

LEGEND

	SINGLE-FAMILY LOTS (120x75)
	SINGLE-FAMILY LOTS (120x60)
	MULTI-FAMILY APARTMENTS
	SINGLE-FAMILY TOWNHOMES
	STORMWATER POND

SITE INFORMATION

GENERAL STATEMENT
 THE PROPOSED PROJECT INVOLVES REZONING AND LANDUSE CHANGE FOR THE EXISTING GOLF COURSE (±147.13 AC.) AND CONSTRUCTION AND DEVELOPMENT OF A 1,038-UNIT RESIDENTIAL PROJECT WITHIN THE CITY OF TITUSVILLE ROYAL OAKS GOLF COURSE TO THE NORTH OF KNOX MCRAE DRIVE AND SOUTH OF ROYAL OAK DRIVE. INFRASTRUCTURE IMPROVEMENTS CONSIST OF DRAINAGE PIPES AND STRUCTURES, PARKING AREAS AND GARAGES, WATER AND SEWER SERVICE.

OWNER
 ROYAL OAK GOLF CLUB, INC.
 AARON KLEIN
 2150 COUNTRY CLUB DRIVE
 TITUSVILLE, FL 32780

ENGINEER
 MBV ENGINEERING, INC.
 1250 W EAU GALIE BLVD, UNIT H
 MELBOURNE, FL 32935
 PHONE: (321) 253-1510

APPLICANT
 ROYAL OAK GOLF CLUB, INC.
 AARON KLEIN
 2150 COUNTRY CLUB DRIVE
 TITUSVILLE, FL 32780

SURVEYOR
 DONLEY CONSULTING AARON KLEIN
 210 PARKTOWNE BLVD, SUITE 1
 EDGEWATER, FL 327132
 PHONE: (407) 947-4552

SITE ADDRESS
 2150 COUNTRY CLUB DRIVE
 TITUSVILLE, FL

PROPOSED FUTURE LAND USE
 HIGH DENSITY RESIDENTIAL

TAX PARCEL I.D. NUMBER(S)
 22-35-16-00-6

PROPOSED ZONING
 PD (PLANNED DEVELOPMENT)

TAX ACCOUNT NO.
 2207847

PROJECT INFORMATION

SITE AREA (TOTAL)	147.13 AC	100.00%
PROJECT UNITS	1,037 UNITS	
PROJECT DENSITY	7.05 UNITS PER ACRE	

BUILDING INFORMATION

APARTMENTS	380 UNITS
TOWNHOMES	541 UNITS
SINGLE-FAMILY LOTS	117 UNITS

BUILDING SETBACKS

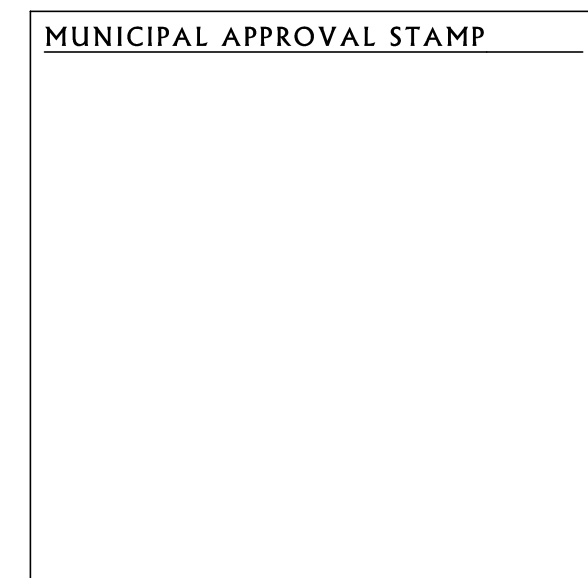
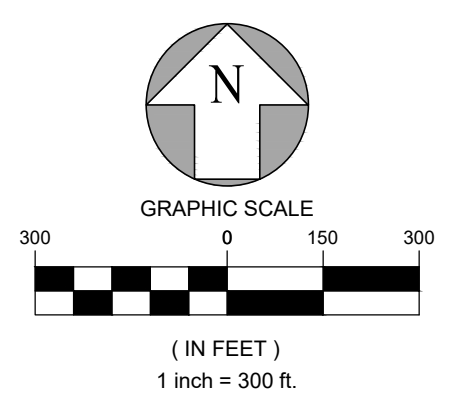
SINGLE-FAMILY SETBACKS	REQD	PROVIDED
FRONT	25'	25'
REAR	20'	20'
SIDE CORNER	15'	15'
SIDE INTERIOR	5'	5'

