

City of Melbourne



Engineering Department

900 E. Strawbridge Avenue • Melbourne, FL 32901 • (321) 608-7300 • Fax (321)-608-7319

August 27, 2024

Brevard County Address Assignment
2725 Judge Fran Jamieson Way
Building C-201
Viera, FL 32940

Attn: Regina Mahaney

Re: Address Assignment – Hidden Woods

Dear Ms. Mahaney,

Addresses are needed for the Hidden Woods Subdivision. Please see the existing address below to be inactivated and the attached master address list for the addresses to be assigned.

Existing address to be inactivated:

4696 Beck Lake Trail, Melbourne, FL 32901

LEGAL DESCRIPTION:

Plat Book 76, Pages 24-25

Map attached

If any questions or concerns please contact me at 321-608-7313 or via email at
barry.baldwin@mlbfl.org.

Thank You,

Barry Baldwin
Engineering Technician

Cc: City Engineer
Building/Code
Fire Administration
Police Administration

USPS
Utility Billing
Revenue

HIDDEN WOODS SUBDIVISION
MASTER ADDRESS LIST
(ZIPCODE 32901)

Lot 1: 238 Hidden Woods Place, Melbourne, FL

Lot 2: 228 Hidden Woods Place, Melbourne, FL

Lot 3: 218 Hidden Woods Place, Melbourne, FL

Lot 4: 208 Hidden Woods Place, Melbourne, FL

Lot 5: 198 Hidden Woods Place, Melbourne, FL

Lot 6: 188 Hidden Woods Place, Melbourne, FL

Lot 7: 178 Hidden Woods Place, Melbourne, FL

Lot 8: 168 Hidden Woods Place, Melbourne, FL

Lot 9: 167 Hidden Woods Place, Melbourne, FL

Lot 10: 177 Hidden Woods Place, Melbourne, FL

Lot 11: 187 Hidden Woods Place, Melbourne, FL

Lot 12: 207 Hidden Woods Place, Melbourne, FL

Lot 13: 217 Hidden Woods Place, Melbourne, FL

Lot 14: 227 Hidden Woods Place, Melbourne, FL

Lot 15: 237 Hidden Woods Place, Melbourne, FL

Tract A: 162 Hidden Woods Place, Melbourne, FL

Tract B: 244 Hidden Woods Place, Melbourne, FL

Tract C: 164 Hidden Woods Place, Melbourne, FL

Tract D: 241 Hidden Woods Place, Melbourne, FL

Tract E: 161 Hidden Woods Place, Melbourne, FL

Tract F: 191 Hidden Woods Place, Melbourne, FL

Tract G: 254 Hidden Woods Place, Melbourne, FL

HIDDEN WOODS

A REPLAT OF A PORTION OF LOT 31, FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION, PLAT BOOK 1, PAGE 164,
LYING IN SECTION 21, TOWNSHIP 28 SOUTH, RANGE 37 EAST, CITY OF MELBOURNE, BREVARD COUNTY, FLORIDA

NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plot. There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

PLAT BOOK 164 PAGE 25
SHEET 2 OF 2
SECTION 21, TOWNSHIP 28 SOUTH, RANGE 37 EAST

SITE DEVELOPMENT NOTES

SUBDIVISION NUMBER: PLAT2023-0011
ZONING R-2(6)
FUTURE LAND USE: LOW DENSITY RESIDENTIAL UP TO 6 UPA)

TOTAL ACREAGE: 2.45 ACRES
TOTAL No. OF LOTS: 15
PROPOSED DENSITY: 6 UPA
PROPOSED NUMBER OF PHASES: 1

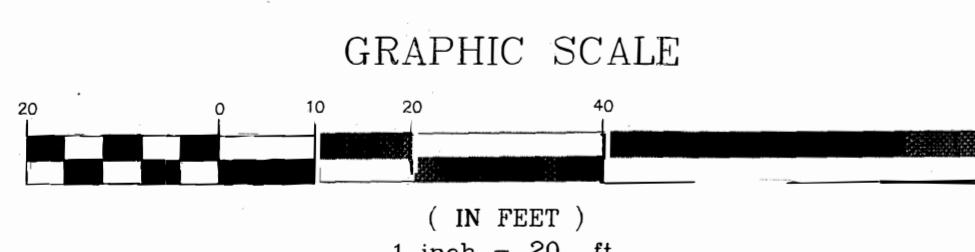
MINIMUM LOT SIZE PROVIDED: 2,299 SF
MINIMUM REQUIRED LOT SIZE: 1800 SF
MINIMUM LIVING AREA: 1000 SF

