# CHAPARRAL PHASE IV & V
# FINAL DEVELOPMENT PLAN

## PALM BAY, FL

DATE:

## FEBRUARY 28, 2022

PREPARED FOR:

## CHAPARRAL PROPERTIES, LLC

### LEGAL DESCRIPTION:

LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5827, PAGE 3621, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, SAID LANDS LYING IN SECTIONS 4 AND 9, TOWNSHIP 29 SOUTH, RANGE 36 EAST, BREVARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 4, AND RUN NORTH 89°49'35" WEST ALONG THE NORTH LINE OF SAID SECTION 4, A DISTANCE OF 65.00 FEET, THENCE SOUTH 00°00'32" EAST, A DISTANCE OF 2691.99 FEET, THENCE SOUTH 00°01'17" WEST, A DISTANCE OF 496.29 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL, THENCE CONTINUE SOUTH 00°01'17" WEST, ALONG THE WEST RIGHT OF WAY LINE OF THE MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 9, A DISTANCE OF 2197.11 FEET, THENCE NORTH 89°48'27" EAST, A DISTANCE OF 13.00 FEET, THENCE SOUTH 00°00'22" WEST, A DISTANCE OF 672.92 FEET, THENCE SOUTH 89°48'07" WEST, A DISTANCE OF 1268.02 FEET, THENCE NORTH 00°00'20" EAST, A DISTANCE OF 673.04 FEET TO THE SOUTH LINE OF SECTION 4, TOWNSHIP 29 SOUTH, RANGE 36 EAST, THENCE SOUTH 89°48'27" WEST, A DISTANCE OF 1255.03 FEET, THENCE NORTH 00°00'21" EAST ALONG THE EAST RIGHT OF WAY LINE OF MELBOURNE TILLMAN DRAINAGE DISTRICT CANAL NO. 8, A DISTANCE OF 2692.41 FEET, THENCE NORTH 89°47'06" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, A DISTANCE OF 5.81 FEET, THENCE SOUTH 00°01'55" EAST ALONG THE WEST LINE OF MALABAR LAKES WEST SUBDIVISION PHASE TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE 37, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, A DISTANCE 0.65 FEET, THENCE NORTH 89°45'53" EAST, ALONG THE SOUTH LINE OF SAID MALABAR LAKES WEST PHASE TWO, A DISTANCE OF 1249.59 FEET, THENCE SOUTH 00°00'49" WEST, A DISTANCE OF 494.43 FEET, THENCE NORTH 89°47'06" EAST, A DISTANCE OF 855.63 FEET, THENCE SOUTH 89°58'43" EAST, A DISTANCE OF 399.69 FEET TO THE POINT OF BEGINNING

CONTAINING 160.51 ACRES MORE OR LESS

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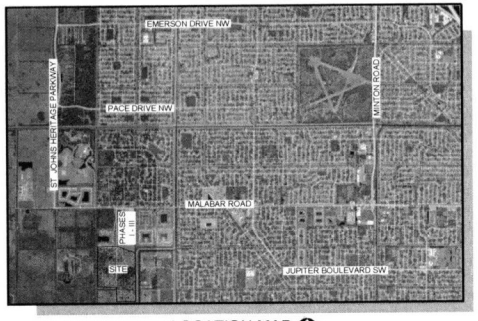
Consulting Engineers




LOCATION MAP
NTS

### PROJECT DATA:

GENERAL STATEMENT:
THE PROPOSED COMMUNITY IS PHASE IV AND V OF CHAPARRAL SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL SUBDIVISION IN PALM BAY, FLORIDA. THIS PROJECT INCLUDES THE CONSTRUCTION OF 522 SINGLE-FAMILY UNIT, SUPPORTING INFRASTRUCTURE AND SITE IMPROVEMENTS INCLUDING VEHICULAR ACCESS, SIDEWALKS, RECREATION TRACTS, A FUTURE AMENITY CENTER, LANDSCAPING, UTILITIES AND STORMWATER. INTERCONNECTED WET DETENTION PONDS WILL SERVE AS STORMWATER TREATMENT, WITH THE CONSTRUCTION OF AN OVERFLOW STRUCTURE THAT DISCHARGES TO MELBOURNE TILLMAN CANAL NO. 8. THE STORMWATER TREATMENT DESIGN FOR PHASES IV AND V IS CONSISTENT WITH PREVIOUSLY PERMITTED MASTER SYSTEM FOR THE OVERALL PROPERTY. THE PROPOSED PUBLIC SEWER SYSTEM IS GRAVITY FED TO A LIFT STATION THAT PUMPS VIA A FORCE MAIN AND CONNECTS TO THE EXISTING FORCE MAIN IN MALABAR ROAD. THE PUBLIC WATER MAIN SHALL BE LOOPED WITHIN PHASE IV AND V, AND CONNECT TO THE EXISTING WATER MAIN STUB TO BE CONSTRUCTED WITH PHASE III OF THIS DEVELOPMENT.