TOWNHOME SETBACKS	REQD	PROVIDED
FRONT	20'	20'
REAR	10'	10'
SIDE CORNER	15'	15'
SIDE INTERIOR	5'	5'

APARTMENT SETBACKS	REQD	PROVIDED
FRONT	25'	25'
REAR	25'	25'
SIDE CORNER	25'	25'

PARKING INFORMATION

	REQUIRED PARKING	PROVIDED PARKING
APARTMENTS	2 SPACES / UNIT	2 SPACES / UNIT
SINGLE-FAMILY	2 SPACES / UNIT	1 INTERNAL GARAGE SPACE, 1 DRIVEWAY SPACE
TOWNHOMES	2 SPACES / UNIT	1 INTERNAL GARAGE SPACE, 1 DRIVEWAY SPACE



MBV ENGINEERING, INC.
 MOA BOWLES VILLALBA & ASSOCIATES
 CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
 1250 W. EAU GALIE BLVD, SUITE H
 MELBOURNE, FLORIDA 32935
 P. 321.253.1510
 ALSO WITH OFFICES IN:
 VENICE: 772-689-0038, FT. PIERCE: 772-466-6556, PALM CITY: 772-486-9659

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
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JOB NO. 19-1068
DESIGNED DWB
DRAWN DCM / AFR
DATE
CHECKED DWB / BAM
DATE ISSUED 3/27/2023

ROYAL OAKS PUD
 FLORIDA
 CITY OF TITUSVILLE

MASTER SITE PLAN

NOT FOR CONSTRUCTION
 PLAN SHEETS ARE PRELIMINARY AND FOR INFORMATION ONLY. PLANS SHOULD NOT BE USED AS A BASIS FOR BIDDING OR CONTRACTOR SHOULD UNDER THE OFFICIAL PLANS FROM THE ENGINEER OF RECORD TO ENSURE THAT ANY ACCORDIANCE ARE PROPERLY OBTAINED. PLANS ARE INVALID WITHOUT ENGINEER OF RECORDS SEAL AND SIGNATURE.

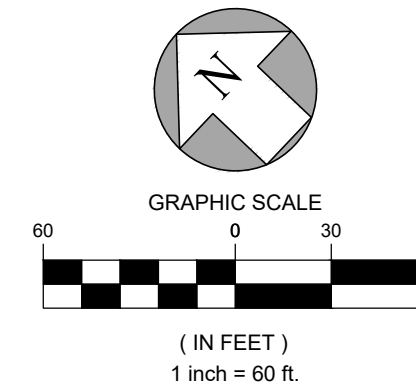
EX-03
 SHEET

PRELIMINARY SET

OPEN SPACE AMENITIES	
1	DOG PARK
2	PARK BENCHES
3	WALKING TRAILS
4	OBSERVATION PIER
5	TOT LOT
6	PICKLE BALL / FIRE PIT / ARBOR
7	EDUCATIONAL TRAIL / PRESERVE
SITE FEATURES	
8	MAIL KIOSK
9	DUMPSTER

