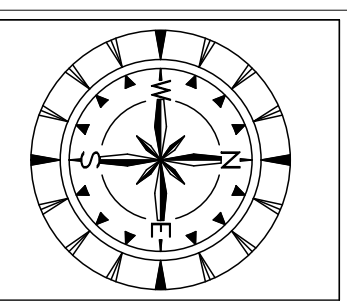
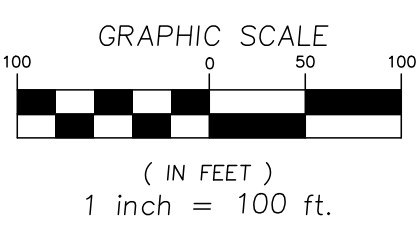
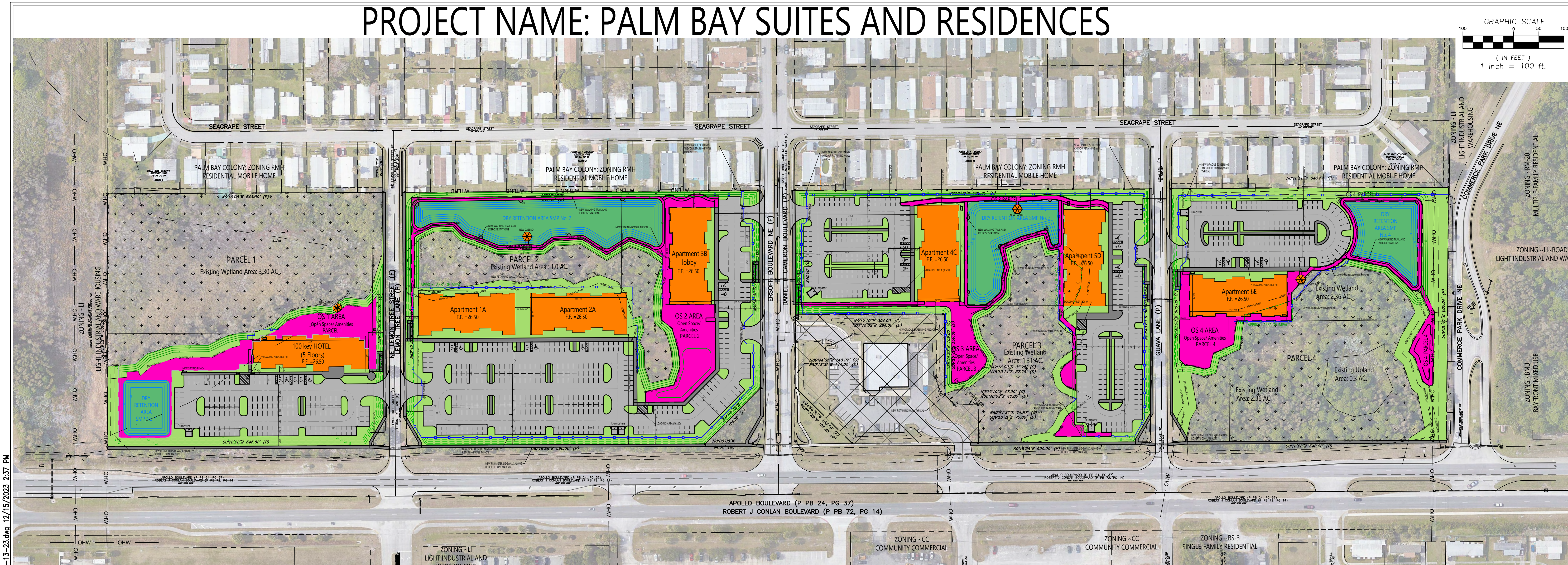


PROJECT NAME: PALM BAY SUITES AND RESIDENCES



CCEI
CONSULTING CIVIL
ENGINEERS, INC.
3650 BOBB LANE, SUITE 119
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CERT. AUTH. NO. 00007522

