

OPEN SPACE CALCULATION FORMULA

(PER ATTACHMENT A, BREVARD COUNTY LAND DEVELOPMENT REGULATIONS SECTION 62-3000, ORDINANCE No. 01-61, AND COUNTY ZONING DEPT. STAFF).

Zoning classification = AU
Permitted residential zoning density in units per acre = 1 unit per 2.5 acres
Total site area = 122.7 Acres
Total upland area = 119.7 Acres
Total wetland & flood plain area (primary open space) = 3.0 Acres
Total road right-of-way area = 4.94 Acres
Total stormwater facilities area = 17.37 Acres
Total secondary open space area (45% of entire site area) = 55.2 Acres
*45% by Waiver & 50% open space requirement

Calculation of adjusted secondary open space:
In the calculation of the adjusted secondary open space the amount of total wetlands subtracted can not be more than 50% of the secondary open space factored above per Section 62-3000, C.2.

Total secondary open space (55.2 Acres) - total wetland area (3.0 Acres) = 52.2 Acres adjusted total secondary open space

Calculation of total stormwater area permitted in adjusted secondary open space:
Total adjusted secondary open space area (52.2 acres) x 0.65* = 34.97 Acres
* by waiver of 30% maximum requirement

Calculation of total minimum stormwater area required in development area:
Total stormwater area (17.37 acres) - total stormwater area permitted in secondary open space (34.97 acres) = (-)17.6 Acres = 0.00 acres of storm water in development area

Calculation of the lot development area formula:
Total upland area (119.7 acres) - total road right-of-way area (4.94 acres) = 114.76 Acres
Remaining upland area (114.76 acres) - total stormwater in dev. area (0.00 acres) = 114.76 Acres
Remaining upland area (109.3 acres) - total adjusted secondary open space area (39.9 acres) = Total lot development area of 62.56 Acres

Calculation of the number of building lots permitted:
Total lot development area (62.56 acres x 43,560 sq. ft.) = 2,725,113.6 sq. ft. of development area divided by minimum permitted lot size per zoning classification 43,560 sq. ft. = 62.56 building lots in the development area

Summary of calculations:
Undisturbed upland secondary open space required = 17.06 Acres
Disturbed upland secondary open space as stormwater = 35.14 Acres
Preserved undisturbed wetlands as primary open space = 3.00 Acres
Total primary, secondary, and stormwater open space = 55.20 Acres
Total upland development area, roads, stormwater = 67.5 Acres
Total site acreage = 122.7 Acres
Total residential units = 62 Units (Note! 61 Proposed)

OPEN SPACE CALCULATIONS

35% of 122.72 ac. = 42.95 acres of open space required.
* PER WAIVER GRANTED 04-02-02

TRACT SUMMARY

Tract	Description	Area (ac.)
A	Landscaped entrance/open space	0.31
B	Landscaped entrance/open space	0.70
C	Uplands/wetlands	1.11
D	Stormwater storage/greenways tract	19.66
E	Uplands/wetlands	3.77
F	Oak hammock/wetlands/open space	2.80
G	Stormwater retention	10.68
H	Stormwater retention	6.69
I	Uplands/wetlands	2.45
J	Open space/greenway	0.64
K	Open space/greenway	1.10
L	Upland/open space	2.10
M	25' Right-of-way	0.77
N	Private road	4.94
O	Landscape entrance island	0.01
P	Landscape entrance island	0.01
Q	Upland open space	2.68
R	Upland open space	1.11
S	Landscape island	0.02
T	Open space	0.24
TOTAL		61.79

SITE DATA

Existing zoning: AU (utilizing ordinance #01-61) *
Site area: 122.72 acres±
Total proposed lots: 61 *
Lot size: 1.00 acre
Lot width: 75' min. (120' typical)
Lot depth: varies (365' typical)

* Per Ordinance #01-61:
AU zoning: 122.72 ac. / (2.5 ac./unit) = 49 units
49 units x 125% = 61 units max. allowable

OPEN SPACE PLAN

SCALE: 1" = 150'

TREE REMOVAL/PLANTING LEGEND:

- FOR ALL OF TRACTS A, B, J, K, Q, R & L:
Remove all exotic species (Brazilian Pepper and Australian pine), maintain all other tree species and desirable vegetation, and plant Oak Trees (50%) and Palm Trees (50%) in all unvegetated or disturbed areas @ 30' O.C.
- FOR ALL OF TRACTS C, I, E AND F:
Preserve all existing vegetation and Wetland areas; no construction or clearing proposed, except for stabilized Greenways Trail in Uplands portion of Tract E.
- FOR TRACT D:
Maintain and save all non-exotic vegetation within the 25' Buffer Strip. The remainder of the Tract is to be cleared.
- TRACTS G & H will be cleared.
(Not Open Space Tracts).