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- NUMBER OF PARKING SPACES
- SITE FEATURE CALLOUT



Curve Table			Curve Table				
Curve #	Length	Delta	Curve #	Length	Delta		
C1	20.010	570.625	002.0092	C101	26.445	194.728	007.7810
C2	6.936	568.205	000.6994	C102	18.188	208.203	005.0051
C3	15.466	54.000	016.4094	C103	32.434	145.283	012.8109
C4	13.940	54.000	014.7904	C104	20.053	158.474	007.2503
C5	20.488	54.000	021.7385	C105	15.466	54.000	016.4094
C6	20.488	54.000	021.7385	C106	13.940	54.000	014.7904
C7	13.940	54.000	014.7904	C107	20.488	54.000	021.7385
C8	15.466	54.000	016.4094	C108	20.488	54.000	021.7385
C9	15.466	54.000	016.4094	C109	13.940	54.000	014.7904
C10	13.940	54.000	014.7904	C110	15.466	54.000	016.4094
C11	20.488	54.000	021.7385	C111	15.466	54.000	016.4094
C12	20.488	54.000	021.7385	C112	13.940	54.000	014.7904
C13	13.940	54.000	014.7904	C113	20.488	54.000	021.7385
C14	15.466	54.000	016.4094	C114	20.488	54.000	021.7385
C15	37.164	520.000	004.0949	C115	13.940	54.000	014.7904
C16	20.488	54.000	021.7385	C116	15.466	54.000	016.4094
C17	16.338	54.000	017.3347	C117	4.723	7.750	034.9167
C18	20.116	54.000	021.3439	C118	22.944	25.000	052.5841
C19	19.114	54.000	020.2906	C119	14.340	420.000	001.9562
C20	24.557	54.000	026.0581	C120	14.244	420.000	001.9431
C21	20.488	54.000	021.7385	C121	19.093	420.000	002.6046
C22	28.116	54.000	021.3439	C122	19.093	420.000	002.6046
C23	23.557	54.000	024.9944	C123	19.093	420.000	002.6046
C24	18.142	54.000	015.2490	C124	19.093	420.000	002.6046
C25	20.205	61.528	018.8124	C125	30.075	420.000	004.1027
C26	21.022	58.721	020.1682	C126	30.075	420.000	004.1027
C27	15.901	51.305	017.7579	C127	19.093	420.000	002.6046
C28	8.749	23.945	020.9338	C128	19.093	420.000	002.6046
C29	23.077	25.381	052.8168	C129	19.093	420.000	002.6046
C30	10.288	25.000	023.5782	C130	30.075	420.000	004.1027
C31	16.113	650.000	001.4203	C131	19.093	420.000	002.6046
C32	18.923	650.000	001.6680	C132	23.638	520.000	002.6045
C33	14.261	650.000	001.2571	C133	17.635	520.000	001.9431
C34	24.313	750.000	001.8574	C134	18.010	200.000	005.1596
C35	16.113	750.000	001.2309	C135	28.661	200.000	008.2107
C36	16.455	750.000	001.2571	C136	18.188	200.000	005.2105
C37	8.264	560.000	000.8455	C137	18.188	200.000	005.2105
C38	23.335	560.000	002.3875	C138	18.188	200.000	005.2105
C39	25.932	350.000	004.2451	C139	28.988	200.028	008.3034
C40	20.057	188.420	006.0989	C140	18.188	200.000	005.2105
C41	12.566	513.169	001.4030	C141	4.331	150.000	007.6605
C42	7.683	147.542	002.9834	C142	20.107	150.000	007.6605
C43	20.199	118.719	001.0345	C143	20.064	150.000	007.8549
C44	4.222	62.287	003.8850	C144	15.466	54.000	016.4094
C45	20.246	101.905	011.3834	C145	13.940	54.000	014.7904
C46	21.730	1169.773	001.0643	C146	20.488	54.000	021.7385
C47	30.753	877.179	002.8620	C147	20.488	54.000	021.7385
C48	19.524	1228.956	000.9102	C148	13.940	54.000	014.7904
C49	19.525	615.461	001.8176	C149	15.466	54.000	016.4094
C50	19.524	1228.956	000.9102	C150	15.466	54.000	016.4094
C51	19.525	615.461	001.8176	C151	20.488	54.000	021.7385
C52	11.896	1806.247	000.3774	C152	13.940	54.000	014.7904
C53	19.663	131.612	008.5000	C153	20.488	54.000	021.7385
C54	20.133	200.000	016.7678	C154	13.940	54.000	014.7904
C55	7.530	200.000	002.1944	C155	15.466	54.000	016.4094
C56	20.010	200.000	002.7033				
C57	20.088	200.000	002.7448				
C58	10.708	200.000	005.6460				
C59	18.523	250.000	004.2451				
C60	18.523	250.000	004.2451				
C61	18.523	250.000	004.2451				
C62	4.052	250.000	000.9097				
C63	20.042	188.430	006.0642				
C64	12.636	100.000	007.2400				
C65	16.686	100.000	009.5604				
C66	16.686	100.000	009.5604				
C67	16.686	100.000	009.5604				
C68	26.326	100.000	015.0837				
C69	26.326	100.000	015.0837				
C70	16.686	100.000	009.5604				
C71	16.686	100.000	009.5604				
C72	8.362	100.000	004.7908				
C73	16.723	200.000	004.7908				
C74	25.366	431.221	003.3703				
C75	24.510	438.981	003.1991				
C76	24.510	431.090	003.2576				
C77	38.611	437.518	005.0564				
C78	38.611	432.511	005.1149				
C79	24.510	438.981	003.1991				
C80	24.510	431.090	003.2576				
C81	24.510	438.981	003.1991				
C82	24.510	431.090	003.2576				
C83	38.611	437.518	005.0564				
C84	38.611	432.511	005.1149				
C85	24.510	438.981	003.1991				
C86	24.510	431.090	003.2576				
C87	24.510	438.981	003.1991				
C88	24.510	431.090	003.2576				
C89	7.141	448.979	000.9113				
C90	5.427	511.302	000.8881				
C91	18.076	303.794	003.5484				
C92	4.154	158.395	001.4237				
C93	18.188	238.223	005.0051				
C94	18.188	192.419	005.4159				
C95	18.188	192.419	005.4159				
C96	28.890	205.124	008.0053				
C97	28.892	195.127	008.4162				
C98	18.188	208.203	005.0051				
C99	18.188	192.419	005.4159				
C100	18.221	208.278	005.0125				

