

SITE IMPROVEMENTS FOR:

APARTMENT COMPLEX

190 BARTON BLVD
ROCKLEDGE, FL 32955

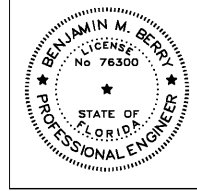
LEGAL DESCRIPTION - "APARTMENT TRACT":

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 25 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN O.R. 8101, PAGE 2145 OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF LOT 31, BLOCK 'A' OF "CASA LOMA", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 8 OF SAID PUBLIC RECORDS; THENCE EAST, ALONG THE SOUTH LINE OF BLOCK 'A' OF SAID SUBDIVISION, A DISTANCE OF 217.33 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN SOUTH, PERPENDICULAR TO SAID LINE, A DISTANCE OF 128.24 FEET; THENCE WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 89.87 FEET; THENCE SOUTH, PERPENDICULAR TO SAID LINE, A DISTANCE OF 533.67 FEET TO A POINT ON THE SOUTH LINE OF LANDS DESCRIBED IN O.R. 5827, PAGE 3461 OF SAID PUBLIC RECORDS; THENCE S22°22'W, ALONG THE NORTH LINE OF SAID LANDS AND PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF BARTON BOULEVARD, A DISTANCE OF 179.12 FEET TO AN ANGLE POINT; THENCE S45°07'38"W, ALONG A NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 212.1 FEET TO AN ANGLE POINT; THENCE S.00°07'38"W, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 155.00 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF BARTON BOULEVARD; THENCE S22°22'W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 62.28 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE, RUN NORTH, A DISTANCE OF 211.31 FEET; THENCE WEST, A DISTANCE OF 551.12 FEET TO A POINT ON THE WEST LINE OF THE AFORESAID LANDS DESCRIBED IN O.R. 8101, PAGE 2145; THENCE N.00°12'28"W, ALONG SAID WEST LINE, A DISTANCE OF 511.36 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 'B' OF "CASA LOMA"; THENCE N.89°57'00"E, ALONG SAID SOUTH LINE, A DISTANCE OF 84.2 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE S.00°10'06"W, ALONG A SOUTH LINE OF SAID SUBDIVISION, A DISTANCE OF 128.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.00 ACRES.

BERRY ENGINEERS LLC
3555 KEITH ST NW, SUITE 109
CLEVELAND, TN 37312
TEL: (423) 790-5880
CERTIFICATE OF AUTHORIZATION #0885

HUTTON ROCKLEDGE MF LLC
736 CHERRY STREET
CHATTANOOGA, TN 37402

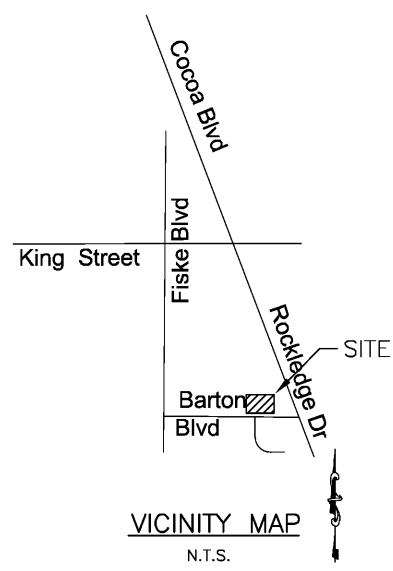
ROCKLEDGE FLATS
190 BARTON BLVD
ROCKLEDGE, FL



REVISIONS	
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SHEET NAME:
COVER SHEET