PERMITTED BUILDING HEIGHT: 3 FLOORS UP TO 36 FEET TALL
PROPOSED BUILDING HEIGHT: 2 FLOORS 28 FEET TALL

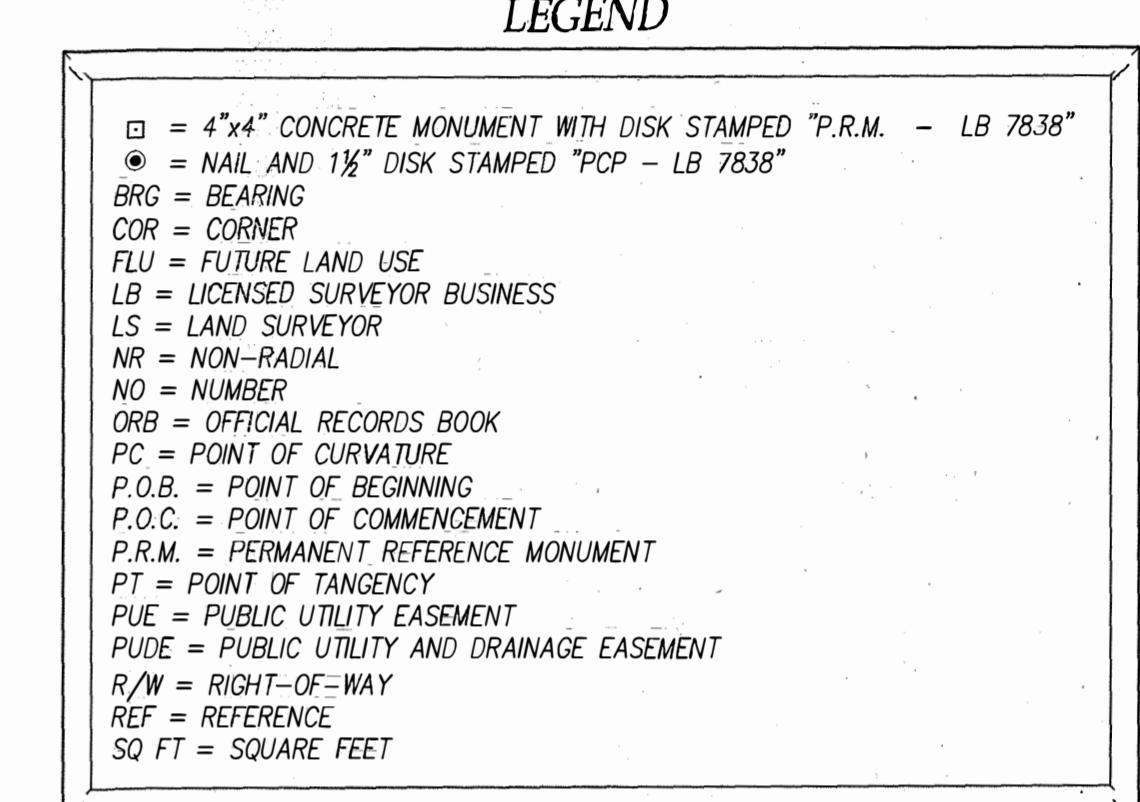
