

SITE DATA

TOTAL SITE AREA	+/- 69.60 AC.
ZONING	R-P.U.D.
TOTAL DWELLING UNITS (INCLUDES OCCUPIED EXISTING D.U.)	598 D.U.
TOTAL PROPOSED DWELLING UNITS (INCLUDES PLATTED D.U.)	500 D.U.
TOTAL PLATTED N.W. UNITS	138 D.U.
TOTAL OCCUPIED UNITS	98 D.U.
EXISTING N.W. UNITS REMAINING	40 D.U.
TOTAL PLATTED S.W. UNITS	72 D.U.
PROPOSED TOWNHOME UNIT TOTAL	236 D.U.
POD A	70 D.U.
POD B	79 D.U.
POD C	87 D.U.
PROPOSED 28'-8" x 110' SINGLE FAMILY UNIT TOTAL	152 D.U.
POD D	15 D.U.
POD E	35 D.U.
POD F	51 D.U.
POD G	51 D.U.
DENSITY	8.59 D.U./AC.
TOTAL LAKE (SFWM PERMIT)	8.11 AC.

SITE DATA

OPEN SPACE REQUIRED	24.30 AC. (35%)
OPEN SPACE PROVIDED	35.25 AC. (51%)
LAKE SURFACE	8.11 AC.
RECREATION PARCEL	1.00 AC.
PERIMETER BUFFERS	3.79 AC.
LAKE MAINTENANCE EASEMENTS	7.39 AC.
SINGLE FAMILY YARDS	3.48 AC.
MULTI-FAMILY YARDS	5.04 AC.
R.O.W. BUFFERS/GREEN SPACE	4.61 AC.
NEIGHBORHOOD PARKS	1.83 AC.