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED	COMMENTS
19-008	DWB	DCM / AFR		DWB / BAM	3/27/2023	
7						
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MBV ENGINEERING, INC.
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 P. 321.331.8888
 ALSO WITH OFFICES IN:
 FT. PIERCE: 772-468-6555; PALM CITY: 772-468-9659

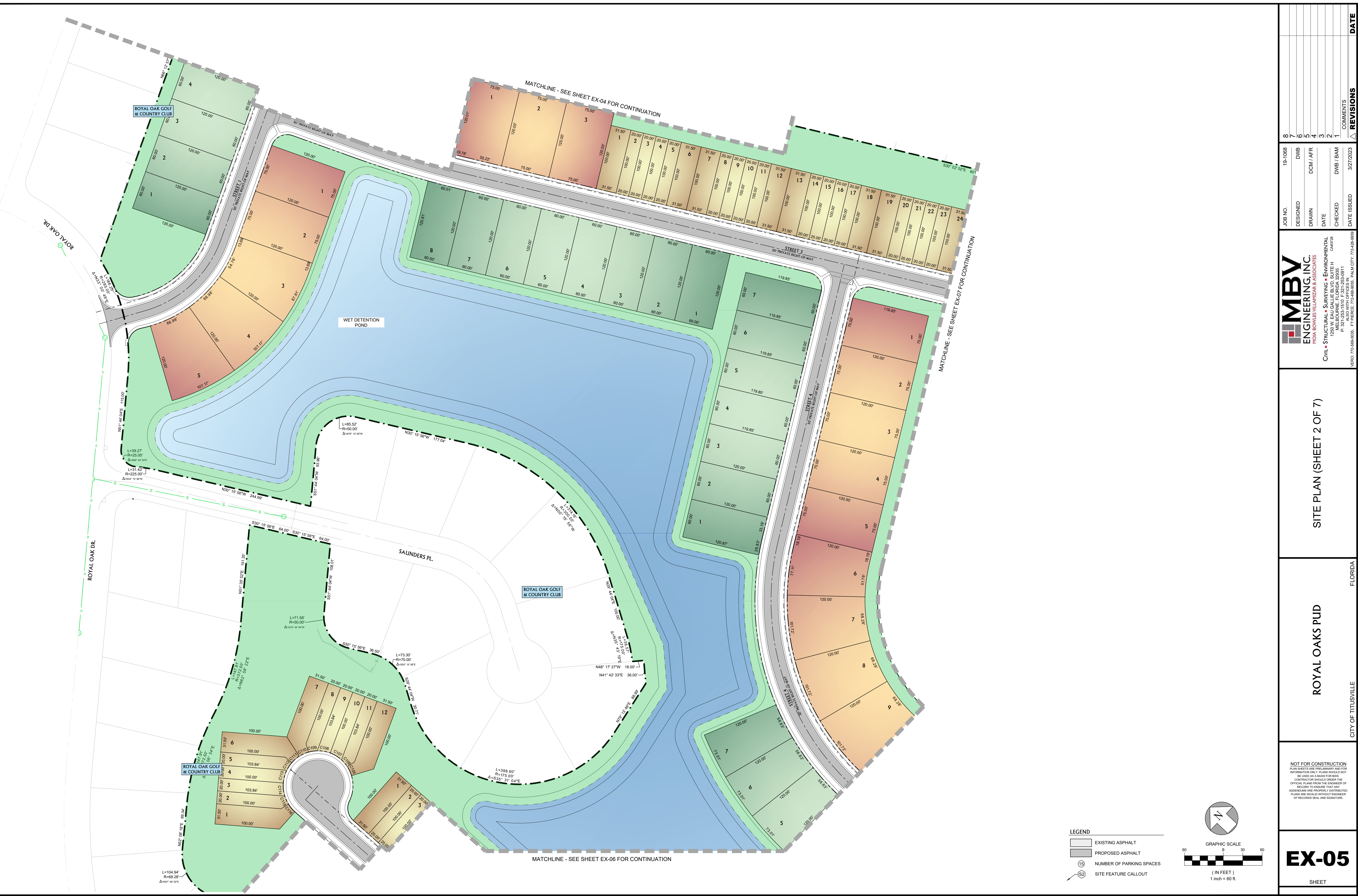
SITE PLAN (SHEET 1 OF 7)
 CITY OF TITUSVILLE, FLORIDA

ROYAL OAKS PUD
 CITY OF TITUSVILLE, FLORIDA

EX-04

SHEET
 PRELIMINARY SET

PRELIMINARY SET



LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- NUMBER OF PARKING SPACES
- SITE FEATURE CALLOUT

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

REV	DATE	COMMENTS
1		
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MBV ENGINEERING, INC.
 MOA BOWLES VILLAZAR & ASSOCIATES
 CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
 1250 W. FAU GALIE BLVD, SUITE H
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 P: 321-255-9911
 ALSO WITH OFFICES IN:
 CA#2728
 VERD: 772-688-0038, FT PIERCE: 772-688-6556, PALM CITY: 772-488-9699