CCEI PROJECT NO. ---
---220427---

ZONER S. CHEYER, STATE OF FLORIDA
PROFESSIONAL ENGINEER LICENSE NO. 38877
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MASTER LEGEND

EXISTING	NEW	
		BUILDING
		ASPHALT PAVEMENT
		CONCRETE CURB
		CONCRETE PAVEMENT
		OPAQUE FENCING/ RETAINING WALL
		PROPERTY LINE
		CENTER LINE
		EASEMENT/ SETBACK LINE
		WATER LINE
		SANITARY FORCE LINE
		SANITARY SEWER LINE
		BUILDING HEIGHT
		FLOOR AREA RATIO (FAR)
		BUILDING SETBACKS
		NORTH
		SOUTH
		EAST
		WEST
		STORM LINE
		OPEN SPACE/ AMENITIES (OS)
		GREEN SPACE
		WETLAND AREA
		NOT PART OF PROJECT

SITE DATA Parcel No.1 aka TRACT 2:

TOTAL PARCEL AREA:	6.2 AC
IMPERVIOUS AREA (Pavement):	1.2 AC. =20%
IMPERVIOUS AREA (Buildings):	0.3 AC. =05%
WETLAND AREA:	3.32 AC. =53%
DRAINAGE AREA (Pond Top):	0.4 AC. =06%
REMAINING PERVIOUS:	1.1 AC. =17%
OPEN SPACE CALCULATION (25%):	
GROSS LOT AREA INCLUDING WETLAND	6.2 AC.
- OPEN SPACE AREA REQUIRED	1.56 AC.
GROSS LOT AREA EXCLUDING WETLAND	2.9 AC.
- OPEN SPACE AREA REQUIRED	0.72 AC.
(OS) OPEN SPACE PROVIDED	0.70 AC.*
*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.56-0.70) =	0.86 AC.
BUILDING DATA:	
BUILDING 1- HOTEL:	12,900 0.30
BUILDING DIMENSIONS:	(229'x71') +/-
BUILDING HEIGHT	5-FLOORS
FLOOR AREA RATIO (FAR)	4.19
BUILDING SETBACKS	PROVIDED (ft.)
NORTH	30
SOUTH	285
EAST	145
WEST	283
PARKING REQUIRED HOTEL	
1 SPACE EVERY 1 ROOM (100 ROOMS) + 1 SPACE FOR EVERY EMPLOYEE (8 EMPLOYEES)	
REQUIRED	= 108 SPACES
**TOTAL PARKING PROVIDED w/ 5 HANDICAP SPACES	= 108 SPACES
**Approximate	

GENERAL PHASING NOTE

THIS PROJECT IS PROPOSED TO BE COMPLETED IN FOUR (4) PHASES. THE PHASES SHALL BE BROKEN INTO EACH PARCEL. STARTING WITH PHASE 2, PHASE 3, THEN PHASE 4 AND ENDING WITH THE HOTEL PHASE 1.

GENERAL FLU/ ZONING NOTE:

THE EXISTING FUTURE LAND USE (FLU) IS COMMERCIAL TO BE CHANGED TO A NEIGHBORHOOD CENTER. THE EXISTING ZONING IS HIGHWAY COMMERCIAL ZONING TO BE CHANGED TO A PLANNED UNIT DEVELOPMENT (PUD).

LEGAL DESCRIPTION

(OR 9582, PG 378) TRACT 1 AND TRACT 2, PALM BAY COLONY SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 37 - 40, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, AND TRACT 7 AND TRACT 8, LESS THAT PORTION OF TRACT 8 AS DESCRIBED IN OFFICIAL RECORDS BOOK 7775 PAGE 2062, PALM BAY COLONY SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 37 - 40, INCLUSIVE, OF THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SURVEYOR'S NOTES
1. ELEVATIONS SHOWN HEREON ARE BASED ON A FLORIDA DEPARTMENT OF TRANSPORTATION DISK ON A 4"x4" CONCRETE MONUMENT STAMPED "DSPNC 700149", HAVING AND ELEVATION OF 21.82, PER NATIONAL GEODETIC VERTICAL DATUM OF 1929.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF UPDATED TITLE SEARCH INFORMATION BEING PROVIDED TO THE SURVEYOR. THERE MAY BE OTHER EASEMENTS AND MATTERS OF RECORD AFFECTING THIS SITE IN THE PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA.

