

# RANGE ROAD PRELIMINARY PUD CITY OF COCOA, FLORIDA

PARCEL I.D. No. 24-36-19-00-501, 24-36-30-00-258,  
24-36-30-00-252

## LEGAL DESCRIPTION:

**PARCEL I:**  
THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4, SECTION 19, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, SUBJECT TO (1) THE EASEMENT FOR THE RIGHT-OF-WAY OF RANGE ROAD OVER THE WEST 33 FEET OF SAID PARCEL (OFFICIAL RECORDS BOOK 462, PAGE 185); AND (2) THE 30 FOOT EASEMENT OF FLORIDA GAS TRANSMISSION DESCRIBED IN OFFICIAL RECORDS BOOK 506, PAGE 682 OF SAID PUBLIC RECORDS.

**PARCEL II:**  
THE NORTH 681.14 FEET OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, EXCEPT THE LAND IN DEED BOOK 69, PAGE 62, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST, THENCE SOUTH 00°14'01" WEST ALONG THE WEST LINE OF SAID SECTION 30 (SAID WEST LINE ALSO BEING THE CENTERLINE OF RANGE ROAD) A DISTANCE OF 681.14 FEET; THENCE SOUTH 89°45'59" EAST A DISTANCE OF 33 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF RANGE ROAD AND THE NORTHWEST CORNER OF THE SUBDIVISION OF SABAL LAKE ESTATES, UNIT ONE, PER PLAT RECORDED IN PLAT BOOK 30, PAGE 12 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA; THENCE NORTH 89°48'16" EAST ALONG THE NORTH LINE OF SAID SUBDIVISION AND AN EXTENSION THEREOF, A DISTANCE OF 1230.19 FEET TO A POINT IN THE WESTERLY LINE OF THE PARCEL DESCRIBED IN DEED RECORDED IN DEED BOOK 69, PAGE 62 OF SAID PUBLIC RECORDS (WHICH POINT IS 49.91 FEET FROM THE SOUTHWEST CORNER OF SAID PARCEL); THENCE NORTH 15°03'27" WEST ALONG SAID WEST LINE 702.09 FEET TO THE NORTH LINE OF SAID SECTION 30; THENCE SOUTH 89°56'33" WEST ALONG SAID NORTH LINE OF SECTION 30, A DISTANCE OF 1078.01 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2525, PAGE 2797, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA SUBJECT TO THE FOLLOWING:

(1) THE RIGHT-OF-WAY OF RANGE ROAD OVER THE WEST 33 FEET OF SAID PARCEL (OFFICIAL RECORDS BOOK 690, PAGE 901);  
(2) THE 30 FOOT EASEMENT OF FLORIDA GAS TRANSMISSION DESCRIBED IN OFFICIAL RECORDS BOOK 506, PAGE 682 OF SAID PUBLIC RECORDS;  
(3) THE RIGHTS OF SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY OVER THE SOUTH 50 FEET OF THE NORTH 133 FEET OF THE EAST 50 FEET OF THE WEST 83 FEET OF SAID PARCEL;  
(4) THE EASEMENT OF FLORIDA POWER & LIGHT COMPANY, DATED 9 JULY 1990, OVER THE SOUTH 5 FEET OF THE WEST 9 FEET OF THE NORTH 281 FEET OF SAID PARCEL;  
(5) THE RIGHTS OF THE CITY OF COCOA TO THE SOUTH 25 FEET OF THE NORTH 143 FEET OF THE EAST 20 FEET OF THE WEST 52 FEET OF SAID SECTION 30 AND THE EASEMENT OVER THE EAST 15 FEET OF THE WEST 48 FEET OF SAID PARCEL FOR SEWER LIFT STATION AND SEWER LINES;  
(6) THE GRANTOR IOALCO, INC., FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AN EXCLUSIVE EASEMENT FOR THE CONSTRUCTION, MAINTENANCE AND USE OF DITCHES, SWALES AND OTHER WATER RETENTION, MOVEMENT AND CONTROL FACILITIES AND OTHER USES, OVER, UNDER AND ACROSS THE LANDS LYING WEST OF, ADJACENT TO, AND WITHIN 50 FEET OF THE WEST LINE OF THE PARCEL DESCRIBED IN DEED BOOK 69, PAGE 62 OF SAID PUBLIC RECORDS TO BE RELATED TO THE EASEMENT IN OFFICIAL RECORDS BOOK 2823, PAGE 1966, OF SAID PUBLIC RECORDS.

**OWNER/ APPLICANT:** KARALI ASSOCIATES, LLC  
2642 FAWNLAKE TRAIL  
ORLANDO, FL 32828  
PHONE: 407-246-5407  
EMAIL: SEELASRIVINAS@YAHOO.COM

**GEOTECHNICAL:** PROFESSIONAL SERVICES INDUSTRIES, INC.  
1748 33RD STREET  
ORLANDO FL 32839  
PHONE: (407) 304-5560  
EMAIL: ROBERT.TROMPKE@INTERTEK.COM

**SURVEYOR:** ALTAMAX SURVEYING  
910 BELLE AVENUE, SUITE 1140  
CASSELBERRY, FL 32708  
PHONE: (407) 677-0200  
EMAIL: JAMES@ALTAMAXSURVEYING.COM