ROYAL OAKS PUD
 SITE PLAN (SHEET 2 OF 7)

CITY OF TITUSVILLE
 FLORIDA

EX-05
 SHEET

PRELIMINARY SET

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ROYAL OAK GOLF & COUNTRY CLUB

ROYAL OAK PATIO

LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- NUMBER OF PARKING SPACES
- SITE FEATURE CALLOUT

GRAPHIC SCALE
 60 0 30 60
 (IN FEET)
 1 inch = 60 ft.

NO.	DATE	BY	REVISIONS
1			COMMENTS
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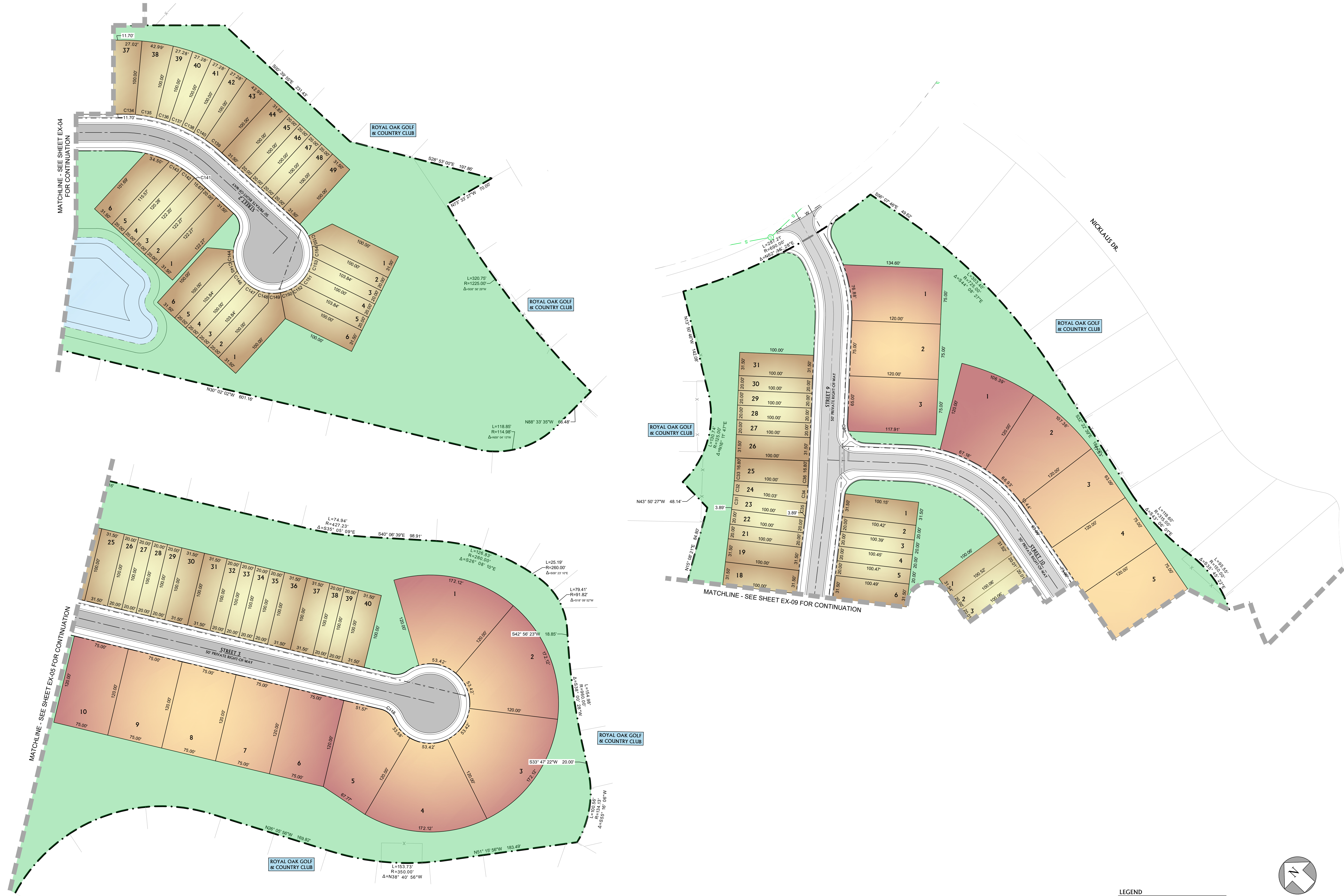
JOB NO. 19-1008
 DESIGNED DWB
 DRAWN DCM / AFR
 DATE
 CHECKED DWB / BAM
 DATE ISSUED 3/27/2023