SITE DATA Parcel No.2 aka TRACT 1:

TOTAL PARCEL AREA:	7.9 AC
IMPERVIOUS AREA (pavement):	2.5 AC. =33%
IMPERVIOUS AREA (Buildings):	1.0 AC. =12%
WETLAND AREA:	1.0 AC. =12%
DRAINAGE AREA (Pond Top):	0.8 AC. =10%
REMAINING PERVIOUS:	2.5 AC. =33%
*WETLAND IMPACT:	WETLAND IMPACTED
OPEN SPACE CALCULATION (25%):	
GROSS LOT AREA INCLUDING WETLAND	7.9 AC.
- OPEN SPACE AREA REQUIRED	1.97 AC.
GROSS LOT AREA EXCLUDING WETLAND	6.9 AC.
- OPEN SPACE AREA REQUIRED	1.72 AC.
(OS) OPEN SPACE PROVIDED	0.70 AC.*
*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.97-0.70) =	1.27 AC.
BUILDING DATA:	
BUILDING 1-APT. A:	14,040 0.32
BUILDING 2-APT. A:	14,040 0.32
BUILDING 3-APT. B: LOBBY	14,040 0.32
TOTAL BUILDING AREA:	42,120 SF -0.97 AC.
BUILDING DIMENSIONS:	(191'x82') +/-
BUILDING HEIGHT	4-FLOORS
FLOOR AREA RATIO (FAR)	52'-4" FT.
UNIT SIZE IN BEDROOMS- AREA SF.	
1BR - 710 SF / 2BR-920 SF / 3BR-1260 SF	
BUILDING SETBACKS	PROVIDED (ft.)
NORTH	96 MIN.
SOUTH	25 MIN.
EAST	204 MIN.
WEST	33 MIN.
BUILDING INFORMATION:	
APARTMENT BUILDING "1A"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "2A"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "3B"	
LOBBY	GROUND FLOOR
NUMBER OF UNITS	39 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR - APPROX.	13 units
TOTAL UNITS	141 units
PARKING CALCULATIONS:	
CATEGORY:	MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE (1.5) SPACE PER (1) BEDROOM UNIT
TOTAL PARKING PROVIDED w/ 7 HANDICAP SPACES:	=256 SPACES**
PARKING REQUIRED AS FOLLOWS**	
58 (1 UNIT BDRM)	= 87 SPACES
81 (2/3 UNIT BDRMS)	=162 SPACES
**Approximate	

BUILDING INFORMATION:	
APARTMENT BUILDING "4C"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "5D"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "6E"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
TOTAL UNITS	141 units
PARKING CALCULATIONS:	
CATEGORY:	MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE (1.5) SPACE PER (1) BEDROOM UNIT
TOTAL PARKING PROVIDED w/ 7 HANDICAP SPACES:	=256 SPACES**
PARKING REQUIRED AS FOLLOWS**	
58 (1 UNIT BDRM)	= 87 SPACES
81 (2/3 UNIT BDRMS)	=162 SPACES
**Approximate	

SITE DATA Parcel No.3 aka TRACT 8:

