

LUELLA W. & JOHN E. KING
 & CANDRA E. WILLIAMS
 PARCEL ID: 24-36-23-BX-15
 OR 9628 PG 914

RALPH M., III & RACHEL M. WILLIAMS
 PARCEL ID: 24-36-23-BX-15.01
 OR 4195 PG 2542
 VACANT

MARY L. WILLIAMS &
 MARY L. WILLIAMS &
 PARCEL ID: 24-36-23-BX-15.02
 OR 6749 PG 2628
 VACANT

NEVINS SUBDIVISION
 PLAT 8-0-0 PAGES 9-9

PARCEL ID: 24-36-23-BX-15.03
 OR 4195 PG 2550
 VACANT
 CONTAINING 2.4285 ACRES +/-



PARCELS SHOWN FOR REFERENCE ONLY

SITE SUMMARY TABLE:

ZONING
 JURISDICTION: BREVARD COUNTY, FL
 ZONED: AU - AGRICULTURAL RESIDENTIAL
 FUTURE LAND USE: RES-15 RESIDENTIAL

SITE AREA
 TOTAL SITE AREA: ±2.43 ACRES (±105,785 SF (100%))
 IMPERVIOUS AREA: ±1.13 ACRES (±49,068 SF (46%))
 Pervious Area: ±1.30 ACRES (±56,717 SF (54%))

BUILDING
 TOTAL BUILDING AREA: 19,759 SF

LOT REQUIREMENTS:

	REQUIRED	PROVIDED
MINIMUM LOT AREA =	7,500 SF	105,785 SF
MINIMUM LOT WIDTH =	75 FEET	324.45 FEET
MINIMUM LOT DEPTH =	75 FEET	325.99 FEET
MAXIMUM LOT COVERAGE =	40%	18.68%
MINIMUM FLOOR AREA (1 BR) =	500 SF	507 SF
MINIMUM FLOOR AREA (2 BR) =	750 SF	760 SF
MINIMUM HEIGHT =	35 FEET	35 FEET
MINIMUM BUILDING SEPARATION =	15 FEET	15 FEET

MINIMUM YARD REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT (S) =	25 FEET	25.0 FEET
SIDE (W) =	10 FEET	10.0 FEET
SIDE (E) =	10 FEET	10.0 FEET
REAR (N) =	20 FEET	21.5 FEET

MINIMUM PARKING SETBACK REQUIREMENTS:

	REQUIRED	PROVIDED
FRONT =	10 FEET	25.0 FEET
SIDE NORTH =	5 FEET	6.0 FEET
SIDE SOUTH =	5 FEET	10.0 FEET
REAR =	10 FEET	41.5 FEET

PARKING
 REQUIRED:
 INDEPENDENT LIVING = 1.1 SPACE PER UNIT = 1.1 x (36 UNITS) = 40 SPACES
 TOTAL REQUIRED = 40 SPACES
 TOTAL PARKING PROVIDED = 46 SPACES (INCLUDES 7 HANDICAP)

