

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.

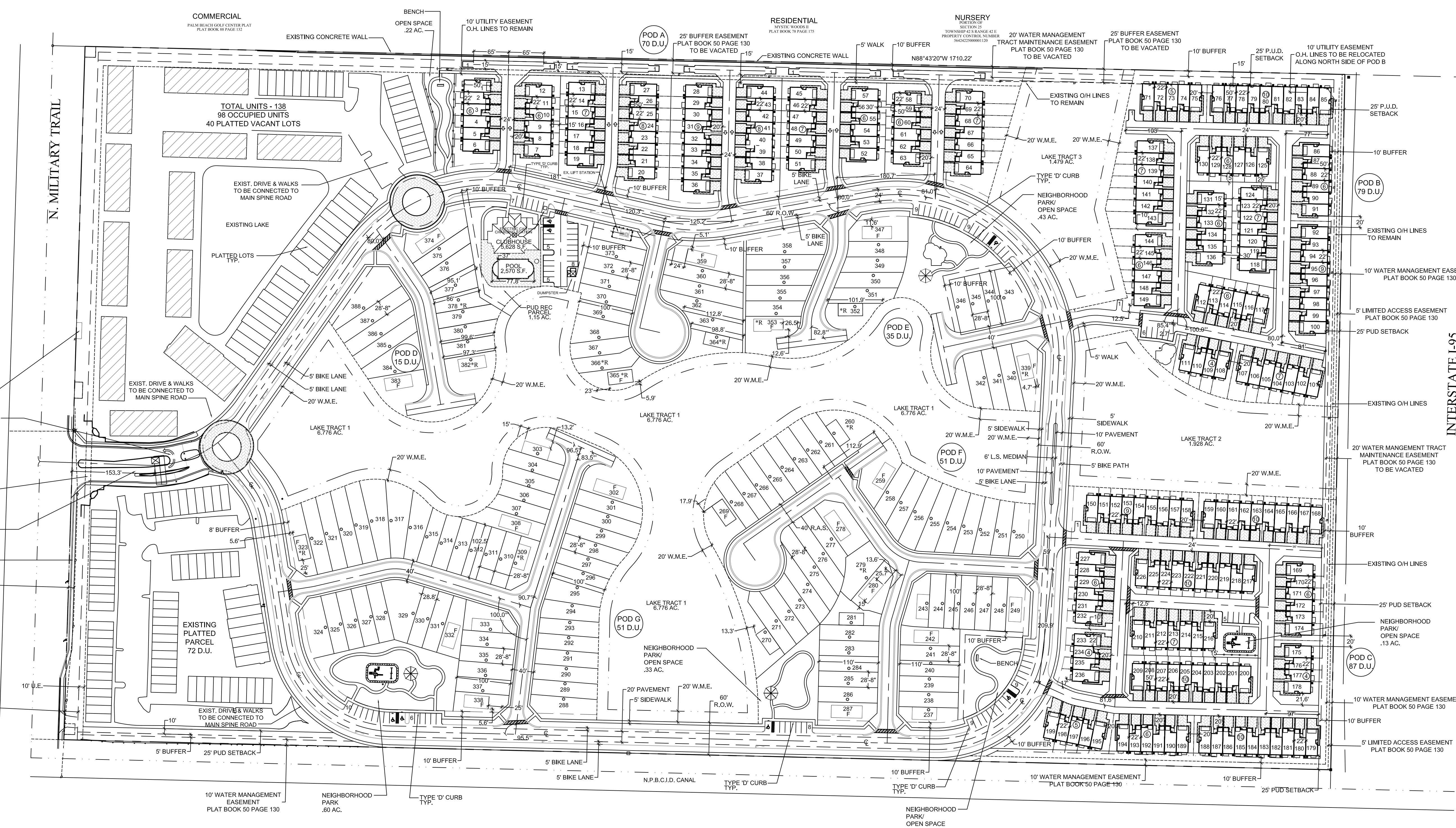
PARKING CALCULATIONS

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



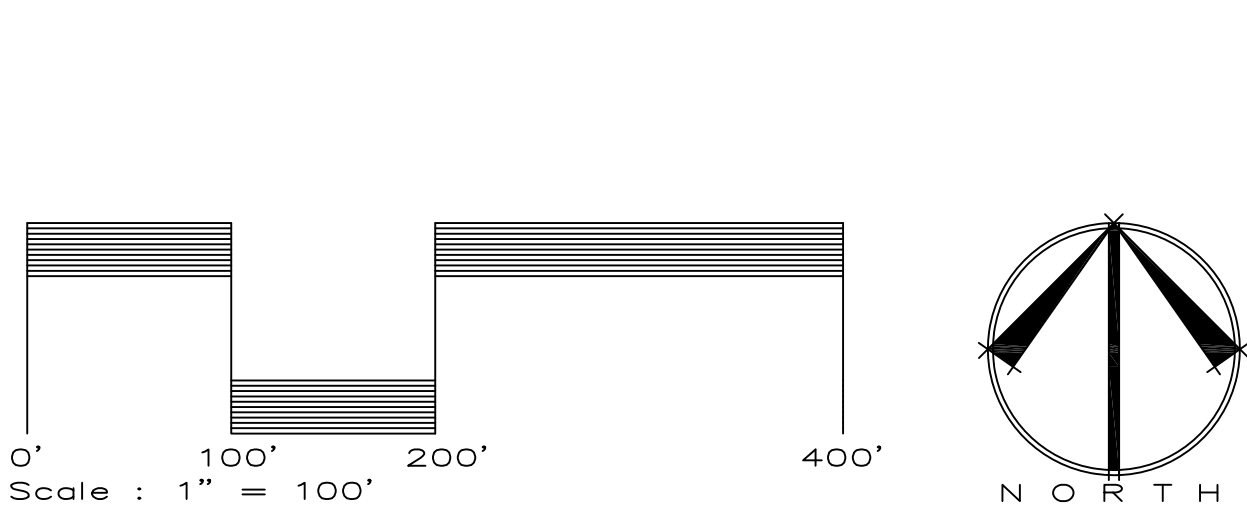
PROJECT NOTES

- 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 Center Dot] - INDICATES ZERO LOT LINE SIDE
- [Circle with 'F'] - INDICATES FLOATER LOT
- [Circle with '*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

BY	REVISIONS	DATE
WED	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
KDD	DBC Comment 10.24.16	10.25.16