MBV ENGINEERING, INC.
 HOA BOWLES VILLAZAR & ASSOCIATES
 CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
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 MELBOURNE, FLORIDA 32935
 P. 321.481.1911
 ALSO WITH OFFICES IN:
 VERO BEACH, FLORIDA 33462
 PALM CITY, FLORIDA 33461

ROYAL OAKS PUD
 FLORIDA
 CITY OF TITUSVILLE

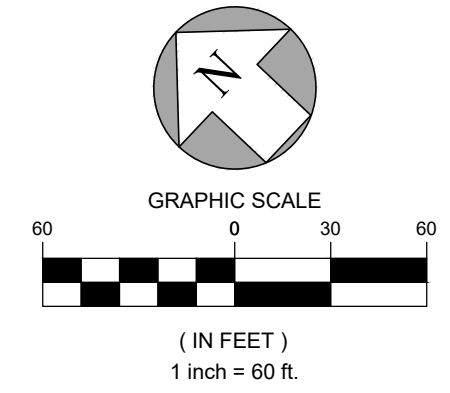
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EX-06
 SHEET



LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- NUMBER OF PARKING SPACES
- SITE FEATURE CALLOUT



NO.	DATE	REVISIONS
1		COMMENTS
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19-1008	DWB	DESIGNED
	DCM / AFR	DRAWN
		DATE
	DWB / BAM	CHECKED
3/27/2023		DATE ISSUED

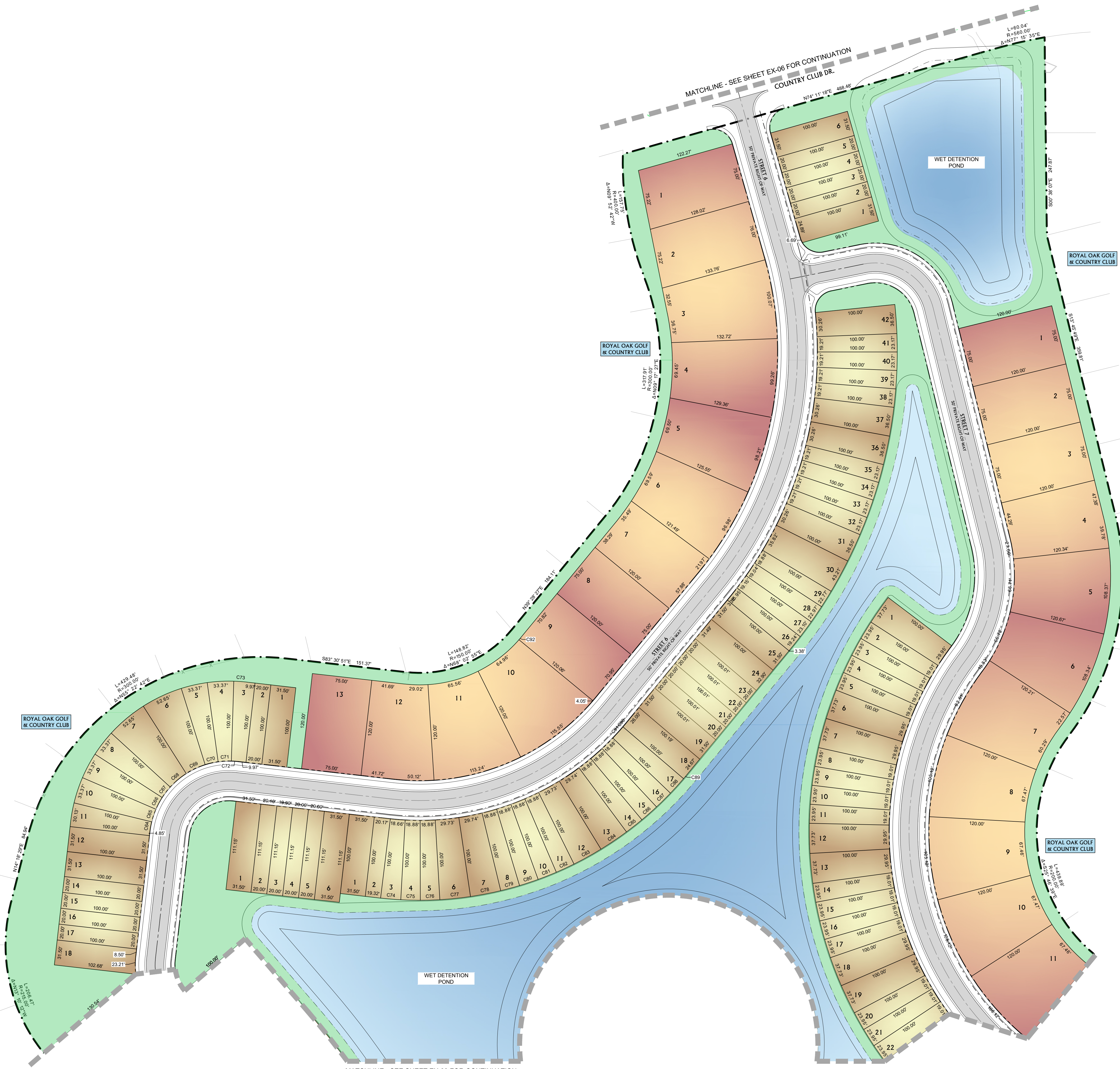
MBV ENGINEERING, INC.
 MOA BOWLES VILLALBA & ASSOCIATES
 CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
 1250 W. GAULGIE BLVD. SUITE H
 MELBOURNE, FLORIDA 32935
 P. 321-255-9911
 ALSO WITH OFFICES IN:
 VERD: 772-689-0038, FT. PIERCE: 772-686-8556, PALM CITY: 772-486-9699