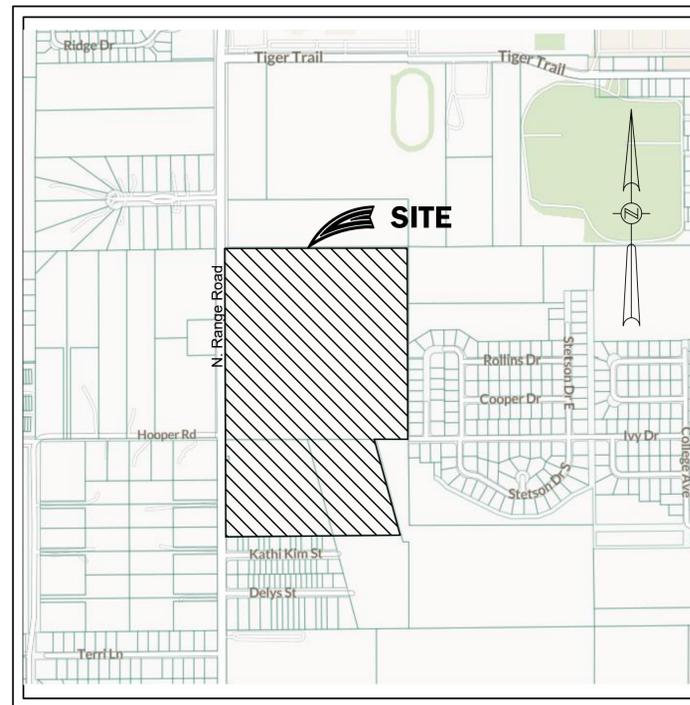
**ENVIRONMENTAL:** ECOLOGICAL CONSULTING SOLUTIONS, INC.  
235 HUNT CLUB BLVD., SUITE 202  
LONGWOOD, FL 32779  
PHONE: 407-869-9434  
EMAIL: BGRIFY@ECOLOGICALCS.COM

**LANDSCAPE:** FLORIDA ENGINEERING GROUP, INC.  
5127 S. ORANGE AVENUE, SUITE 200  
ORLANDO, FL 32809  
PHONE: 407-895-0324  
EMAIL: RABT@FEG-INC.US

**PERMITTING AGENCIES**  
CITY OF COCOA: PSP; FINAL ENGINEERING  
SJRWMD: ENVIRONMENTAL RESOURCE PERMIT  
F.D.E.P.: NOI, WATER, SEWER

**UTILITY COMPANIES**  
WATER: CITY OF COCOA 321-433-8797  
SEWER: CITY OF COCOA 321-423-8797  
ELECTRIC: FLORIDA POWER AND LIGHT-BREVARD 386-586-6403  
RECLAIMED: CITY OF COCOA 321-423-8797  
TELEPHONE: AT&T / DISTRIBUTION 561-683-2729  
FIBER: CHARTER COMMUNICATIONS 321-338-1928  
GAS: FLORIDA GAS TRANSMISSION-MELBOURNE 470-838-7171  
GAS: FLORIDA CITY GAS 321-638-3419

## SITE VICINITY MAP



SCALE: 1" = 600'

## PLAN INDEX

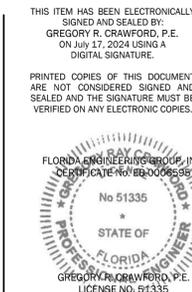
- C-1 COVER SHEET
- C-2 BOUNDARY AND TOPOGRAPHIC SURVEY
- C-3 BOUNDARY AND TOPOGRAPHIC SURVEY
- C-4 BOUNDARY AND TOPOGRAPHIC SURVEY
- C-5 BOUNDARY AND TOPOGRAPHIC SURVEY
- C-6 BOUNDARY AND TOPOGRAPHIC SURVEY
- C-7 OVERALL SITE PLAN
- C-8 COMMON SPACE PLAN
- C-9 SITE GEOMETRY PLAN
- C-10 SITE GEOMETRY PLAN (2)
- A-1 ARCHITECTURAL ELEVATIONS
- A-2 ARCHITECTURAL ELEVATIONS (2)

## GENERAL STATEMENT:

THE PROPERTY IS CURRENTLY A VACANT WOODED LOT WITH APPROXIMATELY 25.57 ACRES OF IT BEING WETLAND AREAS. THE PROPOSED PROJECT WILL INCLUDE THE CONSTRUCTION OF 61 SINGLE FAMILY (40' AND 50' WIDE) RESIDENTIAL LOTS ALONG WITH ASSOCIATED STORMWATER, ROADWAY, AND UTILITY IMPROVEMENTS.



5127 S. Orange Avenue,  
Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325  
www.feg-inc.us



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7/15/24	REVISED PER CITY COMMENTS	JM	GRC
1/09/24	REVISED PER CITY COMMENTS	ST/JM	GRC
10/03/23	REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	REVISED PER CITY AND SJRWMD COMMENTS	JM	GRC