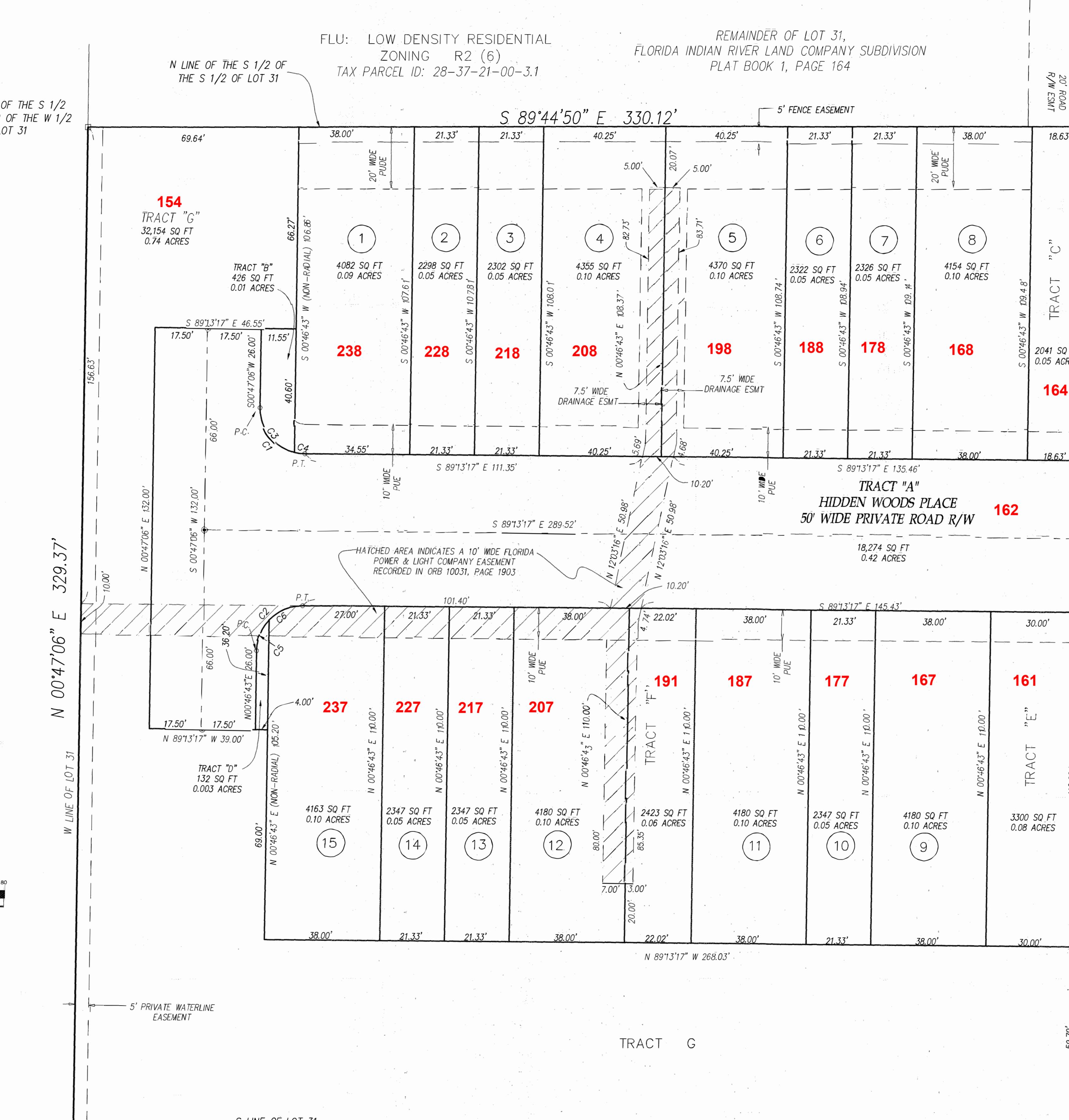
SETBACKS* REQUIRED PROVIDED
FRONT 20 FEET 20 FEET
SIDE INTERIOR 7.5 FEET 7.5 FEET
REAR 25 FEET 25 FEET