TOTAL PARCEL AREA:	6.2 AC
IMPERVIOUS AREA (pavement):	1.9 AC. =32%
IMPERVIOUS AREA (Building):	0.6 AC. =10%
WETLAND AREA:	1.3 AC. =21%
DRAINAGE AREA (Pond Top):	0.4 AC. =6%
REMAINING PERVIOUS:	1.9 AC. =31%
*WETLAND IMPACT:	WETLAND IMPACTED
OPEN SPACE CALCULATION (25%):	
GROSS LOT AREA INCLUDING WETLAND	6.2 AC.
- OPEN SPACE AREA REQUIRED	1.55 AC.
GROSS LOT AREA EXCLUDING WETLAND	4.9 AC.
- OPEN SPACE AREA REQUIRED	1.22 AC.
(OS) OPEN SPACE PROVIDED	0.60 AC.*
*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.55-0.60) =	0.95 AC.
BUILDING DATA:	
BUILDING 4-APARTMENT BUILDING "C"	14,040 SF
BUILDING 5-APARTMENT BUILDING "D"	14,040 SF
TOTAL BUILDING AREA:	28,080 SF -0.6 AC.
BUILDING DIMENSIONS:	(191'x82') +/-
BUILDING HEIGHT	4-FLOORS
FLOOR AREA RATIO (FAR)	52'-4" FT.
UNIT SIZE IN BEDROOMS- AREA SF.	
1BR - 710 SF / 2BR-920 SF / 3BR-1260 SF	
BUILDING SETBACKS	PROVIDED (ft.)
NORTH	88
SOUTH	241
EAST	24 MIN.
WEST	30 MIN.
BUILDING INFORMATION:	
APARTMENT BUILDING "4C"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "5D"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "6E"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
TOTAL UNITS	141 units
PARKING CALCULATIONS:	
CATEGORY:	MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE (1.5) SPACE PER (1) BEDROOM UNIT
PROVIDED w/ 4 HANDICAP SPACES	=92 SPACES**
PARKING REQUIRED AS FOLLOWS**	
58 (1 UNIT BDRM)	= 87 SPACES
81 (2/3 UNIT BDRMS)	=162 SPACES
**Approximate	

BUILDING INFORMATION:	
APARTMENT BUILDING "5D"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "6E"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
TOTAL UNITS	141 units
PARKING CALCULATIONS:	
CATEGORY:	MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE (1.5) SPACE PER (1) BEDROOM UNIT
PROVIDED w/ 4 HANDICAP SPACES	=92 SPACES**
PARKING REQUIRED AS FOLLOWS**	
58 (1 UNIT BDRM)	= 87 SPACES
81 (2/3 UNIT BDRMS)	=162 SPACES
**Approximate	

SITE DATA Parcel No.4 aka TRACT 7:

TOTAL PARCEL AREA:	6.2 AC
IMPERVIOUS AREA (pavement):	0.9 AC. =15%
IMPERVIOUS AREA (Building):	0.3 AC. =05%
WETLAND AREA:	2.3 AC. =38%
DRAINAGE AREA (Pond Top):	0.3 AC. =05%
UPLAND:	0.3 AC. =05%
REMAINING PERVIOUS:	2.0 AC. =32%
*WETLAND IMPACT:	WETLAND IMPACTED
OPEN SPACE CALCULATION (25%):	
GROSS LOT AREA INCLUDING WETLAND	6.2 AC.
- OPEN SPACE AREA REQUIRED	1.55 AC.
GROSS LOT AREA EXCLUDING WETLAND	3.9 AC.
- OPEN SPACE AREA REQUIRED	0.97 AC.
(OS) OPEN SPACE PROVIDED	0.56 AC.*
*REQUEST TO WAIVE PORTION OF OPEN SPACE (1.55-0.56) =	1.0 AC.
BUILDING DATA:	
BUILDING DIMENSIONS:	(191'x82') +/-
BUILDING 6-APARTMENT BUILDING "E"	14,040 SF
BUILDING HEIGHT	4-FLOORS
FLOOR AREA RATIO (FAR)	52'-4" FT.
UNIT SIZE IN BEDROOMS- AREA SF.	
1BR - 710 SF / 2BR-920 SF / 3BR-1260 SF	
BUILDING SETBACKS	PROVIDED (ft.)
NORTH	317
SOUTH	35
EAST	247 MIN.
WEST	170 MIN.
BUILDING INFORMATION:	
APARTMENT BUILDING "6E"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "7F"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
TOTAL UNITS	141 units
PARKING CALCULATIONS:	
CATEGORY:	MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE (1.5) SPACE PER (1) BEDROOM UNIT
PROVIDED w/ 4 HANDICAP SPACES	=92 SPACES**
PARKING REQUIRED AS FOLLOWS**	
21 (1 UNIT BDRM)	= 32 SPACES
30 (2/3 UNIT BDRMS)	= 60 SPACES
**Approximate	

