

**RESIDENTIAL SITE DATA**

- |  |   |
|--|---|
| 1. PARCEL ID:  | 24-36-26-00-286                                       |
| 2. PROPERTY ZONING:  | RU-1-9  |
| 3. EXISTING USE:   | VACANT RESIDENTIAL LAND (SINGLE-FAMILY, UNPLATTED)    |
| 4. FUTURE USE:   | RES 15  |
| 5. PROPOSED LAND USE:  | SINGLE FAMILY RESIDENTIAL                             |
| 6. PROJECT AREA:   | 7.71 ACRES  |
| GROSS AREA:  | 0.28 ACRES  |
| WETLAND AREA:  | 7.43 ACRES  |
| NET DEVELOPABLE AREA: (GROSS AREA LESS WETLAND)  |   |
| 7. MINIMUM REQUIRED LOT WIDTH:   | 50 FT. (PER RU-1-9 ZONING STANDARDS PER SEC. 62-3000) |
| 9. MINIMUM PROPOSED LOT WIDTH:   | 66 FT.  |
| 10. MINIMUM REQUIRED LOT DEPTH:  | 90 FT.  |
| 11. MINIMUM REQUIRED LOT SIZE:   | 4,500 S.F.  |
| 12. MINIMUM REQUIRED FLOOR AREA:   | 900 S.F.  |
| 13. ALLOWABLE DENSITY:   | 15 D.U./ACRE  |
| RESIDENTIAL DENSITY:   | 22 DWELLING UNITS/7.71 ACRES = 2.85 D.U./ACRE         |
| MAXIMUM BUILDING HEIGHT:   | 35'   |
| 14. PERIMETER SETBACKS - FOR ZONING DISTRICT RU-1-9:   |   |
| FRONT  | 20'   |
| SIDE (STREET)  | 15'   |
| REAR   | 20'   |
| 15. MINIMUM REQUIRED OUTSIDE PAVEMENT TURNING RADIUS AT INTERSECTION:  | 25 FT.  |
| 16. MINIMUM REQUIRED PAVEMENT WIDTH:   | 22 FT.  |
| 17. MINIMUM REQUIRED RIGHT-OF-WAY WIDTH:   | 50 FT.  |
| 18. MINIMUM REQUIRED CUL-DE-SAC RIGHT-OF-WAY DIAMETER:   | 100 FT.   |
| 19. MINIMUM REQUIRED CUL-DE-SAC PAVED AREA DIAMETER:   | 84 FT.  |
| 20. CUL-DE-SAC RIGHT-OF-WAY SHALL BE 100' FROM NEAREST ROAD  |   |
| 21. ALL CONSTRUCTION SHALL CONFORM TO BREVARD COUNTY SUBDIVISION REGULATIONS.  |   |
| 22. THE PROPERTY IS IN FLOOD ZONE X (AREAS NOT INUNDATED BY THE 100-YEAR FLOOD) PER FEMA FIRM PANEL 12009C0427H DATED: JANUARY 29, 2021.   |   |
| 23. BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY: VISION LAND SERVICE   |   |
| 24. TOTAL NUMBER OF UNITS IS 23.   |   |
| 25. THE SIDEWALKS ALONG ALL LOT FRONTAGES ARE TO BE CONSTRUCTED AT TIME OF SINGLE FAMILY HOMES CONSTRUCTION. ALL OTHER SIDEWALKS SHALL BE CONSTRUCTED WITH THE INFRASTRUCTURE FOR THE PROJECT. |   |
| 26. OPEN SPACE REQUIRED PER SECTION 62-3000: 33% X TOTAL AREA (NET DEVELOPABLE AREA) = (33% X 7.71 ACRES) = 2.70 ACRES   |   |
| OPEN SPACE PROPOSED:   | 2.75; 35.67%  |

**WETLANDS**

THERE ARE 0.28 ACRES OF JURISDICTIONAL WETLANDS ON-SITE.