BUILDING SETBACKS MUST BE VERIFIED WITH THE
CITY OF MELBOURNE PRIOR TO SITE CONSTRUCTION

TAX PARCEL No. 28-37-21-00-31.W-XA
ZONING R2 (6)
FLU: LOW DENSITY RESIDENTIAL
THE GABLES AT LAKE-IN-THE-WOODS PHASE 2
ORB 2698, PAGE 2255



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	23.56'	15.00'	80000.23'	21.21'
C2	23.56'	15.00'	90000.00'	21.44'
C3	20.00'	15.00'	76422.27'	18.62'
C4	3.46'	15.00'	15072.55'	3.47'
C5	11.21'	15.00'	42500.00'	10.95'
C6	12.35'	15.00'	4710.00'	12.00'



Tract B: 244
Tract D: 241

THE GABLES AT LAKE-IN-THE-WOODS PHASE 5
ORB 2698, PAGE 2255
ZONING R2 (6)
FLU: LOW DENSITY RESIDENTIAL

P.O.C.
NE COR OF SEC 21
TWP, 38S, RNG 37E
1/4 NDF/LB 6426

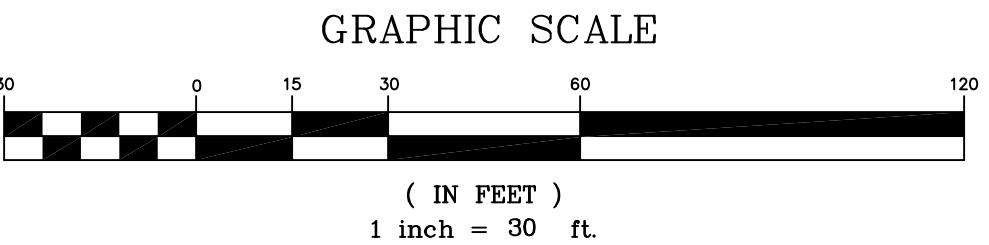
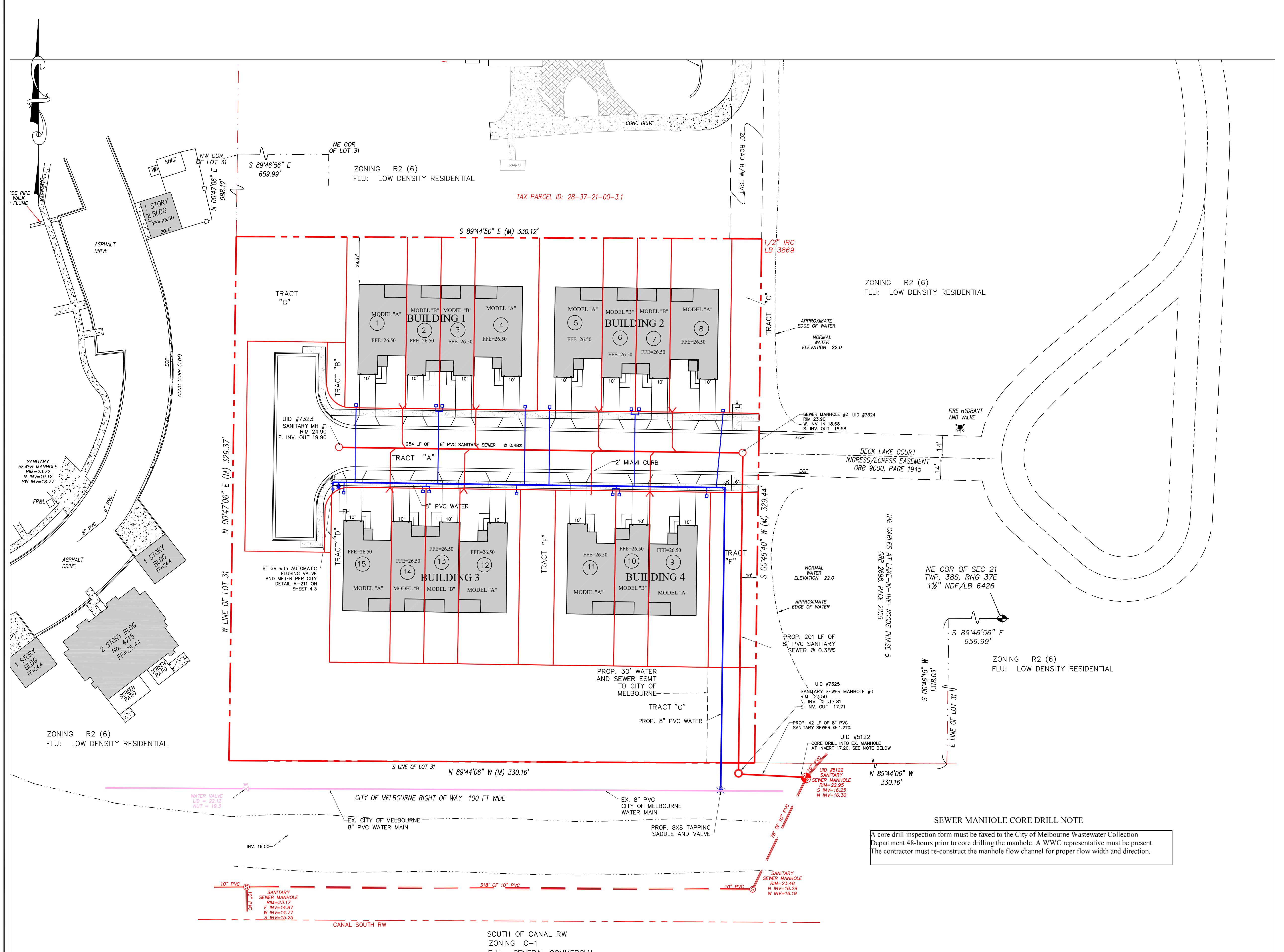
N LINE OF THE
NE 1/4 OF SEC. 21
N89°46'56"W
659.99'