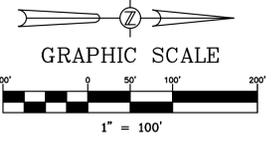
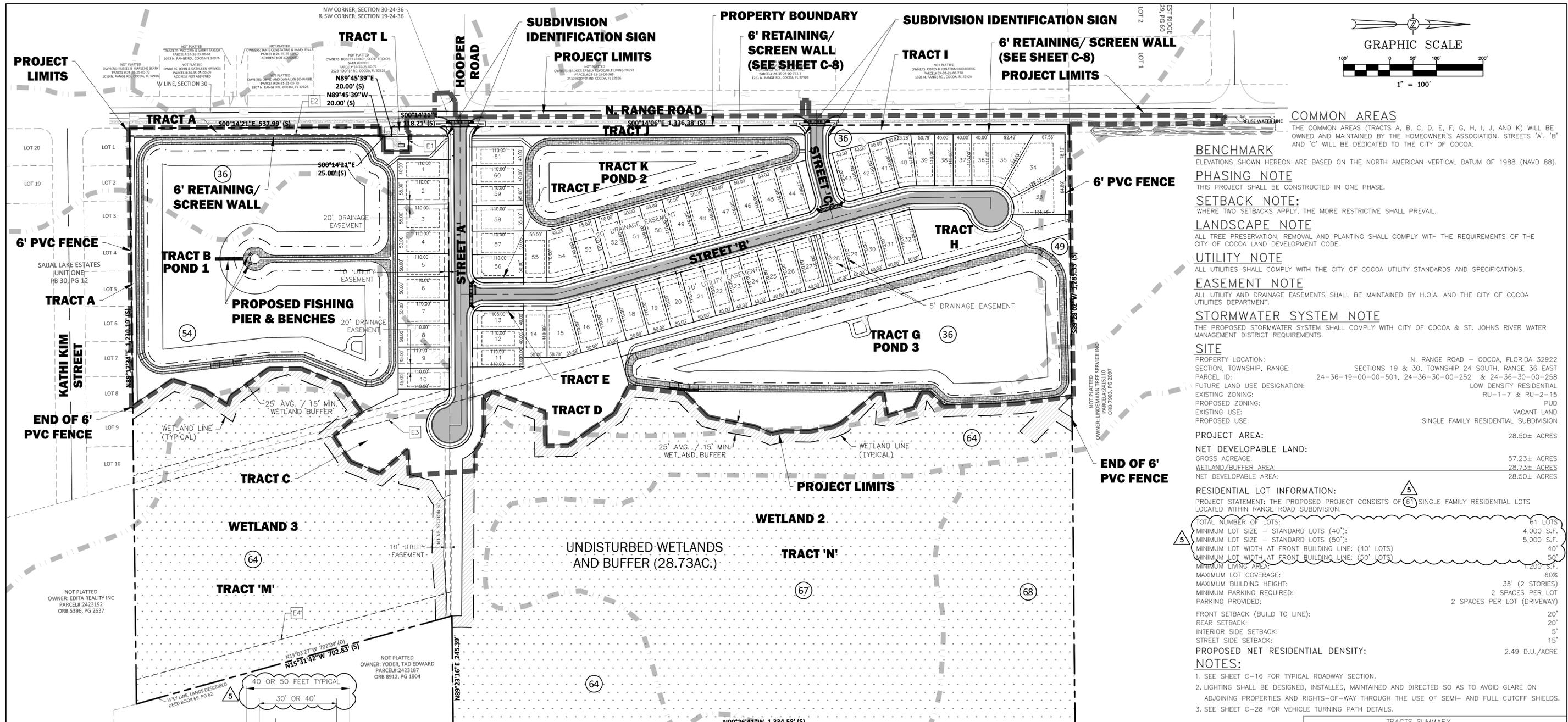












**COMMON AREAS**  
 THE COMMON AREAS (TRACTS A, B, C, D, E, F, G, H, I, J, AND K) WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. STREETS 'A', 'B' AND 'C' WILL BE DEDICATED TO THE CITY OF COCOA.

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

**PHASING NOTE**  
 THIS PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.

**SETBACK NOTE:**  
 WHERE TWO SETBACKS APPLY, THE MORE RESTRICTIVE SHALL PREVAIL.

**LANDSCAPE NOTE**  
 ALL TREE PRESERVATION, REMOVAL AND PLANTING SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY OF COCOA LAND DEVELOPMENT CODE.

**UTILITY NOTE**  
 ALL UTILITIES SHALL COMPLY WITH THE CITY OF COCOA UTILITY STANDARDS AND SPECIFICATIONS.

**EASEMENT NOTE**  
 ALL UTILITY AND DRAINAGE EASEMENTS SHALL BE MAINTAINED BY H.O.A. AND THE CITY OF COCOA UTILITIES DEPARTMENT.

**STORMWATER SYSTEM NOTE**  
 THE PROPOSED STORMWATER SYSTEM SHALL COMPLY WITH CITY OF COCOA & ST. JOHNS RIVER WATER MANAGEMENT DISTRICT REQUIREMENTS.

**SITE**  
 PROPERTY LOCATION: N. RANGE ROAD - COCOA, FLORIDA 32922  
 SECTION, TOWNSHIP, RANGE: SECTIONS 19 & 30, TOWNSHIP 24 SOUTH, RANGE 36 EAST  
 PARCEL ID: 24-36-19-00-00-501, 24-36-30-00-252 & 24-36-30-00-258  
 FUTURE LAND USE DESIGNATION: LOW DENSITY RESIDENTIAL  
 EXISTING ZONING: RU-1-7 & RU-2-15  
 PROPOSED ZONING: PUD  
 EXISTING USE: VACANT LAND  
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL SUBDIVISION

**PROJECT AREA:** 28.50± ACRES  
**NET DEVELOPABLE LAND:** 57.23± ACRES  
**GROSS ACREAGE:** 28.73± ACRES  
**WETLAND/BUFFER AREA:** 28.50± ACRES  
**NET DEVELOPABLE AREA:** 28.50± ACRES

**RESIDENTIAL LOT INFORMATION:**  
 PROJECT STATEMENT: THE PROPOSED PROJECT CONSISTS OF 61 SINGLE FAMILY RESIDENTIAL LOTS LOCATED WITHIN RANGE ROAD SUBDIVISION.