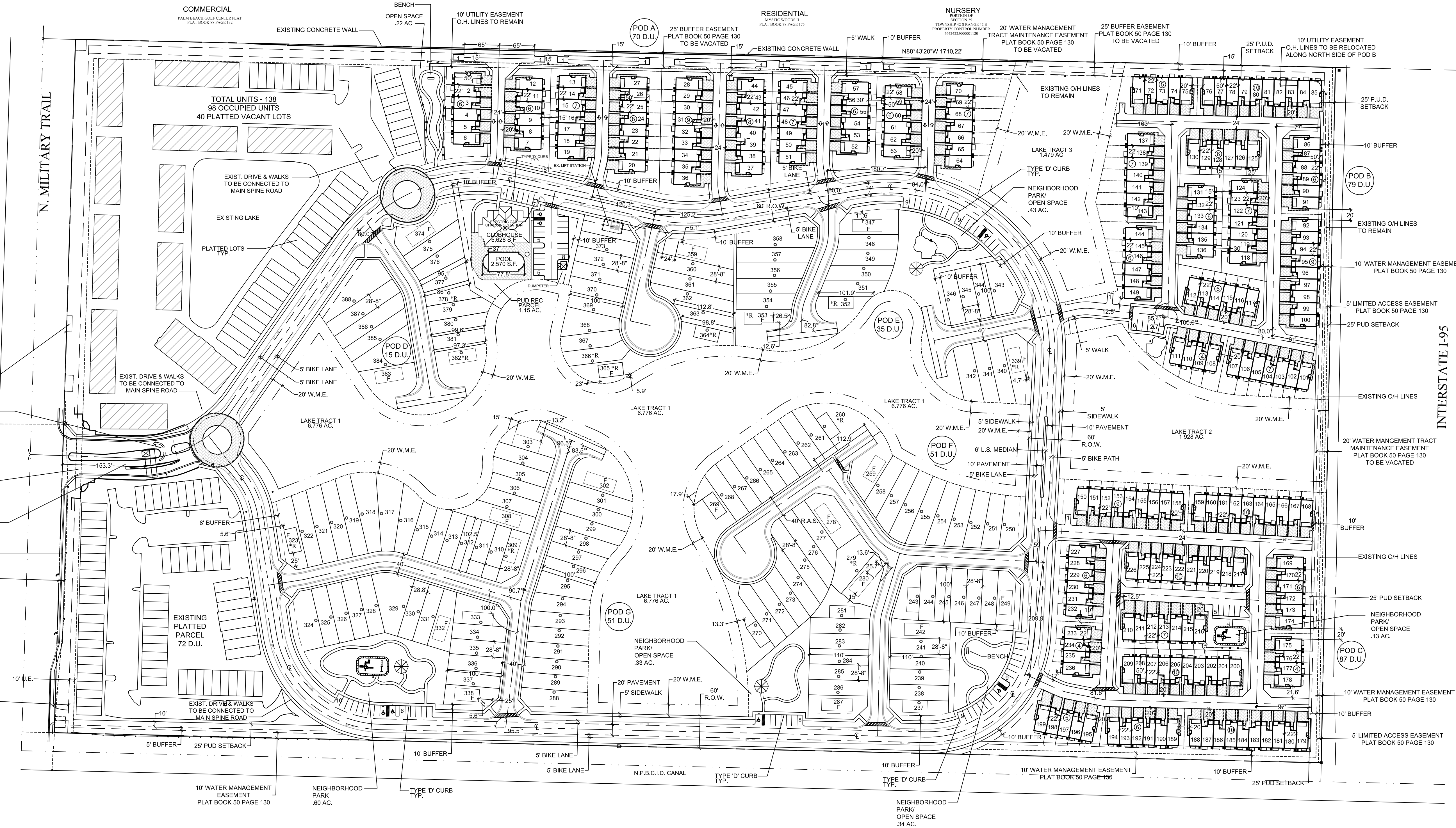
PARKING CALCULATIONS

PARKING REQUIRED 460 D.U. (PROPOSED D.U. LESS N.W. 138 LOTS) @ 2 SP./D.U.	920 SP.
TOWNHOME (308 D.U. (236 NEW + 72 S.W.)) GUEST SPACES REQUIRED 1 SP./4 D.U.	77 SP.
TOTAL PARKING REQUIRED	997 SP.
TOTAL PARKING PROPOSED (INCLUDES 17 SP. SHARED W/ CLUBHOUSE PKG)	997 SP.
SINGLE FAMILY SPACES (DRIVEWAYS 18' WIDE)	304 SP.
TOWNHOME SPACES PROPOSED (236 D.U. - DRIVEWAYS 18' WIDE)	472 SP.
S.W. PLATTED TOWNHOME PARKING TRACT	120 SP.
TOWNHOME GUEST SPACES PROPOSED	84 SP.
HANDICAP SPACES (WITHIN GUEST SPACE TOTAL)	5 SP.
SHARED CLUBHOUSE PARKING SPACES	17 SP.
CLUBHOUSE PARKING AREA	25 SP.
HANDICAP SPACES (WITHIN CLUBHOUSE SPACE TOTAL)	2 SP.

BY	REVISIONS	DATE
	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
	NDC DRC Comments 10.24.16	10.25.16

Design and Entitlement Consultants, L.L.C.
 2135 Belcrest Court
 Royal Palm Beach, FL 33411
 Tel: (561) 707-3410
 Email: info@designandentitlement.com

MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA



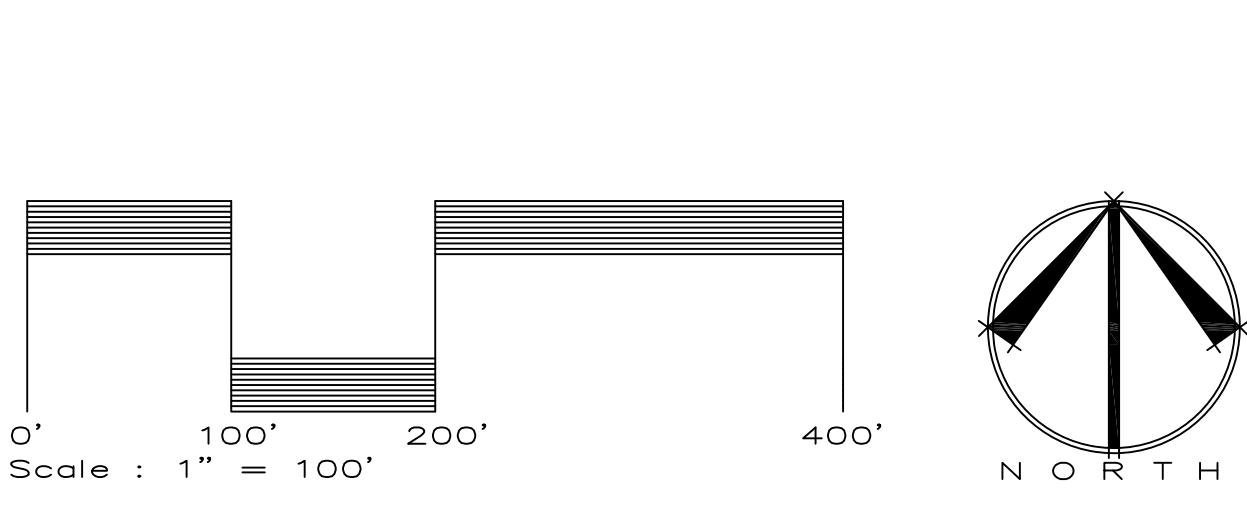
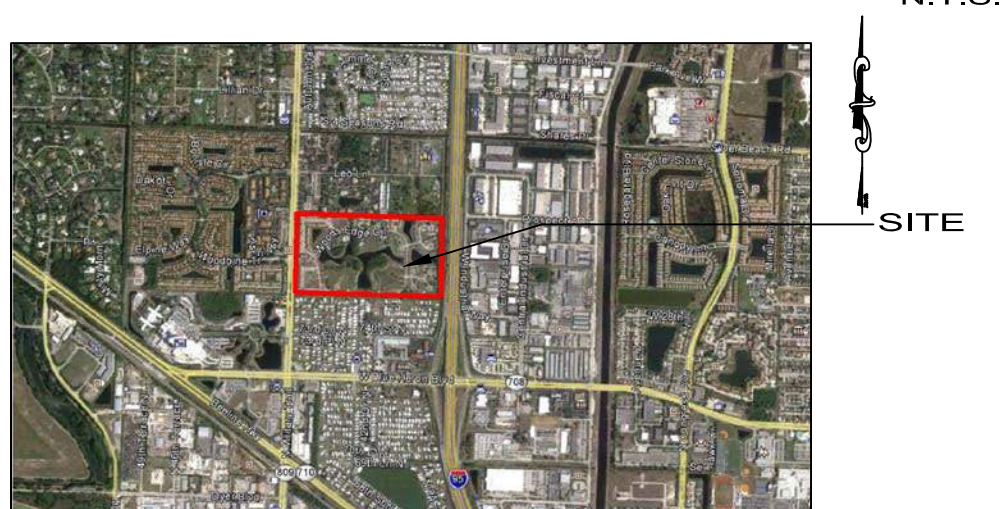
PROJECT NOTES

- W.M.E. = WATER MAINTENANCE EASEMENT
- U.E. = UTILITY EASEMENT
- AC. = ACRES
- CL = CENTERLINE
- CURBSIDE REFUSE SERVICE WILL BE PROVIDED
- D.U. = DWELLING UNITS
- TYPE 'D' CURBING PROVIDED IN ALL PARKING AREAS

LEGEND

- [Hatched Box] - INDICATES EXISTING OCCUPIED UNITS
- [Circle with dot] - INDICATES ZERO LOT LINE SIDE
- [F] - INDICATES FLOATER LOT
- [*R] - INDICATES LOTS WHERE CERTAIN PRODUCT TYPES WILL WORK WITHIN LOT.

LOCATION MAP



© 2014 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF DESIGN AND ENTITLEMENT CONSULTANTS, L.L.C. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

SITE PLAN	
SCALE:	1"=100'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D./W.E.D.
DATE:	03.23.16
FILE:SP.1	
SHEET	SP.1
	1 OF 13 SHEETS