S004615W
138.03'

E LINE OF
S004615W
138.03'

SE CORNER OF
LOT 31
N 89°46'06" W
330.16'

P.O.B.
SE CORNER OF THE W 1/2 OF LOT 31
FLORIDA INDIAN RIVER LAND COMPANY SUBDIVISION
PB 1, PAGE 164



WATER NOTES

- WATER DISTRIBUTION SYSTEM CONSTRUCTION SHALL COMPLY WITH THE CITY OF MELBOURNE TECHNICAL SPECIFICATIONS AND STANDARDS FOR CONSTRUCTION OF WATER DISTRIBUTION SYSTEMS DATED JULY 1, 2016.

ALL WATER IMPROVEMENTS ARE TO BE MAINTAINED BY THE CITY OF MELBOURNE.

5. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITIES WITHIN THE AREA OF HIS PROPOSED CONSTRUCTION PRIOR TO STARTING THE CONSTRUCTION

6. CONTRACTOR SHALL REPAIR ANY DAMAGE HE CAUSES WITHIN ROAD AND DRAINAGE RIGHT OF WAY AS A DIRECT RESULT OF NEW CONSTRUCTION

7. FIRE HYDRANTS SHALL BE SET NO LESS THAN 3' MINIMUM OR MORE THAN 8' FROM THE BACK OF CURB.

8. ALL WATER MAINS SHALL BE CLEANED BY MEANS OF PIGGING PER MELBOURNE SPECIFICATIONS.

SEWER NOTES

- SEWER COLLECTION SYSTEM CONSTRUCTION SHALL COMPLY WITH
THE CITY OF MELBOURNE TECHNICAL SPECIFICATIONS AND STANDARDS
FOR CONSTRUCTION OF WASTEWATER COLLECTION SYSTEMS DATED JULY 1, 2016.

ALL NEW MANHOLES SHALL BE COMPLETELY SEALED AT ALL JOINTS AND RISERS,
BY THE USE OF HEAT SHRINKABLE WRAPAROUND SLEEVES. ALL MANHOLES THAT
ARE TO BE REHABILITATED OR HAVING THE RINGS AND COVERS RAISED OR REPLACED
SHALL BE COMPLETELY SEALED AROUND THE TOP CROWN OF THE MANHOLE
WITH THIS SAME WRAPAROUND SLEEVE.

THE GRAVITY SEWER MAIN MUST HAVE A TELEVISED INSPECTION. A VIDEO
INSPECTION FORM MUST BE FAXED TO THE CITY OF MELBOURNE WASTEWATER
COLLECTION DEPARTMENT 48-HOURS PRIOR TO VIDEO INSPECTION. A WWC
REPRESENTATIVE MUST BE PRESENT.

DRAWN	R. KERN	RICHARD J. KERN, P.E. FLORIDA REGISTRATION #39797 NOT VALID WITHOUT DATE, SIGNATURE AND S.
DESIGN	R. KERN	FOR REVIEW ONLY
CHECKED	R. KERN	
APPROVED		
o.c.		6-15-23

R.K. ENGINEERING AND ASSOCIATES OF BREVARD, INC.
CONSULTING ENGINEERING AND LAND PLANNING
3206 S. HOPKINS AVE., UNIT 70
TITUSVILLE, FLORIDA 32780
CA #27334 PHONE: (321) 544-7466 EMAIL: rick@rkcivildesign.com

HIDDEN WOODS MELBOURNE, FLORIDA

WATER AND SEWER PLAN

6-14-23	ADDRESSED CITY COMMENTS OF 6-5-23		
4-23-23	ADDRESSED CITY COMMENTS OF 4-11-23		
3-9-23	ADDRESSED CITY COMMENTS OF 2-16-23		
DATE	REVISIONS	APPROVED BY	SHT. 3.5 OF _____