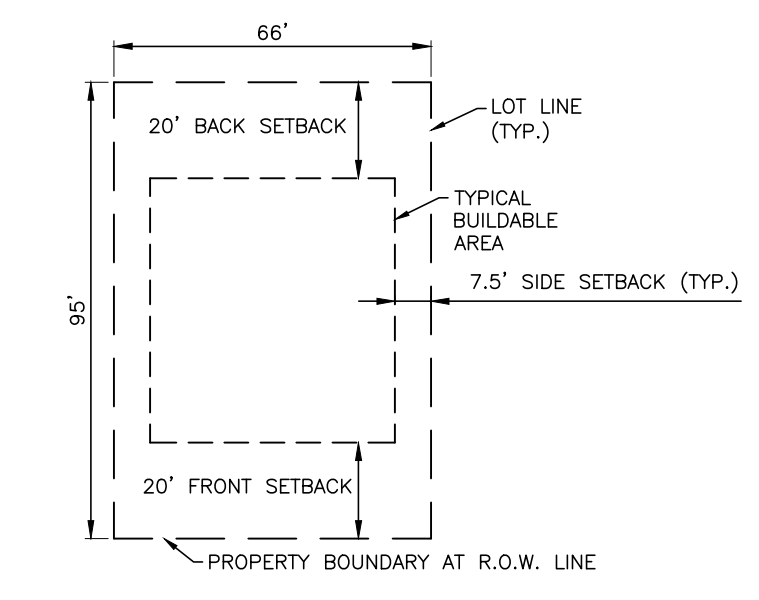
**STORMWATER SYSTEM:**

THE STORMWATER SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH BREVARD COUNTY AND ST. JOHN'S WATER MANAGEMENT DISTRICT (SJRWMD) REQUIREMENTS.

**LOT AREA TABLE**

| LOT # | AREA    | LOT # | AREA    |
|-------|---------|-------|---------|
| 1     | 6270.00 | 12    | 8123.55 |
| 2     | 6270.00 | 13    | 6713.67 |
| 3     | 6270.00 | 14    | 5732.86 |
| 4     | 6270.00 | 15    | 8898.61 |
| 5     | 6312.87 | 16    | 7970.74 |
| 6     | 7012.98 | 17    | 7820.66 |
| 7     | 9311.15 | 18    | 6737.58 |
| 8     | 6123.69 | 19    | 6270.00 |
| 9     | 6298.52 | 20    | 6270.00 |
| 10    | 6279.64 | 21    | 6270.00 |
| 11    | 5377.80 | 22    | 6270.00 |

**TYPICAL LOT SIZE**



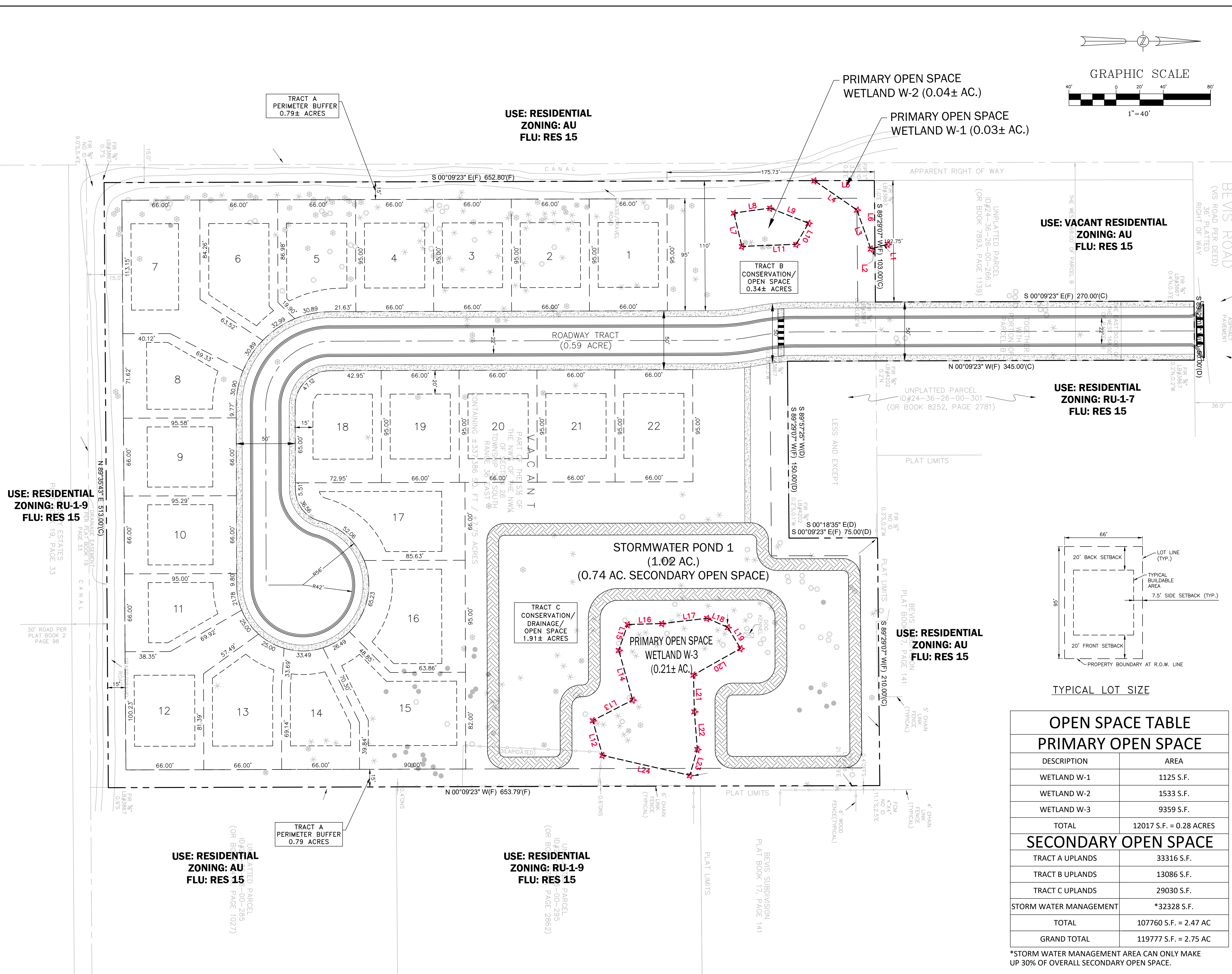
**OPEN SPACE TABLE  
PRIMARY OPEN SPACE**