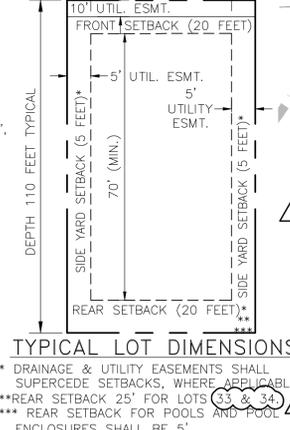
**TOTAL NUMBER OF LOTS:** 61 LOTS  
**MINIMUM LOT SIZE - STANDARD LOTS (40'):** 4,000 S.F.  
**MINIMUM LOT SIZE - STANDARD LOTS (50'):** 5,000 S.F.  
**MINIMUM LOT WIDTH AT FRONT BUILDING LINE: (40' LOTS)** 40'  
**MINIMUM LOT WIDTH AT FRONT BUILDING LINE: (50' LOTS)** 50'  
**MINIMUM LIVING AREA:** 1,200 S.F.  
**MAXIMUM LOT COVERAGE:** 60%  
**MAXIMUM BUILDING HEIGHT:** 35' (2 STORIES)  
**MINIMUM PARKING REQUIRED:** 2 SPACES PER LOT  
**PARKING PROVIDED:** 2 SPACES PER LOT (DRIVEWAY)

**FRONT SETBACK (BUILD TO LINE):** 20'  
**REAR SETBACK:** 20'  
**INTERIOR SIDE SETBACK:** 5'  
**STREET SIDE SETBACK:** 15'  
**PROPOSED NET RESIDENTIAL DENSITY:** 2.49 D.U./ACRE

**NOTES:**  
 1. SEE SHEET C-16 FOR TYPICAL ROADWAY SECTION.  
 2. LIGHTING SHALL BE DESIGNED, INSTALLED, MAINTAINED AND DIRECTED SO AS TO AVOID GLARE ON ADJOINING PROPERTIES AND RIGHTS-OF-WAY THROUGH THE USE OF SEMI- AND FULL CUTOFF SHIELDS.  
 3. SEE SHEET C-28 FOR VEHICLE TURNING PATH DETAILS.

**EASEMENT KEYNOTES**  
 E1: SOUTHERN BELL TELEPHONE & TELEGRAPH EASEMENT, S 50', N 133', E 50', W 83'.  
 E2: 15' EASEMENT.  
 E3: 30' FLORIDA GAS EASEMENT, ORB 506, PG. 682.  
 E4: 50' EASEMENT WEST OF ADJACENT TO AND WITHIN 50' WEST LINE DESCRIBED IN DEED BOOK 69, PG. 62.

**LEGEND:**  
 36 MYAKKA SAND, 0-2% SLOPES, TYPE A/D  
 49 POMELLO SAND, 0-5% SLOPES, TYPE A  
 54 ST. JOHNS SAND, 0-2% SLOPES, TYPE B/D  
 64 TERRA CEIA MUCK, FREQUENTLY FLOODED, TYPE A/D  
 67 TOMOKA MUCK, FREQUENTLY PONDED, 0-1% SLOPES, TYPE A/D  
 68 TOMOKA MUCK, DRAINED, FREQUENTLY PONDED, 0-1% SLOPES, TYPE A/D  
 SOIL LIMITS

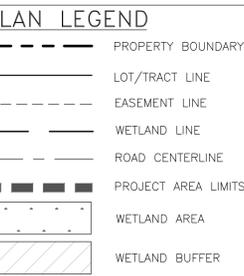


**ADT TRAFFIC DATA PER ITE**  
**AVERAGE DAILY TRAFFIC**  
 SINGLE FAMILY LOTS = 61 x 9.52 ADT/DU = 581 ADT  
**PEAK HOUR TRAFFIC**  
 SINGLE FAMILY LOTS = 61 x 0.99 PHT/LOT = 60 PHT

**STORMWATER STATEMENT:**  
 THE EXISTING DRAINAGE FROM THE SITE GENERALLY FLOWS TO THE EAST INTO THE WETLANDS AND TO THE WEST INTO RANGE ROAD, AN EXISTING DITCH RUNS THROUGH THE MIDDLE OF THE PROPERTY THAT CONNECTS THE WETLAND TO THE EAST TO WITH THE DITCH IN RANGE ROAD RIGHT-OF-WAY TO ALLOW THE WETLAND OUTFALL TO THE WEST INTO RANGE ROAD AND THEN WEST UNDER RANGE ROAD TO HOOPER ROAD. THE PROPOSED DEVELOPMENT WILL MIMIC EXISTING CONDITIONS IN THAT THE RUNOFF WILL BE DIRECTED TO THE PONDS FOR WATER QUALITY TREATMENT PRIOR TO DISCHARGING INTO THE WETLANDS. THE WETLANDS WOULD THEN FLOW WEST TO RANGE ROAD VIA A PROPOSED 34"x53" PIPE THAT WILL REPLACE THE EXISTING DITCH.

**SITE AREA CALCULATIONS (PROJECT AREA)**

EXISTING	PROPOSED
BUILDING PAVING/CURBS	149,100 S.F.
SIDEWALK	64,780 S.F.
IMPERVIOUS AREA	51,693 S.F.
PERVIOUS AREA	265,573 S.F.
TOTAL SITE AREA	975,887 S.F.
MINIMUM COMMON SPACE REQUIRED	1,241,460 S.F. ±
COMMON SPACE PROVIDED:	
TRACT B (100%)	28.5 AC. ± 100.0 %
TRACT G	28.5 AC. ± 100.0 %
TRACT H	28.5 AC. ± 100.0 %
TRACT K	28.5 AC. ± 100.0 %
TOTAL COMMON SPACE PROVIDED:	28.5 AC. ± 100.0 %