**OWNER:**
CHAPARRAL PROPERTIES, LLC
2502 N. ROCKY POINT DR, SUITE 1050
TAMPA, FL 33607
TEL: (813) 288-8078
E-MAIL: MLAWSON@MDGFLORIDA.COM

**CIVIL ENGINEER:**
CONSTRUCTION ENGINEERING GROUP, LLC
JAKE T. WISE, P.E.
2651 EAU GALLIE BLVD, SUITE A
MELBOURNE, FL 32935
TEL: (321) 610-1760
E-MAIL: JWISE@CEGENGINEERING.COM

**SURVEYOR:**
AAL LAND SURVEYING SERVICES, INC
3970 MINTON ROAD
WEST MELBOURNE, FL 32904
TEL: (321) 768-8110

**ADDRESS:**
TOWNSHIP: 29
RANGE: 36
SECTION: 04, 09
TAX ACCOUNT NUMBER
2903859, 2903866, 2903867, 2903868, 2960819, 2963407, 3025008
TAX ID:
29-26-09-00-3, 29-36-09-00-4, 2936-04-00-751, 29-36-04-00-753, 29-36-04-00-752, 29-36-04-04-*-ST.2, 29-36-04-00-1

| SETBACKS | PROPOSED |
|---|---|
| FRONT | 25 FT |
| SIDE | 5 FT |
| REAR | 20 FT |
| SIDE CORNER | 15 FT |

LOT COUNT
MINIMUM 40'x115' LOTS = 166
MINIMUM 50'x115' LOTS = 356

MAXIMUM BUILDING HEIGHT
2 STORY: 25 FT
AMENITY CENTER: TBD

CALCULATED STORMWATER BASIN COVERAGE:

| | SF | ACRE | PERCENT |
|---|---|---|---|
| IMPERVIOUS (60% LOTS) | 1,926,161 | 44.22 | 32 |
| IMPERVIOUS (ASPHALT/CONCRETE) | 640,767 | 14.71 | 11 |
| IMPERVIOUS (RECREATION AREA) | 232,488 | 5.33 | 4 |
| TOTAL IMPERVIOUS | 2,799,416 | 64.26 | 47 |
| PERVIOUS (40% LOTS) | 1,284,107 | 29.48 | 22 |
| PERVIOUS (RECREATION AREA) | 102,219 | 2.34 | 1 |
| PERVIOUS (OPEN SPACE) | 396,707 | 9.11 | 7 |
| PERVIOUS | 1,783,033 | 40.93 | 30 |
| PONDS AT NWL | 1,374,049 | 31.54 | 23 |
| TOTAL GROSS AREA: | 5,956,497 | 136.70 | 100 |

OPEN SPACE REQUIREMENTS:
OVERALL AREA (136.6 ACRES)

| | | |
|---|---|---|
| COMBINED ON-SITE PONDS | 25.6 AC | (75%) |
| RECREATION AREA | 7.68 AC | (22%) |
| OPEN SPACE | 1.16 AC | (3%) |
| PROVIDED | 34.44 AC | (100%) |
| REQUIRED (25% OF PROJECT AREA) | 34.15 AC | |

| REV# | DATE | REVISION |
|---|---|---|

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CHAPARRAL SUBDIVISION - PHASE IV & V
CHAPARRAL PROPERTIES, LLC
MALABAR ROAD AND ABILENE DRIVE, PALM BAY, FLORIDA
DRAWING TITLE
FINAL DEVELOPMENT PLAN