SITE PLAN (SHEET 4 OF 7)

ROYAL OAKS PUD
 CITY OF TITUSVILLE
 FLORIDA

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EX-07
 SHEET



LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- NUMBER OF PARKING SPACES
- SITE FEATURE CALLOUT

GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

NO.	DATE	REVISIONS
1		COMMENTS
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JOB NO. 19-1008
 DESIGNED DWB
 DRAWN DCM / AFR
 DATE
 CHECKED DWB / BAM
 DATE ISSUED 3/27/2023

MBV ENGINEERING, INC.
 MOA BOWLES VILLARIZ & ASSOCIATES
 CIVIL • STRUCTURAL • SURVEYING • ENVIRONMENTAL
 1250 W. EAU GALLE BLVD. SUITE H
 MELBOURNE, FLORIDA 32935
 P. 321.222.8800
 ALSO WITH OFFICES IN:

SITE PLAN (SHEET 5 OF 7)

ROYAL OAKS PUD

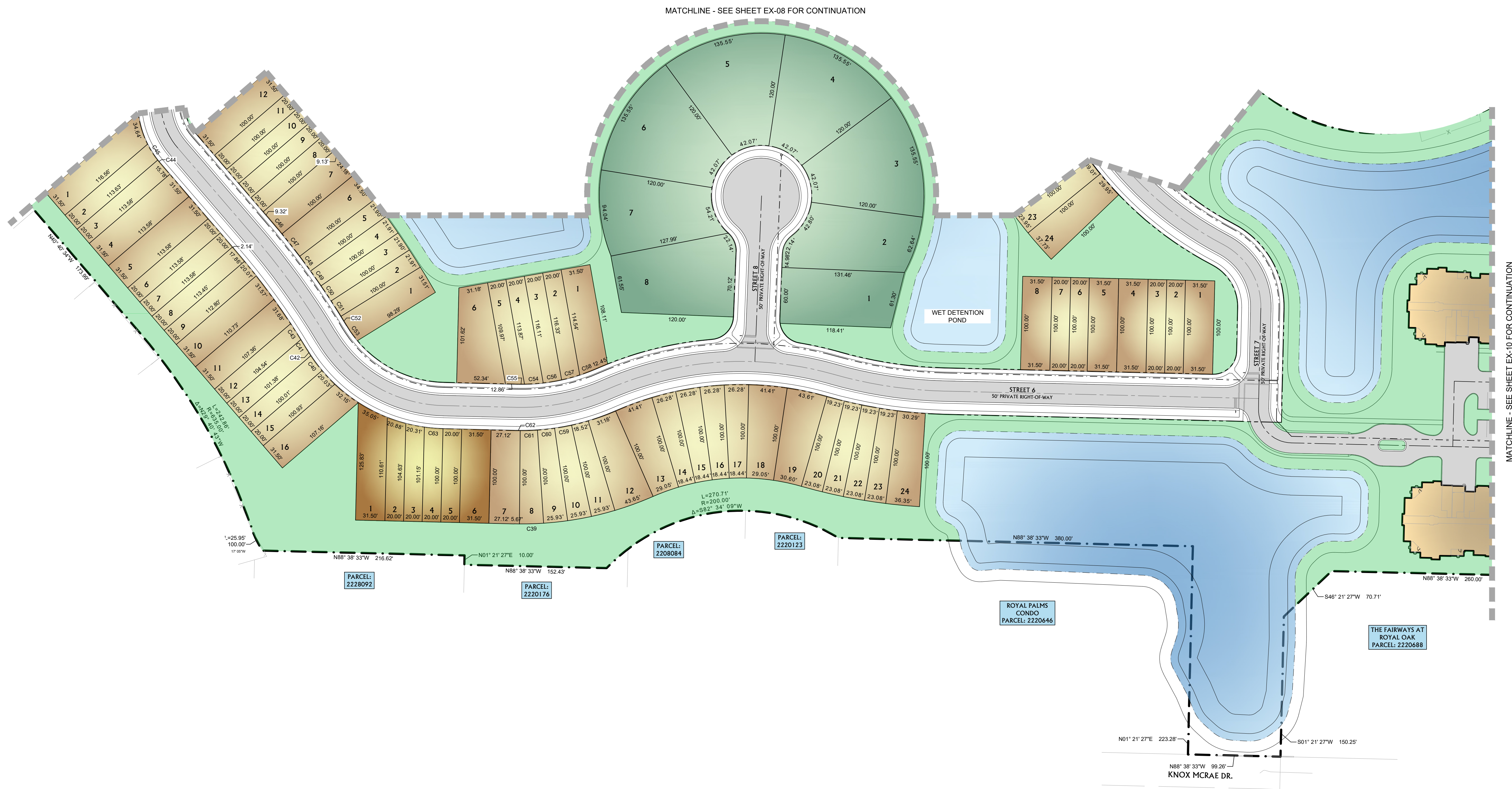
CITY OF TITUSVILLE
 FLORIDA

EX-08

SHEET

PRELIMINARY SET

2019 10 15 10:58 AM LOCAL C:\Users\jvillariz\OneDrive\Documents\19-1008\19-1008 SITE.dwg 3/27/2023 3:54:40 AM JAVIER VILLARIZ



LEGEND

- EXISTING ASPHALT
- PROPOSED ASPHALT
- NUMBER OF PARKING SPACES
- SITE FEATURE CALLOUT

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

JOB NO.	DESIGNED	DRAWN	DATE	CHECKED	DATE ISSUED	COMMENTS
