



**SITE DATA**

**GENERAL STATEMENT**  
THE PROPOSED WORK CONSISTS OF NEW 418 LOT SUBDIVISION ON A 212.10 ACRE SITE.

**ENGINEER & SURVEYOR**  
MORGAN & ASSOCIATES CONSULTING ENGINEERS, INC.  
504 NORTH HARBOR CITY BLVD  
MELBOURNE, FL 32935  
PHONE: (321) 751-6088

**DEVELOPER**  
BEACHLINE PARTNERS LLC  
402A HIGHPOINT DRIVE  
COCOA, FL 32926

**PROPERTY DETAILS**  
PARCEL ID: 24-35-10-00-502  
FLOOD ZONE: X AND A (FIRM MAP 12009C0325G DATED MARCH 17, 2014 & FIRM MAP 12009C0320H DATED JANUARY 29, 2021)  
GEOGRAPHIC AREA: SEC 10, TWP 24 SOUTH, RNG 35E  
ZONING: BREVARD COUNTY GU  
FUTURE LAND USE: VERY LOW DENSITY RESIDENTIAL; CONSERVATION  
COUNTY: BREVARD  
ADDRESS: TO BE DETERMINED  
COCOA, FL

**PROPOSED NUMBER OF LOTS**  
418

**PROPOSED DENSITY**  
2 UNITS PER ACRE

**MINIMUM LOT DIMENSIONS**  
WIDTH: 50 FT  
DEPTH: 120 FT (STANDARD 125 FT)  
AREA: 5,750 SQ FT

**MINIMUM LIVING AREA**  
MINIMUM LIVING AREA UNDER AIR SHALL BE 1,500 SF  
AVERAGE LIVING AREA UNDER AIR SHALL BE 1,800 SF  
FOOT PRINT = 40' x 60' = 2,400 SF (MINIMUM)

**MAXIMUM BUILDING HEIGHT**  
35 FT

BUILDING SETBACKS	REQUIRED
FRONT	25 FT
SIDE (CORNER)	15 FT
SIDE (INTERIOR)	5 FT
REAR	15 FT

**ZONING**  
NORTH: RU-1-7 CITY OF COCOA  
SOUTH: RR-1 BREVARD COUNTY  
EAST: RR-1 BREVARD COUNTY  
WEST: GU, AU, RR-1 BREVARD COUNTY

**UTILITIES STATEMENT**  
PER THE STIPULATED SETTLEMENT AGREEMENT, THE CITY WILL PROVIDE A POINT OF CONNECTION FOR CITY WATER, SEWER AND RECLAIMED SERVICES AT THE SOUTHERN BOUNDARY OF SR 528 AND THE NORTHEAST CORNER OF PARCEL # 24-35-10-00-4 OWNED BY BRIGHTLINE TRAINS FLORIDA, LLC.

**SEWER STATEMENT**  
SANITARY SEWER TO THE PROPOSED LOTS WILL BE PROVIDED BY OWNER USING A GRAVITY SANITARY SEWER SYSTEM, AND A LIFT STATION AND FORCE MAIN ALSO WILL BE PROVIDED BY OWNER TO CONNECT TO THE CITY OF COCOA SYSTEM. OWNER SHALL PROVIDE A LOCATION FOR THE LIFT STATION AS REQUIRED BY CITY AND CONVEY THE LIFT STATION TO THE CITY UPON FINAL COMPLETION OF THE PROJECT.

Revision	Drawn	Checked	Date
1	AK	AK	09/28/2021
2	DD	DD	09/28/2021
3	AK	AK	09/28/2021

**BEACHLINE PARTNERS**

**PRELIMINARY SITE PLAN**

**MORGAN & ASSOCIATES**  
Consulting Engineers, Inc.  
Civil Engineers and Land Surveyors - E.R. #7903 / L.R. #7040  
504 North Harbor City Blvd, Melbourne, FL 32935  
Phone (321) 751-6088 Fax (321) 751-6089

Project #: COCOA 195  
Drawing #: CIVIL  
Scale: Horiz: 1" = 200'  
Vert: N/A  
Sheet #:

**C-1**  
Sheet 1 of 1

Steven J. Morgan P.E. FL Reg. #56633  
Andreas H. Kirbach P.E. FL Reg. #49431  
Date:

**LEGAL DESCRIPTION**

PARCEL 4  
A PORTION OF SECTION 10, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY FOR STATE ROAD #528 COMMONLY KNOWN AS BEELINE HIGHWAY, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, EXCEPT EAST 1/2 OF SOUTHEAST 1/4 OF SOUTHEAST 1/4, AND EXCEPT RIGHT-OF-WAY OF INTERSTATE HIGHWAY #95 AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD #528, COMMONLY KNOWN AS BEELINE HIGHWAY, AND EXCEPT ALL OF THE LANDS LYING WESTERLY OF THE EXISTING RIGHT-OF-WAY FOR STATE ROAD (I-95) IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, LYING AND BEING IN BREVARD COUNTY, FLORIDA, BEING A PORTION OF THE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1316, PAGE 224, EXCEPT THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3369, PAGE 3657, ALL IN THE PUBLIC RECORDS OF THE BREVARD COUNTY, FLORIDA.

