIRM MAP NUMBER 12009C0100G DATED 03/17/2014. THIS LOCATION IS BASED UPON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. FINAL LOCATION AND FLOOD DETERMINATION REST SAID AGENCY. THIS SURVEYOR ASSUMES NO RESPONSIBILITY FOR SAID LOCATION AND DETERMINATION.

LEGAL DESCRIPTION:

PARCEL ID: 20G-34-22-AI-7-3.02

THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF TRACT 3, BLOCK 7, SECTION 22, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND SITUATE IN TOWNSHIP 20 SOUTH, RANGE 34 EAST, BREVARD COUNTY, FLORIDA, LESS THE NORTH TEN (10) FEET THEREOF FOR ROAD PURPOSES.

PARCEL ID: 20G-34-22-AI-7-6

TRACT 6, BLOCK 7, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 34 EAST, INDIAN RIVER PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL ID: 20G-34-22-AI-7-5.05

THE WEST 1/2 OF THE NORTHEAST 1/4 OF TRACT 5, BLOCK 7, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 34 EAST, ACCORDING TO THE PLAT OF INDIAN RIVER PARK, RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL ID: 20G-34-22-AI-7-5.03

THE EAST 1/2 OF THE NORTHEAST 1/4 OF TRACT 5, BLOCK 7, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 34 EAST, ACCORDING TO THE PLAT OF INDIAN RIVER PARK, RECORDED IN PLAT BOOK 2, PAGE 33, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL ID: 20G-34-22-AI-7-5.04

THE EAST 1/2 OF THE SE 1/4 OF TRACT 5, BLOCK 7, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 34 EAST, PLAT OF INDIAN RIVER PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

PARCEL ID: 20G-34-22-AI-7-5.02

THE WEST 1/2 OF THE SE 1/4 OF TRACT 5, BLOCK 7, SECTION 22, TOWNSHIP 20 SOUTH, RANGE 34 EAST, PLAT OF INDIAN RIVER PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 33, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

LEGEND:

DESCRIPTION

PROPERTY LINE

ASPHALTIC PAVEMENT

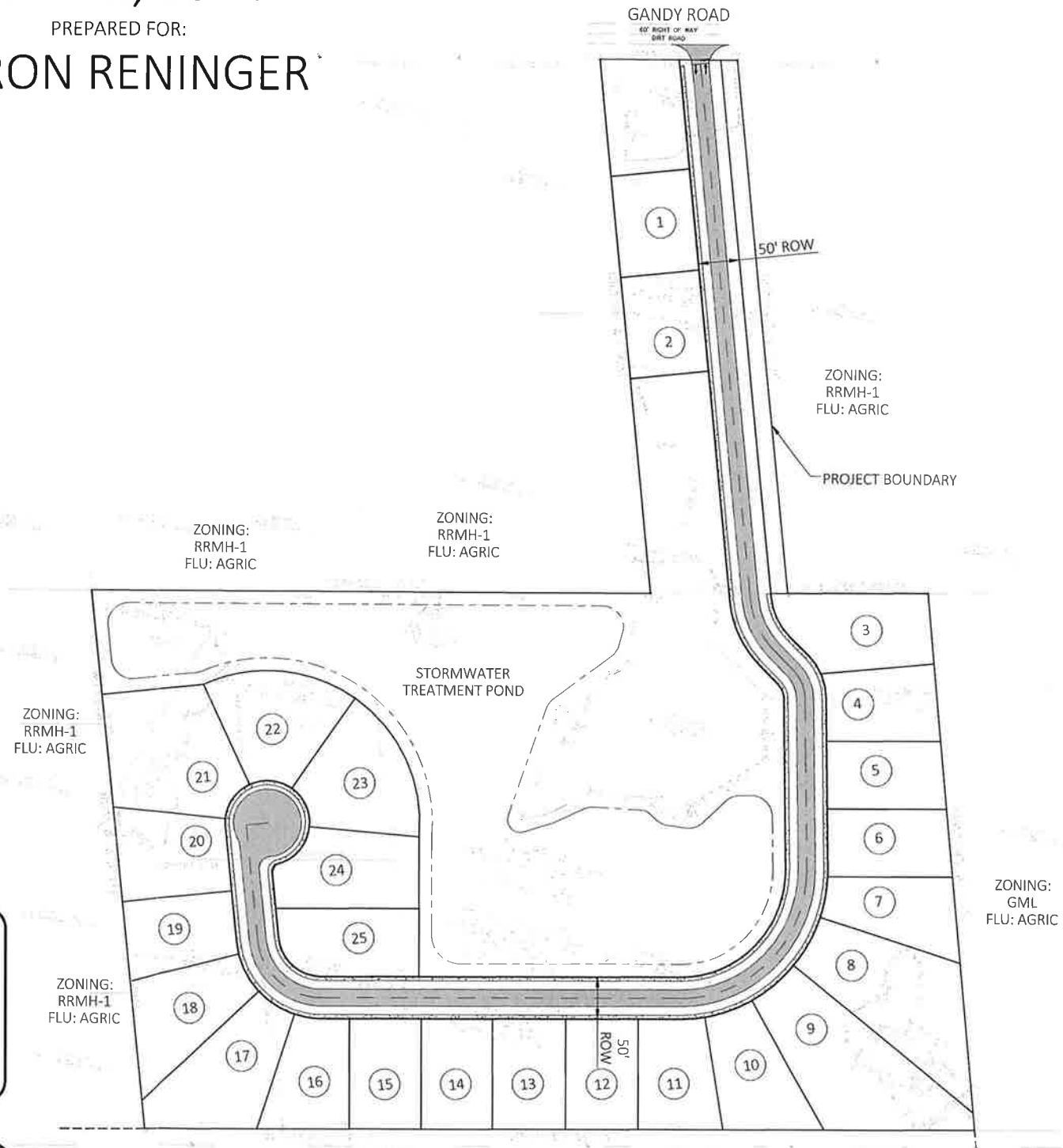
CONCRETE SIDEWALK

STORMWATER CONTOUR

SURVEY LEGEND:

LEGEND

- | | |
|-----------------|-------------------|
| ⊕ HYDRANT | ⊕ POWER POLE |
| ⊗ VALVE | ⊕ LIGHT POLE |
| ⊕ WATER METER | ⊕ SANITARY SEWER |
| ⊕ WATER PUMP | ⊕ AIR CONDITIONER |
| ⊕ GAS METER | ⊕ GUY ANCHOR |
| ⊕ TELEPHONE BOX | ⊕ SIGN |
| ⊕ TRANSFORMER | ⊕ ELECTRIC METER |
| ⊕ PINE | ⊕ OAK |
| ⊕ PALM | ⊕ MAPLE |
| ⊕ BAY | |



ZONING:
TR-2
FLU: RES 2

ZONING:
TR-2
FLU: RES 2

ZONING:
TR-2
FLU: RES 2

CONCEPTUAL SUBDIVISION PLAN

1"=80'

80' 0' 80' 160'

REVISION

DATE

REV

TRAUGER
CONSULTING ENGINEERS

2210 FRONT STREET STE 204, MELBOURNE, FL 32901
jim@traugerconsulting.com 01321.372.3060 C 321.292.0745

GANDY ROAD
TINY HOMES
MIMS, FLORIDA
CONCEPTUAL SUBDIVISION PLAN

JAMES K. TRAUGER
P.L.C. (Firm Seal)

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DATE: 5-13-2024

TOWNSHIP: 20

RANGE: 34

SECTION: 22

SCALE: 1"=80'

DRAWING NO.