BUILDING INFORMATION:	
APARTMENT BUILDING "7F"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
APARTMENT BUILDING "8G"	
NUMBER OF UNITS	51 units
NUMBER OF FLOORS	4 floors
UNITS PER FLOOR	13 units
TOTAL UNITS	141 units
PARKING CALCULATIONS:	
CATEGORY:	MULTI FAMILY MIXED USED OF 1 AND MULTIPLE BEDROOM UNITS ALLOWS 2 SPACES PER (2) BEDROOM UNIT OR MORE (1.5) SPACE PER (1) BEDROOM UNIT
PROVIDED w/ 4 HANDICAP SPACES	=92 SPACES**
PARKING REQUIRED AS FOLLOWS**	
21 (1 UNIT BDRM)	= 32 SPACES
30 (2/3 UNIT BDRMS)	= 60 SPACES
**Approximate	

TOTAL GROSS AREA OF THE PROJECT IS 26.5 ACRES
TOTAL GROSS AREA OF WETLANDS IS 7.92 ACRES
OPEN SPACE PROVIDED 2.56 ACRES
GREEN SPACE PROVIDED 4.94 ACRES

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PRELIMINARY DEVELOPMENT PLAN
PALM BAY SUITES & RESIDENCES
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY, FLORIDA

DESIGNED BY: SDH
CHECKED BY: POT
APPROVED BY: ZSC
START: 04/28/23

SHEET NO.
MP

CCEI PROJECT No.
----220427----

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DESIGNED BY: SOH	1	REVISION TABLE
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APPROVED BY: ZSC	3	
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START: 04/28/23	NO. DATE	