LESS AND EXCEPT DESCRIBED AS FOLLOWS: PART A COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, AS SHOWN ON THE RIGHT-OF-WAY MAP FOR PROJECT SECTION 70007-2508, RUN THENCE SOUTH 89°44'07" EAST, 561.54 FEET ALONG THE SOUTH LINE OF SAID SECTION 10 TO A POINT ON THE EXISTING EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95, SECTION 70220-2402), THENCE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 18°18'53" WEST, 52.75 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 18°18'53" WEST, 290.22 FEET ALONG SAID EXISTING RIGHT-OF-WAY LINE TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3124.05 FEET, A CENTRAL ANGLE OF 18°07'00", AND A CHORD OF 583.70 FEET THAT BEARS NORTH 09°15'23" WEST, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 987.81 FEET FOR THE END OF SAID CURVE, THENCE CONTINUE ALONG SAID EXISTING RIGHT-OF-WAY LINE NORTH 00°11'53" WEST, A DISTANCE OF 1390.76 FEET TO THE SOUTHERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 528 (SECTION 70007-2501), THENCE NORTH 88°36'31" EAST, 1540.46 FEET ALONG SAID SOUTHERLY EXISTING RIGHT-OF-WAY LINE TO A POINT OF

CURVATURE, OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", AND A CHORD OF 332.99 FEET THAT BEARS SOUTH 72°30'43" WEST, THENCE DEPARTING SAID EXISTING RIGHT-OF-WAY LINE, RUN WESTERLY ALONG THE ARC OF SAID CURVE 337.41 FEET FOR THE END OF SAID CURVE, THENCE SOUTH 56°24'54" WEST, 1093.61 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 56°36'47", AND A CHORD OF 569.50 FEET THAT BEARS SOUTH 28°06'30" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 593.34 FEET TO THE END OF SAID CURVE, THENCE SOUTH 00°11'53" EAST, 205.36 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 3725.27 FEET, A CENTRAL ANGLE OF 18°07'00" AND A CHORD OF 1173.15 FEET THAT BEARS SOUTH 09°15'23" EAST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE 1178.06 FEET TO THE END OF SAID CURVE, THENCE SOUTH 18°18'53" EAST, 109.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST ALONG SAID RIGHT-OF-WAY LINE 12.66 FEET TO THE POINT OF BEGINNING.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 35 EAST, BREVARD COUNTY, FLORIDA, RUN THENCE NORTH 00°15'06" WEST, A DISTANCE OF 50.00 FEET, TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A 50 FOOT DEDICATED STREET, THENCE NORTH 89°44'07" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF JAMES ROAD, A DISTANCE OF 2113.38 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 9 (INTERSTATE 95), THENCE NORTH 18°18'53" WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD 9 (INTERSTATE 95), A DISTANCE OF 109.59 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO

THE EAST, HAVING A RADIUS OF 3725.72 FEET, A CENTRAL ANGLE OF 18°07'00", THENCE NORTH 00°11'53" WEST, A DISTANCE OF 205.36 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 528 (ALSO KNOWN AS THE "BEELINE EXPRESSWAY" FORMERLY KNOWN AS STATE ROAD NO. 524) AND A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 600.49 FEET A CENTRAL ANGLE OF 56°36'47", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 593.34 FEET, THENCE NORTH 56°24'54" EAST, A DISTANCE OF 1093.61 FEET, TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 600.49 FEET, A CENTRAL ANGLE OF 32°11'38", THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 337.41 FEET, THENCE NORTH 88°36'31" EAST, A DISTANCE OF 1179.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 16°24'08", THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 1597.28 FEET, THENCE SOUTH 74°59'21" EAST A DISTANCE OF 774.87 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 10, THENCE SOUTH 00°04'36" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1056.66 FEET, THENCE NORTH 89°52'22" WEST, A DISTANCE OF 668.67 FEET, THENCE SOUTH 00°07'14" EAST, A DISTANCE OF 1273.27 FEET, TO A POINT ON THE AFOREMENTIONED JAMES ROAD, A 50 FEET DEDICATED STREET, THENCE NORTH 89°51'39" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2003.09 FEET, TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PARCEL CONVEYED BY ORDER OF TAKING IN THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RECORDED FEBRUARY 8, 2008 IN OFFICIAL RECORDS BOOK 5843, PAGE 351, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

AND ALSO LESS AND EXCEPT LANDS DESCRIBED IN DEEDS TO BREVARD COUNTY PROPERTY HOLDINGS, LLC AS RECORDED IN OFFICIAL RECORDS BOOK 7000, PAGE 2377 AND OFFICIAL RECORDS BOOK 7434, PAGE 1216 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SITE AREA	SQUARE FEET	ACREAGE	%
SUBDIVISION LOTS/ROADS:	3,501,147 SF	80.38 AC	37.9%
STORMWATER AREA:	1,238,250 SF	28.43 AC	13.4%
OPEN SPACE:			
COMMUNITY REC AREA:	49,647 SF	1.14 AC	0.5%
PARK AREA:	254,379 SF	5.84 AC	2.8%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	21.4%
COMMON/BUFFER SPACE:	2,213,417 SF	50.81 AC	24.0%
TOTAL OPEN SPACE:	4,121,958 SF	94.63 AC	48.7%
TOTAL SITE AREA:	9,239,078 SF	212.10 AC	100%

  

WETLAND AREA	SQUARE FEET	ACREAGE	%
IMPACTED / MITIGATED WETLANDS:	377,723 SF	8.67 AC	16%
PRESERVED WETLANDS:	1,982,238 SF	45.50 AC	84%
TOTAL WETLANDS AREA:	2,359,961 SF	54.18 AC	100%