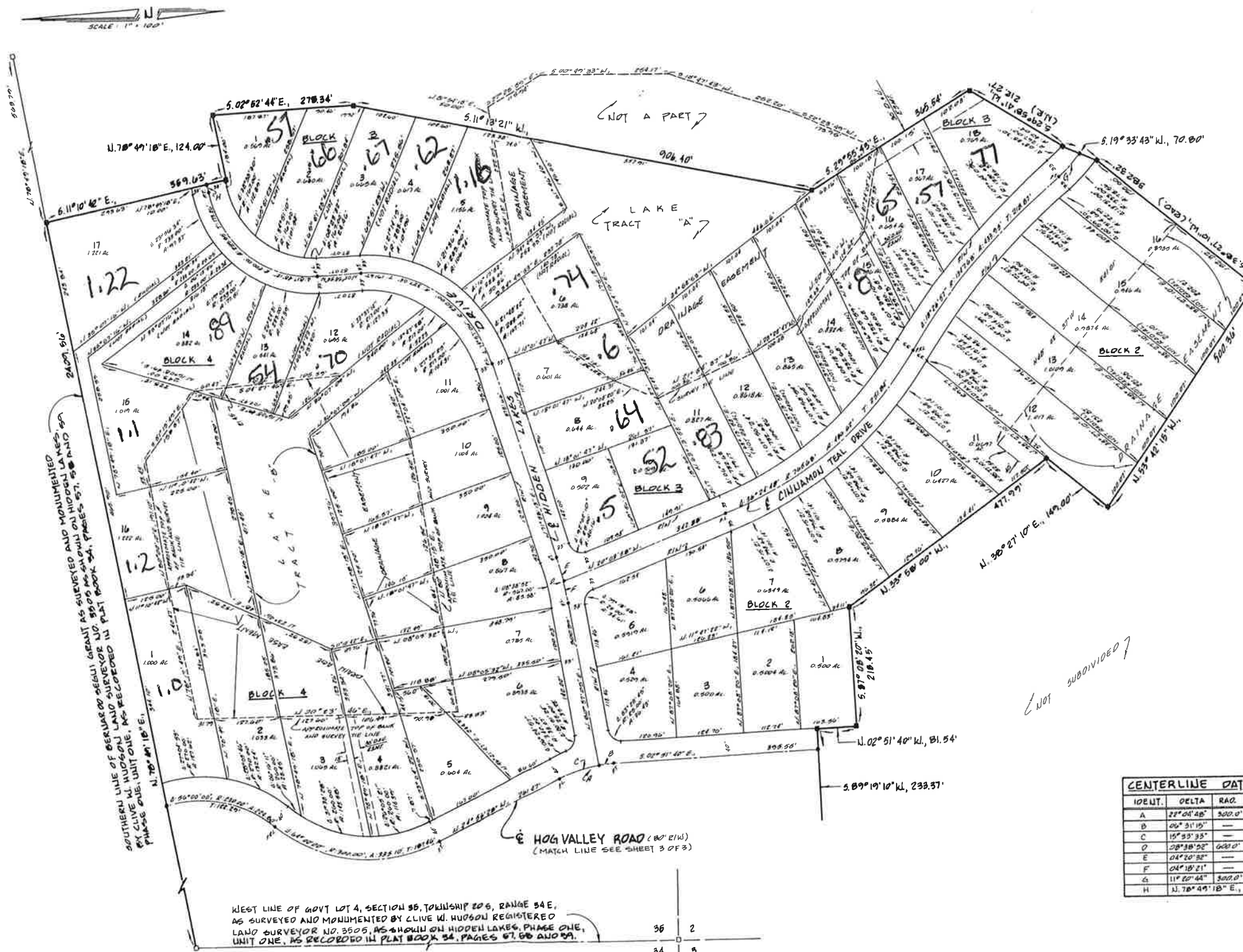
EX-2

PROJECT: 24-144

DRAWN BY: TLW

HIDDEN LAKES, PHASE ONE, UNIT ONE, REPLAT

NOT SUBDIVIDED



NOT SUBDIVIDED

CENTERLINE DATA			
IDENT.	DELTA	RAD.	TAL.
A	28° 04' 48"	300.0'	58.65'
B	06° 31' 15"	—	34.14'
C	15° 33' 33"	—	81.47'
D	28° 38' 52"	600.0'	90.56'
E	04° 20' 52"	—	45.47'
F	04° 18' 21"	—	45.09'
G	11° 20' 44"	300.0'	59.20'
H	N. 70° 49' 18" E.	10.00'	—