19-1008	DWB	DCM / AFR		DWB / BAM	3/27/2023	
8						
7						
6						
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1						

MBV ENGINEERING, INC.
 MOA BOWEN VILLARIZ & ASSOCIATES
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 1250 W. FAU GALIE BLVD, SUITE H
 MELBOURNE, FLORIDA 32935
 P: 321.255.9911
 ALSO WITH OFFICES IN:
 CA#2728
 VERD: 772-689-0038, FT PIERCE: 772-686-6556, PALM CITY: 772-486-9699

ROYAL OAKS PUD

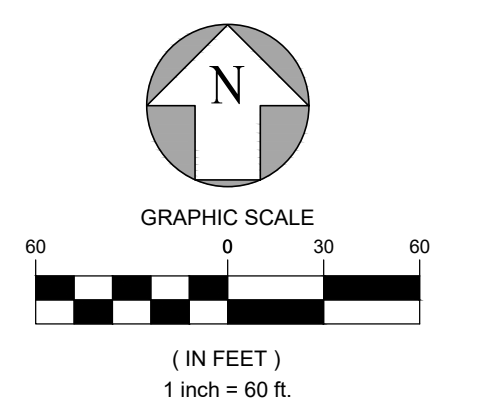
SITE PLAN (SHEET 6 OF 7)

CITY OF TITUSVILLE
 FLORIDA

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- LEGEND**
- EXISTING ASPHALT
 - PROPOSED ASPHALT
 - NUMBER OF PARKING SPACES
 - SITE FEATURE CALLOUT



19-1008	DWB	DESIGNED	JOB NO.
06	AFR	DRAWN	19-1008
05		DATE	3/27/2023
04		CHECKED	DWB / BAM
03		DATE ISSUED	3/27/2023
02		COMMENTS	
01		REVISIONS	
			DATE

MBV ENGINEERING, INC.
 MOA BOWLES VILLARIZ & ASSOCIATES
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 P: 321-255-9911
 ALSO WITH OFFICES IN:
 FT. PIERCE 772-666-6556, PALM CITY 772-488-9699

ROYAL OAKS PUD
 FLORIDA
 CITY OF TITUSVILLE

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EX-10
 SHEET
 PRELIMINARY SET