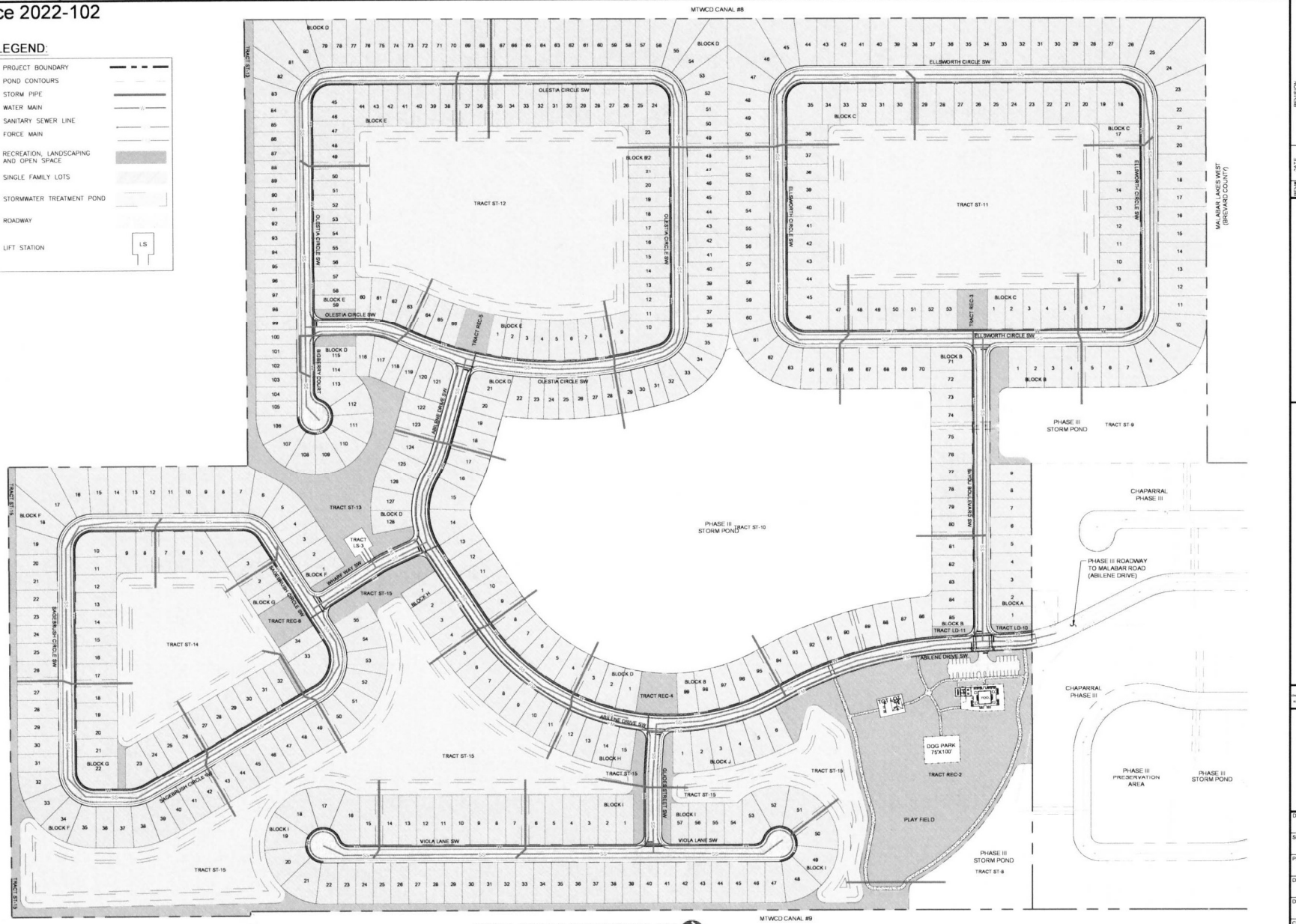
| | |
|---|---|
| DATE | 2/28/22 |
| SCALE | NTS |
| PROJ NO | 210191 |
| DESIGNED BY | AJC |
| DRAWN BY | SMB |
| CHECKED BY | JTW |
| DRAWING NO | CHP4-1 |

City of Palm Bay, Florida
Ordinance 2022-102

Exhibit 'C'

LEGEND:

- PROJECT BOUNDARY
- POND CONTOURS
- STORM PIPE
- WATER MAIN
- SANITARY SEWER LINE
- FORCE MAIN
- RECREATION, LANDSCAPING AND OPEN SPACE
- SINGLE FAMILY LOTS
- STORMWATER TREATMENT POND
- ROADWAY
- LIFT STATION (LS)




FINAL DEVELOPMENT PLAN
1"=120'

| REV# | DATE | REVISION |
|---|---|---|
| | | |

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CHAPARRAL PROPERTIES, LLC
MALABAR ROAD AND ABILENE DRIVE, PALM BAY, FLORIDA
DRAWING TITLE
FINAL DEVELOPMENT PLAN

| | |
|---|---|
| DATE | 2/28/22 |
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| PROJ. NO | 210191 |
| DESIGNED BY | AJC |
| DRAWN BY | SMB |
| CHECKED BY | JTW |
| DRAWING NO | CHP4-2 |