**TRACTS SUMMARY**

TRACT NO.	TRACT SIZE (ACRES)	PROPOSED USE	MAINTENANCE ENTITY
A	0.48	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
B	6.96	STORMWATER POND/RECREATION	HOMEOWNER'S ASSOCIATION
C	0.97	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
D	0.90	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
E	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
F	0.02	OPEN SPACE	HOMEOWNER'S ASSOCIATION
G	5.93	STORMWATER POND/RECREATION	HOMEOWNER'S ASSOCIATION
H	0.20	OPEN SPACE/RECREATION	HOMEOWNER'S ASSOCIATION
I	0.39	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
J	0.32	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
K	2.03	STORMWATER POND TRACT	HOMEOWNER'S ASSOCIATION
L	0.05	OPEN SPACE/LANDSCAPE BUFFER	HOMEOWNER'S ASSOCIATION
M	0.05	WETLAND/BUFFER	HOMEOWNER'S ASSOCIATION
N	0.05	WETLAND/BUFFER	HOMEOWNER'S ASSOCIATION
STREETS A, B, & C	2.55	ROADWAYS	CITY OF COCOA

DATE	REVISIONS	BY	CHECKED
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1/09/24	REVISED PER CITY COMMENTS	ST/JM	GRC
10/03/23	REVISED PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	REVISED PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	REVISED PER CITY AND SJRWMD COMMENTS	JM	GRC

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**CITY OF COCOA, FLORIDA**



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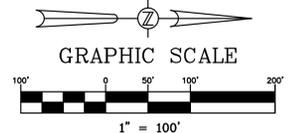
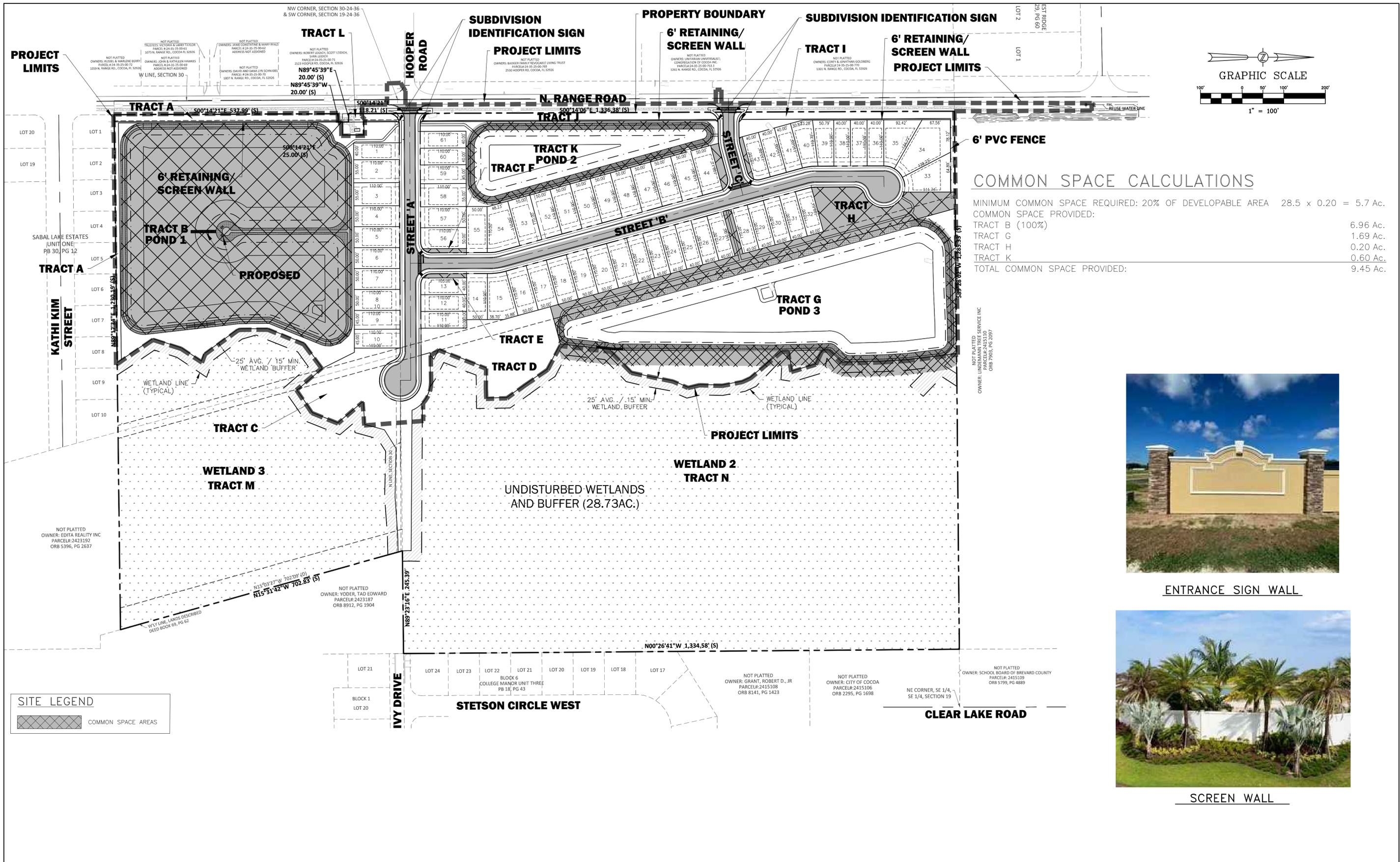
**OVERALL SITE PLAN**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 19-070  
 SCALE 1"=100'  
 DATE MAY 25, 2022  
 SHEET NO. C-7  
 SHEET 7 OF 12

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY:  
 GREGORY R. CRAWFORD, P.E.  
 ON THE DATE ADJACENT TO THE SEAL.  
 PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FLORIDA ENGINEERING GROUP, INC.  
 CERTIFICATE NO. EB0006595  
 LICENSE NO. 51335  
 GREGORY R. CRAWFORD, P.E.  
 LICENSE NO. 51335



**COMMON SPACE CALCULATIONS**

MINIMUM COMMON SPACE REQUIRED: 20% OF DEVELOPABLE AREA  $28.5 \times 0.20 = 5.7$  Ac.