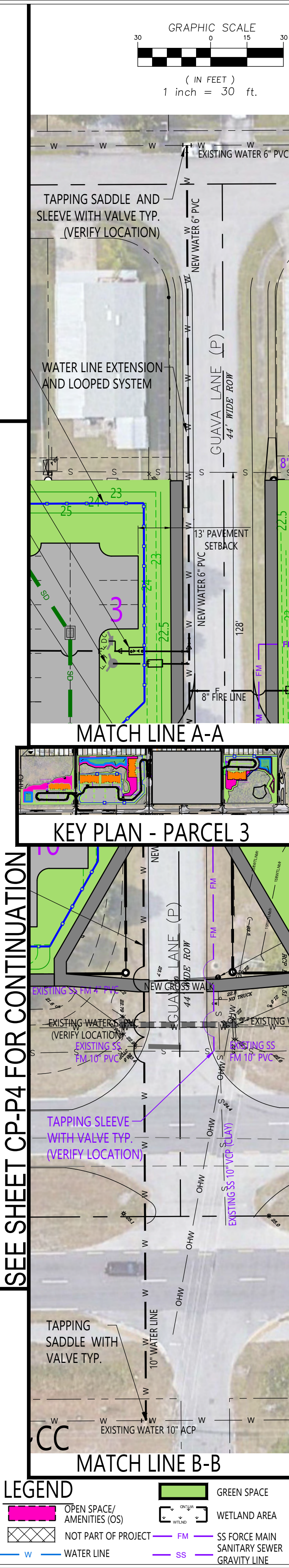
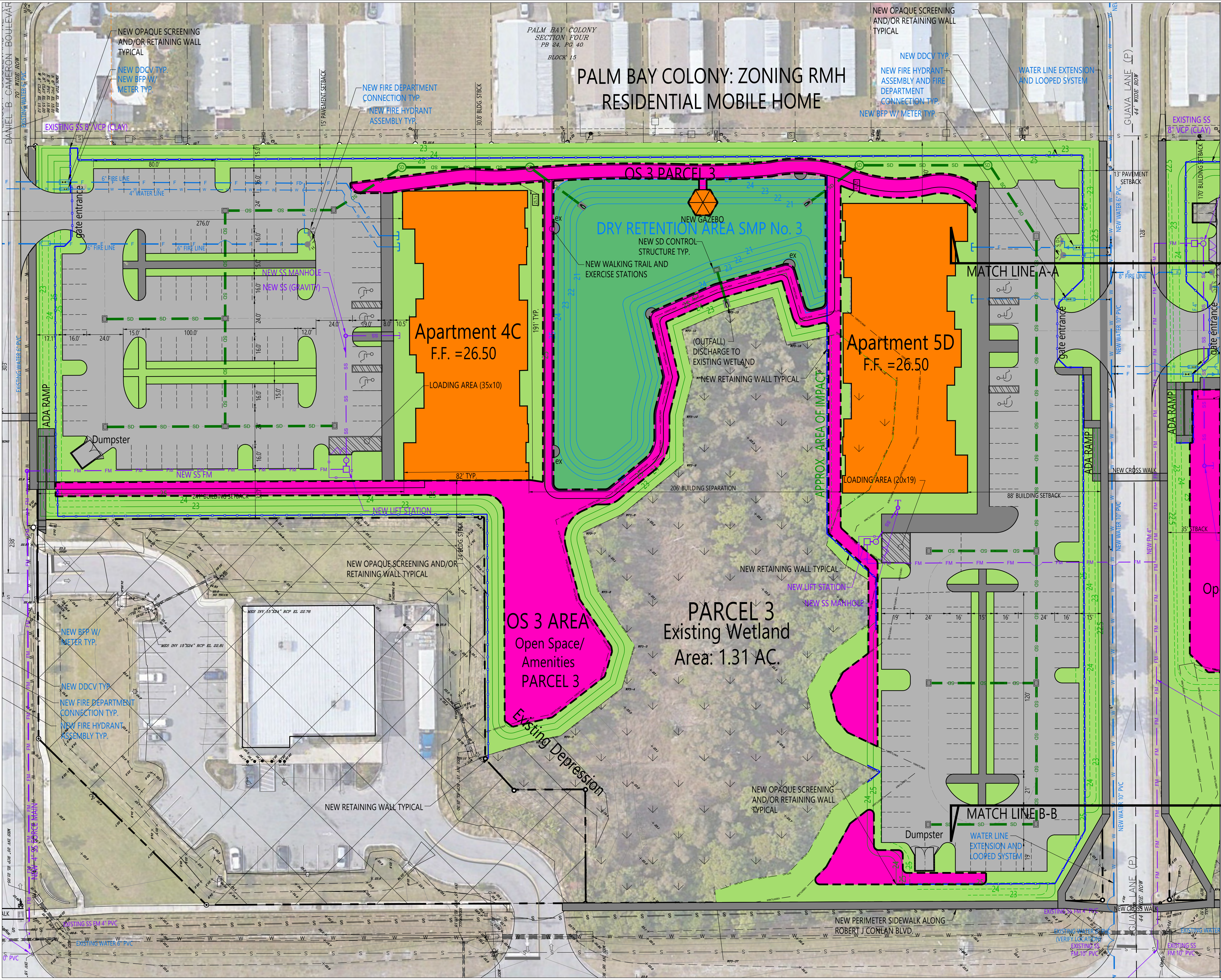
PALM BAY SUITES & RESIDENCES
PALM BAY DEVELOPMENT GROUP, LLC

PALM BAY, FLORIDA

SHEET NO.
CP-P2

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CERT. AUTH. NO. 00007522

CCEI PROJECT No. 220427

ZONER S. CHEYERAY STATE OF FLORIDA
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NO.	DATE
1	04/28/23

DESIGNED BY: SCH
CHECKED BY: POT
APPROVED BY: ZSC

PRELIMINARY DEVELOPMENT PLAN - PARCEL 3
PALM BAY SUITES & RESIDENCES
PALM BAY DEVELOPMENT GROUP, LLC
PALM BAY, FLORIDA

SHEET NO.
CP-P3