SITE NOTES

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE PLANS SHALL COMPLY WITH THE BREVARD COUNTY AND FOOT SPECIFICATIONS.
- REFERENCE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS, SIDEWALKS, STEPS, TRANSFORMER PADS, ETC.
- ALL SIDEWALKS ARE TO BE INSTALLED PER ADA STANDARDS.
- ENGINEER SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS OR OMISSIONS RESULTING FROM SURVEY INACCURACIES.
- ALL DIMENSIONS AND RADII ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. ALL DIMENSIONS SHOWN TO BUILDINGS ARE TO OUTSIDE FACE OF BUILDING.
- ALL HANDICAP ACCESSIBLE PARKING SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE AMERICAN WITH DISABILITY ACT (ADA) REQUIREMENTS AND CITY/STATE CODE.
- ALL TRAFFIC SIGNS SHALL CONFORM TO THE UNIFORM TRAFFIC CONTROL MANUAL AND FOOT STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ANY DAMAGE TO ANY EXISTING IMPROVEMENTS, ONSITE OR OFF SITE, SUCH AS PAVEMENT, UTILITIES, STORM DRAINAGE, ETC. THE REPAIR MUST BE APPROVED BY THE ENGINEER AND BE EQUAL OR BETTER THAN EXISTING CONDITIONS.
- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- SITE CONTRACTOR SHALL SUPPLY AS-BUILT PLANS INDICATING ALL CHANGES AND DEVIATIONS.
- ANY DEVIATION FROM THESE PLANS MAY CAUSE THE WORK TO BE UNACCEPTABLE.
- ANY UNANTICIPATED CONDITIONS ENCOUNTERED DURING THE CONSTRUCTION PROCESS SHALL BE IDENTIFIED TO THE ENGINEER IMMEDIATELY.
- ALL CONCRETE SHALL BE 3,000 PSI 28 DAY COMPRESSIVE STRENGTH.
- PROJECT SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- PARKING LOT STRIPING SHALL BE INCLUDED IN PAVING CONTRACTOR'S SCOPE OF WORK. STRIPING WILL BE IN ACCORDANCE WITH THE BREVARD COUNTY SPECIFICATIONS.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANTONIO BRUNO OWEN OWEN ON DATE AND/OR TIME STAMP SHOWN ON THE DIGITAL SIGNATURE PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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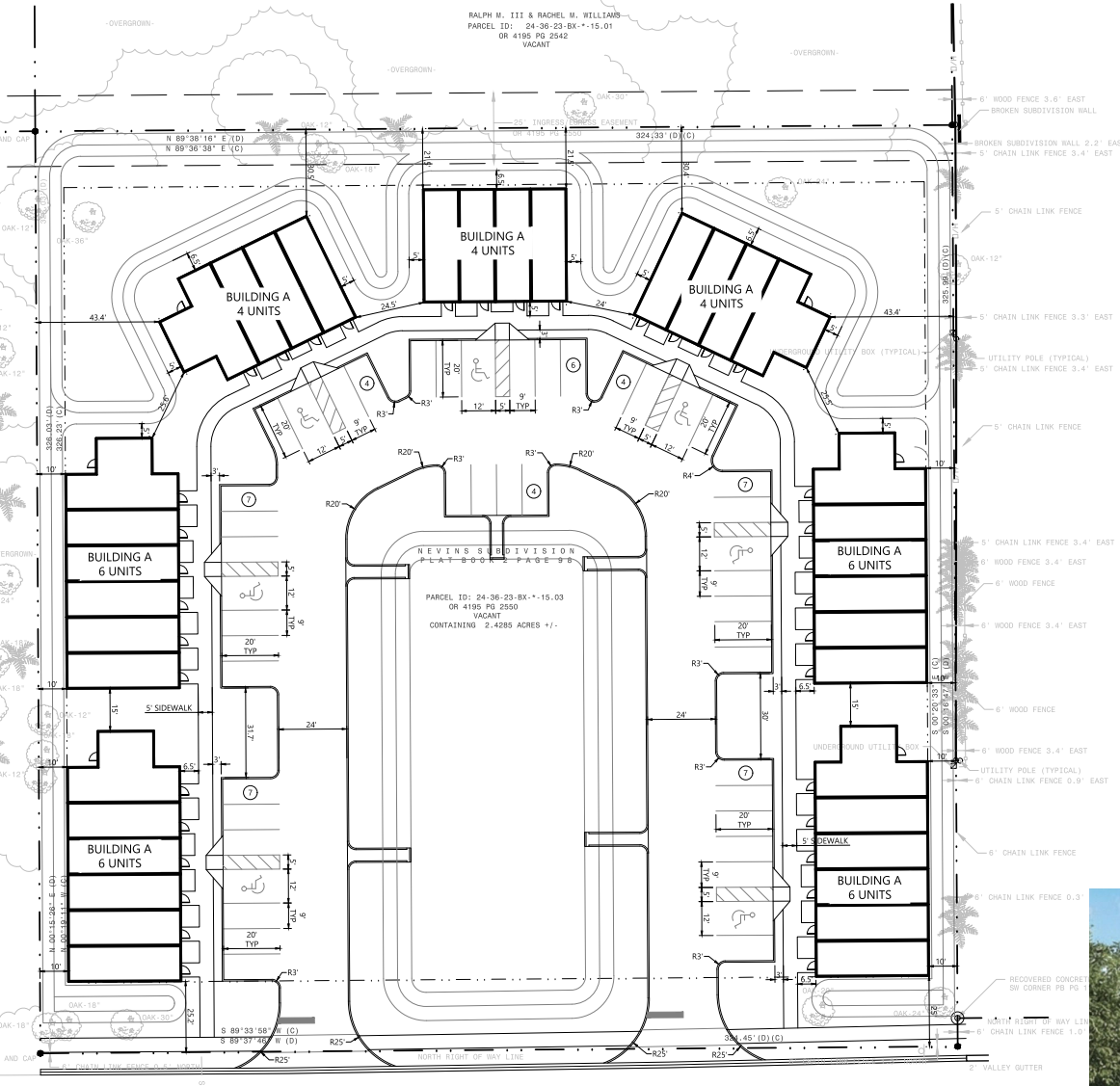
Section: 16
 Township: 27S
 Range: 37E

THE GROVES
 280 Grove Blvd
 Merritt Island, FL 32953

SITE PLAN

Scale: N/A
 Date: 03/20/2025
 Project No: J000000

C200



GROVE BOULEVARD
 ASPHALT