COMMON SPACE PROVIDED:	
TRACT B (100%)	6.96 Ac.
TRACT G	1.69 Ac.
TRACT H	0.20 Ac.
TRACT K	0.60 Ac.
<b>TOTAL COMMON SPACE PROVIDED:</b>	<b>9.45 Ac.</b>



ENTRANCE SIGN WALL



SCREEN WALL

**SITE LEGEND**

	COMMON SPACE AREAS
--	--------------------

DATE	BY	CHECKED	REVISIONS
7/15/24	JM	GRC	REVISED PER CITY COMMENTS
1/09/24	ST/JM	GRC	REVISED PER CITY COMMENTS
10/03/23	SMT	GRC	REVISED PER FLORIDA GAS TRANSMISSION
9/25/23	ST/JM	GRC	REVISED PER FLORIDA GAS TRANSMISSION
4/20/23	JM	GRC	REVISED PER CITY AND SJRWMD COMMENTS

RANGE ROAD PRELIMINARY PUD  
CITY OF COCOA, FLORIDA



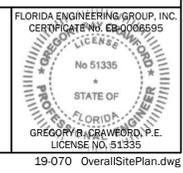
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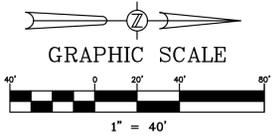
COMMON SPACE PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO.	19-070
SCALE	1"=100'
DATE	MAY 25, 2022
SHEET NO.	C-8
SHEET	8 OF 12

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**PLAN LEGEND**

- PROPERTY BOUNDARY
- LOT/TRACT LINE
- EASEMENT LINE
- WETLAND LINE
- ROAD CENTERLINE
- WETLAND AREA
- WETLAND BUFFER

**Pond Area Table**

Pond #	Area (S.F.)	Area (Acres)
1	303,253.356	6.962
2	88,331.199	2.028
3	258,208.649	5.928

**Curve Table: Alignments**

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C1	100.00'	26.25'	N07°45'19"W	X: 730039.450 Y: 1469256.884	X: 730035.918 Y: 1469282.820