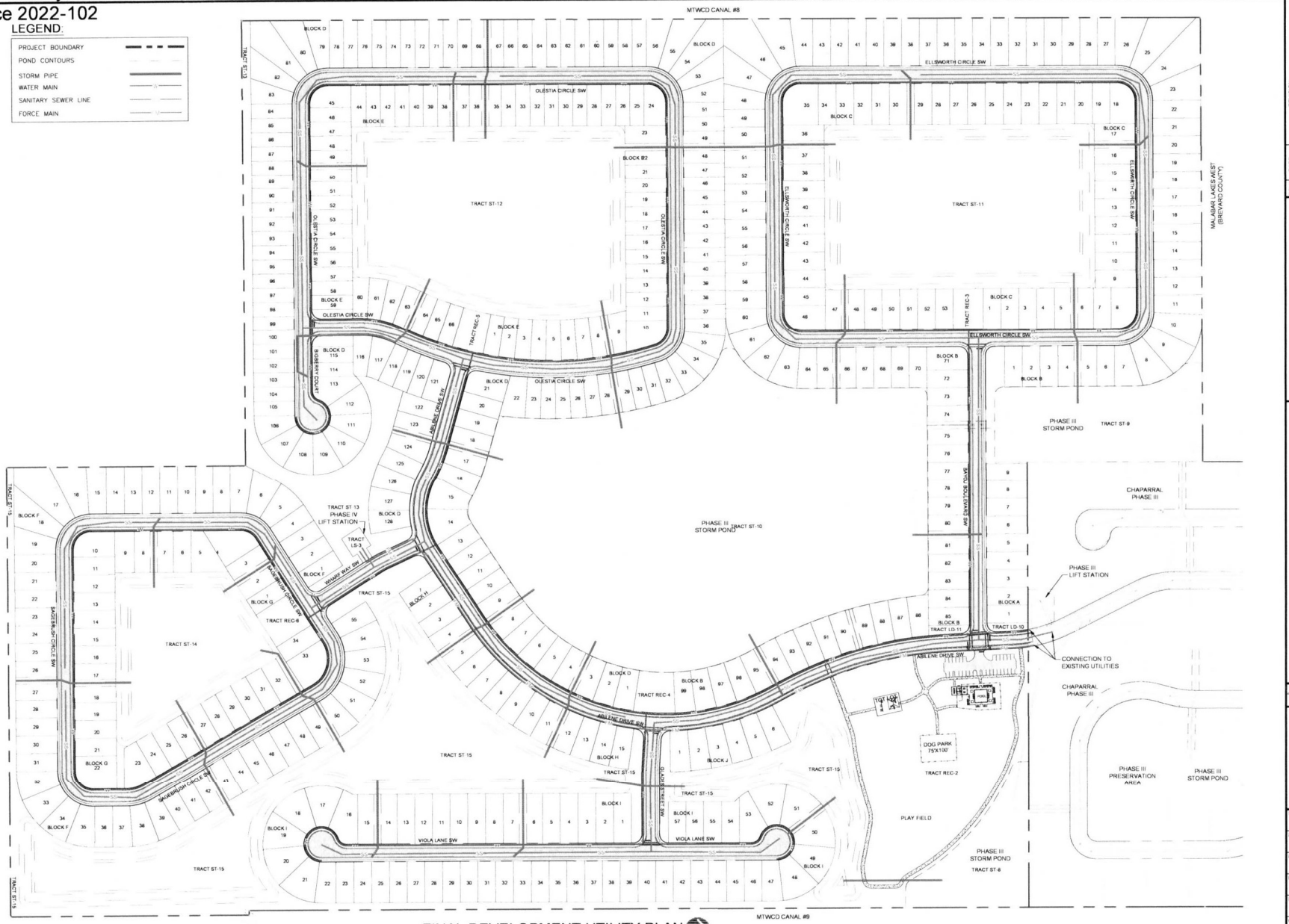
City of Palm Bay, Florida

Ordinance 2022-102

Exhibit 'C'

LEGEND:

| | |
|---|---|
| PROJECT BOUNDARY | |
| POND CONTOURS | |
| STORM PIPE | |
| WATER MAIN | W |
| SANITARY SEWER LINE | S |
| FORCE MAIN | F |




FINAL DEVELOPMENT UTILITY PLAN

1"=120'

| REV# | DATE | REVISION |
|---|---|---|
| | | |

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CHAPARRAL SUBDIVISION - PHASE IV & V

CHAPARRAL PROPERTIES, LLC
MALABAR ROAD AND ABILENE DRIVE, PALM BAY, FLORIDA

DRAWING TITLE
FINAL DEVELOPMENT UTILITY PLAN

| | |
|---|---|
| DATE | 2/28/22 |
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| PROJ. NO | 210191 |
| DESIGNED BY | AJC |
| DRAWN BY | SMB |
| CHECKED BY | JTW |
| DRAWING NO | CHP4-3 |