DATE: 11/01/2019
DRAWN BY: JDS
CHECKED BY: BMB
PROJECT NO.: 19018
SHEET NUMBER:
C-00



DEVELOPER:
HUTTON
736 CHERRY STREET
CHATTANOOGA, TN 37402
(423) 756-9267

CIVIL ENGINEER:
BERRY ENGINEERS LLC
3555 KEITH STREET, SUITE 109
CLEVELAND, TN 37312 (423) 790-5880

INDEX OF SHEETS

CIVIL ENGINEERING PLANS

- C-00 COVER SHEET
- C-00.1 STANDARD NOTES
- C-01 EXISTING CONDITIONS
- C-02 SITE LAYOUT & PAVING PLAN
- C-03 SITE GRADING & DRAINAGE PLAN
- C-04.1 EROSION CONTROL PLAN (PHASE 1)
- C-04.2 EROSION CONTROL PLAN (PHASE 2)
- C-05.1 WATER MAIN & FORCE MAIN RELOCATION PLAN
- C-05.2 SITE UTILITIES PLAN
- C-06 SITE DETAILS
- C-07 SITE DETAILS
- C-08 SITE DETAILS
- C-09 COCOA WATER DETAILS
- C-10 CITY DETAILS
- C-11 CITY DETAILS
- C-12 CITY DETAILS
- C-13 CITY DETAILS
- BOUNDARY & TOPOGRAPHIC SURVEY

LOCAL CONTACTS

ROCKLEDGE -- CITY PLANNER
MS. TRINA GILLIAM
PHONE: 321-221-7540

ROCKLEDGE -- PLANNING DIRECTOR
MS. ALIX BERNARD
PHONE: 321-221-7540, EXT 114

ROCKLEDGE -- REDEVELOPMENT AGENCY
MS. BRITTA KELLNER
PHONE: 321-423-2973

ROCKLEDGE -- BUILDING DEPT
MR. DENNIS CLEMENTS
PHONE: 321-221-7540

ROCKLEDGE -- SEWER
MR. JIM ELMORE
PHONE: 321-221-7540

ROCKLEDGE -- PUBLIC WORKS
MR. KEN POOLE
PHONE: 321-221-7540

CITY OF COCOA -- WATER
MR. GEORGE TOLER
PHONE: 321-433-8797

FPL -- ELECTRIC
MS. EILEEN BLACKBURN
PHONE: 321-455-6120

ARCHITECT:
OHM ADVISORS
34000 PLYMOUTH ROAD
LIVONIA, MI 48150
(615) 649-5264

APPROVALS REQUIRED

CITY OF ROCKLEDGE
ST JOHN'S RIVER WATER MANAGEMENT DISTRICT
CITY OF COCOA (WATER)
FDEP (WATER)
FDEP (SEWER)
FDEP (NPDES)

SITE DATA

PROJECT DESCRIPTION: DEMOLITION & NEW CONSTRUCTION OF AN APARTMENT COMPLEX

LOCATION: 190 BARTON BLVD, ROCKLEDGE, FL 32955
PARCEL ID: 25-36-04-00-776
ZONING: RMU - REDEVELOPMENT MIXED USE
FLOOD ZONE: ZONE X, FEMA MAP#: 12009C0430G, EFFECTIVE DATE: 6/17/14

TOTAL PROJECT AREA: 22.07 ACRES
APARTMENT PARCEL AREA: 10.00 ACRES
DISTURBED AREA: 12± ACRES
EXISTING IMPERVIOUS: 17.10 AC, 77.5%
PROPOSED IMPERVIOUS: 14.58 AC, 66.1% (6.48 AC APARTMENT PARCEL ONLY)

DENSITY: 24.8 APARTMENT UNITS (4 BEDROOMS) (24.8 UNITS PER ACRE)
(2.5 UNITS PER ACRE MAX ALLOWABLE)

BUILDING SETBACKS:	REQUIRED	PROVIDED
FRONT (SOUTH)	N/A	135'
REAR (NORTH)	20'	106'
SIDE (EAST)	8'	106'
SIDE (WEST)	8'	94'

PARKING SUMMARY:	REQUIRED	PROVIDED
STANDARD	400	400
ACCESSIBLE	9	12
TOTAL	409*	412

PARKING CALCULATION: REQUIRED PARKING = 1.65 SPACES PER UNIT*

*VARIANCE OBTAINED FOR REDUCTION IN MINIMUM NUMBER OF PARKING SPACES FROM 2 PER UNIT, ELIMINATION OF REQUIRED GARAGE SPACES, AND REDUCTION IN REQUIRED WIDTH TO 9'