| DESCRIPTION                 | AREA                    |
|-----------------------------|-------------------------|
| WETLAND W-1                 | 1125 S.F.               |
| WETLAND W-2                 | 1533 S.F.               |
| WETLAND W-3                 | 9359 S.F.               |
| TOTAL                       | 12017 S.F. = 0.28 ACRES |
| <b>SECONDARY OPEN SPACE</b> |                         |
| TRACT A UPLANDS             | 33316 S.F.              |
| TRACT B UPLANDS             | 13086 S.F.              |
| TRACT C UPLANDS             | 29030 S.F.              |
| STORM WATER MANAGEMENT      | *32328 S.F.             |
| TOTAL                       | 107760 S.F. = 2.47 AC   |
| GRAND TOTAL                 | 119777 S.F. = 2.75 AC   |

\*STORM WATER MANAGEMENT AREA CAN ONLY MAKE UP 30% OF OVERALL SECONDARY OPEN SPACE.

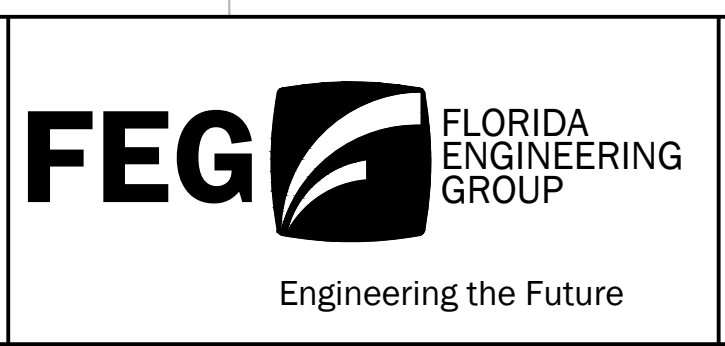
**PROPOSED TRACT TABLE**

| TRACT | DESCRIPTION                        | ACREAGE (AC) | OWNERSHIP               | MAINTENANCE             |
|-------|------------------------------------|--------------|-------------------------|-------------------------|
| A     | COMMON TRACT PERIMETER BUFFER      | 0.79         | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION |
| B     | CONSERVATION/ OPEN SPACE           | 0.34         | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION |
| C     | CONSERVATION/ OPEN SPACE/ DRAINAGE | 1.91         | HOMEOWNER'S ASSOCIATION | HOMEOWNER'S ASSOCIATION |



| DATE | REVISIONS | BY | CHECKED |
|------|-----------|----|---------|
|      |           |    |         |

**CONCEPT PLAN  
TROPICAL PALMS SUBDIVISION  
BREVARD COUNTY**



5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325  
[www.feg-inc.us](http://www.feg-inc.us)

| <b>CONCEPT PLAN 1</b> |          |            |             |
|-----------------------|----------|------------|-------------|
| DESIGNED BY           | DRAWN BY | CHECKED BY | APPROVED BY |
| SJS                   | FK       | SJS        | SJS         |

PROJECT NO. 23-007  
SCALE 1"=40'  
DATE DECEMBER 21, 2023  
SHEET NO. C-1  
SHEET 1 OF 1

FLORIDA ENGINEERING GROUP, INC.  
CERTIFICATE NO. EB-0006595  
  
SAM J. SEBALLI, P.E.  
LICENSE NO. 42075

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY (ENGINEER), P.E. ON (DATE) USING A DIGITAL SIGNATURE.  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.