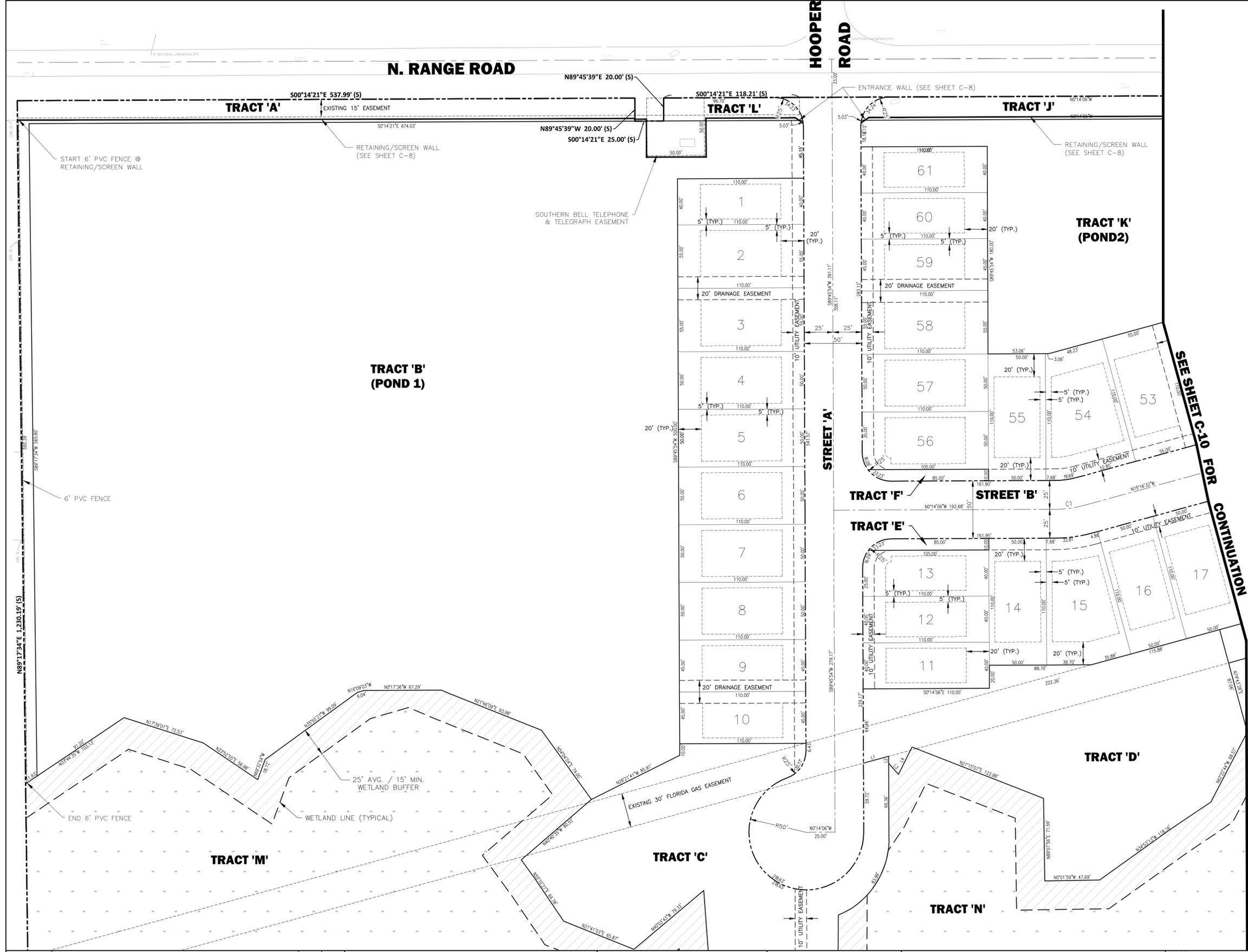
**Line Table: Alignments**

Line #	Bearing	Distance
L1	N15°16'32"W	22.79'
L2	S89°55'36"W	6.17'
L3	N48°16'47"W	12.77'
L4	N63°23'20"W	26.57'

**Single Family Lot Area Table**

Lot #	Area (S.F.)	Area (Acres)
1	4400	0.101
2	6050	0.139
3	6050	0.139
4	5500	0.126
5	5500	0.126
6	5500	0.126
7	5500	0.126
8	5500	0.126
9	4950	0.114
10	4950	0.114
11	4400	0.101
12	4400	0.101
13	4376.09	.100
14	5500	0.126
15	6618.80	0.152
16	5500	0.126
17	5500	0.126
53	6050	0.139
54	7235.09	0.166
55	5500	0.126
56	5476.09	0.126
57	5500	0.126
58	5500	0.126
59	4950	0.114
60	4400	0.101
61	4400	0.101

**NOTE:**  
CONTRACTOR TO USE THE FINAL PLAT, PREPARED BY ALTAMAX SURVEYING, FOR LOT STAKEOUT, CONSTRUCTION OF THE R/W, LOT LINES, CENTERLINES AND TRACTS.



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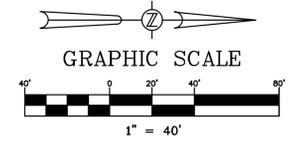
**SITE GEOMETRY PLAN**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO.	19-070
SCALE	NOTED
DATE	MAY 25, 2022
SHEET NO.	C-9
SHEET	9 OF 12

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**PLAN LEGEND**

- PROPERTY BOUNDARY
- LOT/TRACT LINE
- EASEMENT LINE
- WETLAND LINE
- ROAD CENTERLINE
- WETLAND AREA
- WETLAND BUFFER

**Pond Area Table**

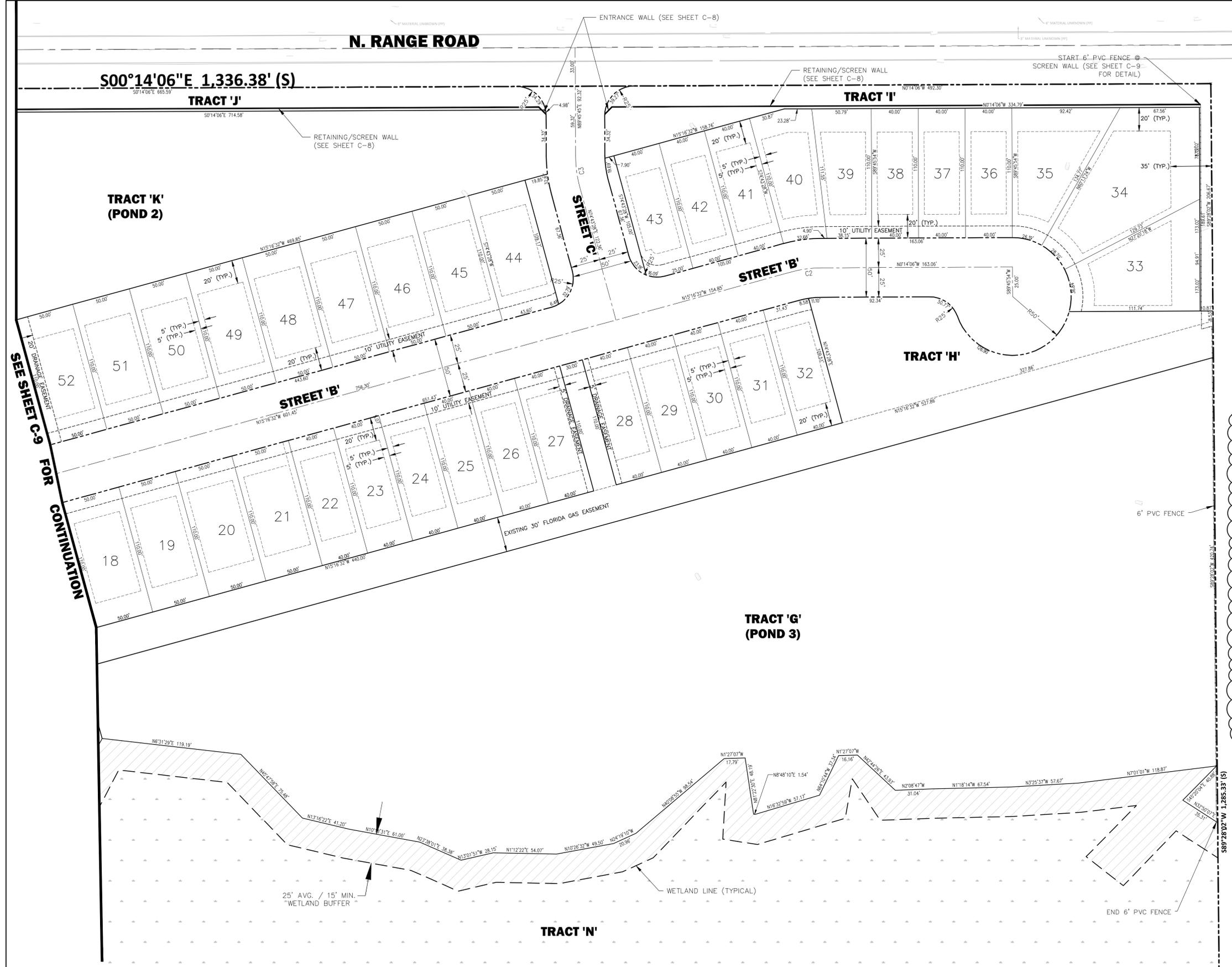
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**Curve Table: Alignments**