GENERAL NOTES:

- ANY further landscaping beyond that shown on this plan must be permitted thru the Brevard County N.R.M.O.
- For additional planting details associated with Tracts A & B, see sheet 2 of 2.
- Reference recorded plat for complete tract dimensioning and details.
- Reference also recorded conservation easement for Open Space Tracts.
- For Littoral Zone plantings and details, see sheet 2 of 2.
- For Open Space maintenance and performance standards, see sheet 2 of 2.

LEGEND

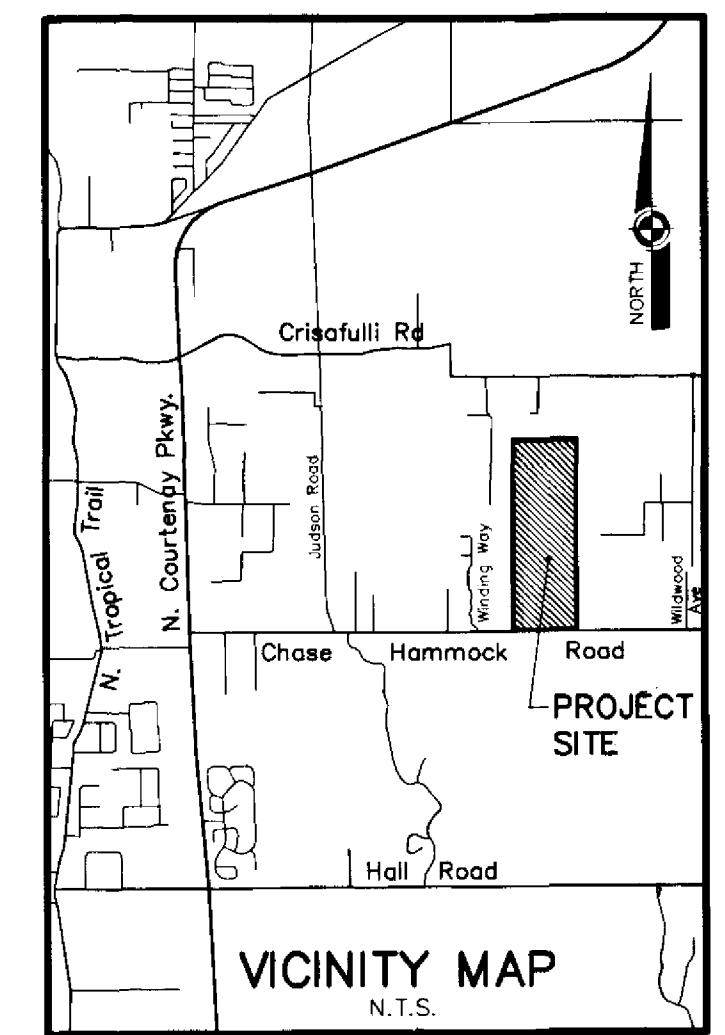
OPEN SPACE TRACTS PER PLAT

EXISTING WETLAND

EXISTING OAK HAMMOCK

P.O.S. PRIMARY OPEN SPACE

S.O.S. SECONDARY OPEN SPACE



OPEN SPACE MANAGEMENT PLAN

Sec.: 25
Twp.: 23 South
Rng.: 36 East
Design by : J.W.M.
Drawn by : L.B.
Checked by : J.W.M.

Sec.: 25
Twp.: 23 South
Rng.: 36 East
Design by : J.W.M.
Drawn by : L.B.
Checked by : J.W.M.

Florida
Brevard County
Chase Hammock Lakes
Date : JULY 15, 2002
Scale : 1" = 150'
Proj. No.: 318401
Sheet No. 1 of 2

Bussen - Mayer Engineering Group, Inc.
100 PARNELL STREET • MERRITT ISLAND, FLORIDA 32953
P.L. No.: (321) 453-0010 • FAX No.: (321) 454-6885

Professional Engineer No.: 36836
P.E. Joseph W. Mayer