Curve #	Radius	Length	Chord Direction	Start Point	End Point
C2	100.00'	26.25'	N07°45'19"W	X: 729836.665 Y: 1470012.396	X: 729833.133 Y: 1470038.312
C3	100.00'	26.25'	N82°14'37"E	X: 729738.315 Y: 1469828.569	X: 729764.246 Y: 1469832.101

Single Family Lot Area Table			Single Family Lot Area Table		
Lot #	Area (S.F.)	Area (Acres)	Lot #	Area (S.F.)	Area (Acres)
18	5500	0.126	38	4400	0.101
19	5500	0.126	39	4892.16	0.112
20	5500	0.126	40	5075.02	0.117
21	5500	0.126	41	4400	0.101
22	4400	0.101	42	4400	0.101
23	4400	0.101	43	4376.09	0.100
24	4400	0.101	44	5498.23	0.126
25	4400	0.101	45	5500	0.126
26	4400	0.101	46	5500	0.126
27	4400	0.101	47	5500	0.126
28	4400	0.101	48	5500	0.126
29	4400	0.101	49	5500	0.126
30	4400	0.101	50	5500	0.126
31	4400	0.101	51	5500	0.126
32	4398.60	0.101	52	5500	0.126
33	7400.58	0.170			
34	10,936.76	0.251			
35	6738.79	0.155			
36	4400	0.101			
37	4400	0.101			

**NOTE:**  
CONTRACTOR TO USE THE FINAL PLAT, PREPARED BY ALTAMAX SURVEYING, FOR LOT STAKEOUT, CONSTRUCTION OF THE R/W, LOT LINES, CENTERLINES AND TRACTS.



DATE	REVISIONS	BY	CHECKED
7/15/24	REVISD PER CITY COMMENTS	JM	GRC
1/09/24	REVISD PER CITY COMMENTS	ST/JM	GRC
10/03/23	REVISD PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	REVISD PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	REVISD PER CITY AND SJRWMD COMMENTS	JM	GRC

RANGE ROAD PRELIMINARY PUD  
CITY OF COCOA, FLORIDA



5127 S. Orange Avenue, Suite 200  
Orlando, FL 32809  
Phone: 407-895-0324  
Fax: 407-895-0325  
www.feg-inc.us

**SITE GEOMETRY PLAN**

DESIGNED BY	DRAWN BY	CHECKED BY	APPROVED BY
GRC	JWM	GRC	GRC

PROJECT NO. 19-070  
SCALE NOTED  
DATE MAY 25, 2022  
SHEET NO. C-10  
SHEET 10 OF 12

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BEECH COLOR ELEVATIONS

FRASER COLOR ELEVATIONS

HAWTHORN COLOR ELEVATIONS



F933-BEECH  
ELEV. A



F934-FRASER  
ELEV. A



F935-HAWTHORN  
ELEV. A



F933-BEECH  
ELEV. B



F934-FRASER  
ELEV. B



F935-HAWTHORN  
ELEV. B



F933-BEECH  
ELEV. C



F934-FRASER  
ELEV. C



F935-HAWTHORN  
ELEV. C

DATE	REVISIONS	BY	CHECKED
7/15/24	REVISD PER CITY COMMENTS	JM	GRC
1/09/24	REVISD PER CITY COMMENTS	ST/JM	GRC
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ARCHITECTURAL ELEVATIONS

DESIGNED BY GRC	DRAWN BY JWM	CHECKED BY GRC	APPROVED BY GRC
--------------------	-----------------	-------------------	--------------------

PROJECT NO.	19-070
SCALE	1"=100'
DATE	MAY 25, 2022
SHEET NO.	A-1
SHEET	11 OF 12

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PALM COLOR ELEVATIONS

PINE COLOR ELEVATIONS



F936-PALM  
ELEV. A



F937-PINE  
ELEV. A



F936-PALM  
ELEV. B



F937-PINE  
ELEV. B



F936-PALM  
ELEV. C



F937-PINE  
ELEV. C

DATE	REVISIONS	BY	CHECKED
7/15/24	REVISD PER CITY COMMENTS	JM	GRC
1/09/24	REVISD PER CITY COMMENTS	ST/JM	GRC
10/03/23	REVISD PER FLORIDA GAS TRANSMISSION	SMT	GRC
9/25/23	REVISD PER FLORIDA GAS TRANSMISSION	ST/JM	GRC
4/20/23	REVISD PER CITY AND SJRWMD COMMENTS	JM	GRC

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ARCHITECTURAL ELEVATIONS

DESIGNED BY GRC	DRAWN BY JWM	CHECKED BY GRC	APPROVED BY GRC
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PROJECT NO.	19-070
SCALE	1"=100'
DATE	MAY 25, 2022
SHEET NO.	A-2
SHEET	12 OF 12

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