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

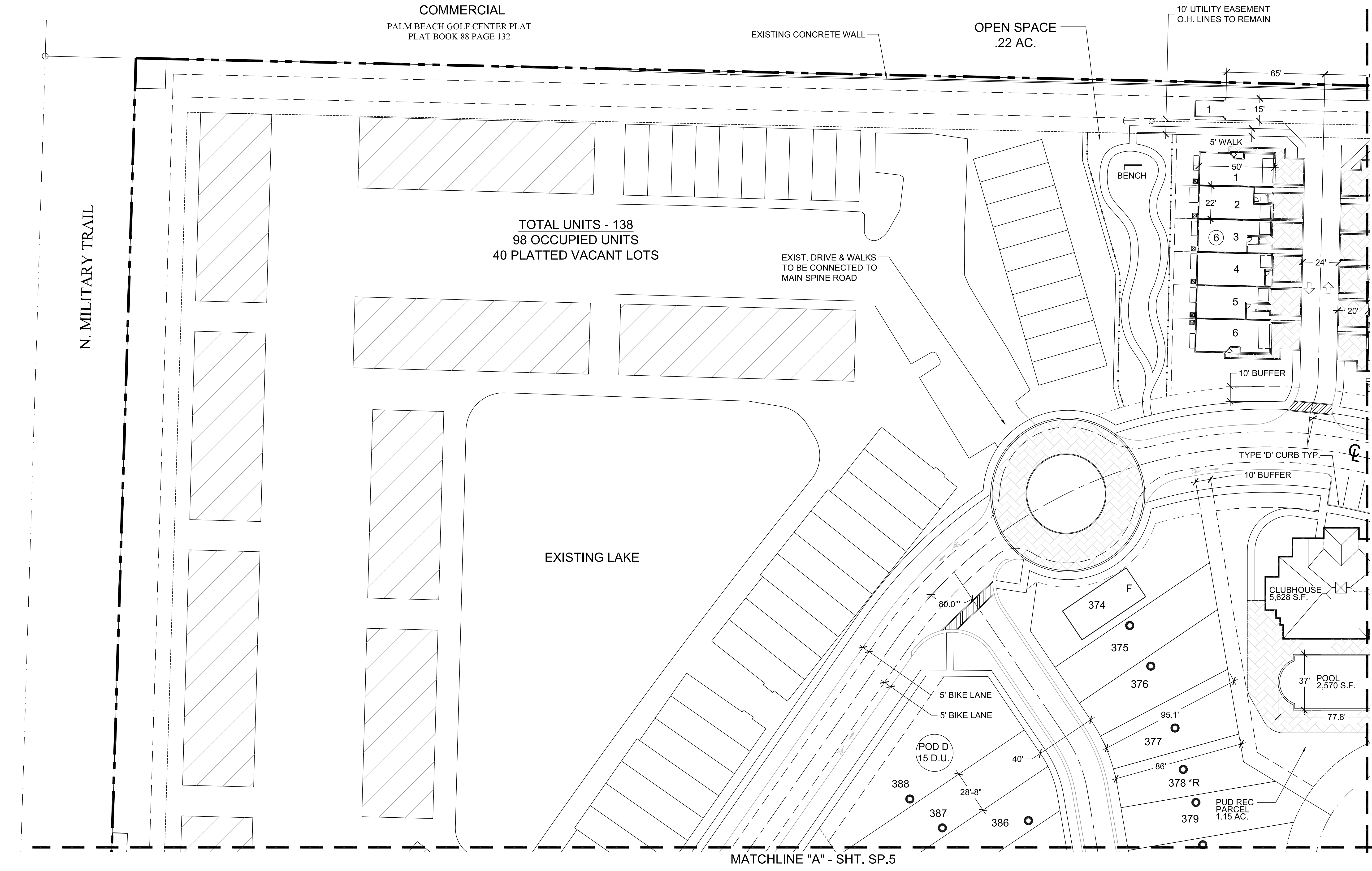


MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA

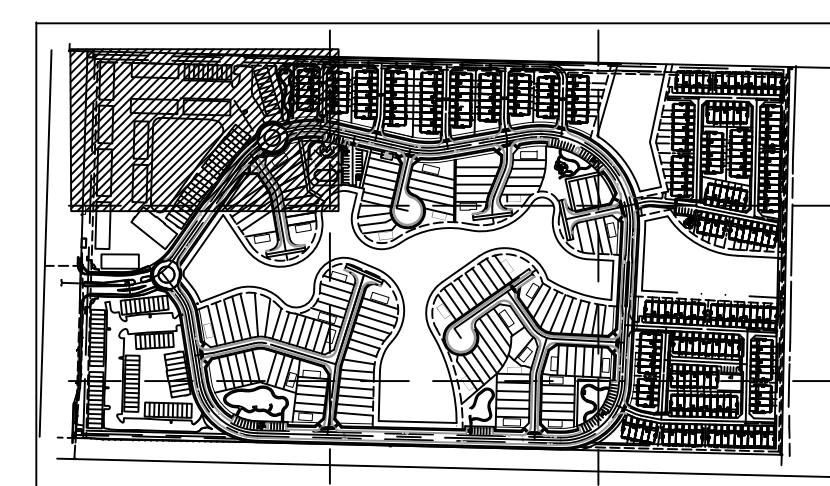
SITE PLAN

SCALE: 1"=30'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D./W.E.D.
 DATE: 03.23.16
 FILE:SP.1

SHEET
SP.2
 2 OF 13 SHEETS



SHEET KEY



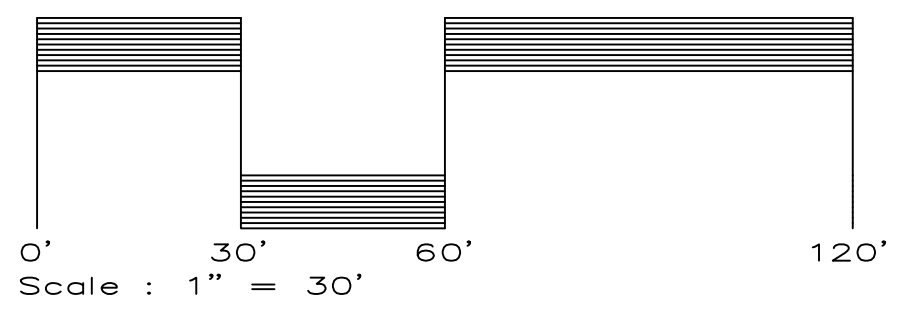
PROJECT NOTES

- 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

- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- 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, LLC AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

RESIDENTIAL
MYSTIC WOODS II
PLAT BOOK 78 PAGE 175

NURSERY
PORTION OF
SECTION 25
TOWNSHIP 42 S RANGE 42 E
PROPERTY CONTROL NUMBER
56424225000001120

REV	REVISIONS	DATE
1	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
2	ADDC DBC Comments 10.24.16	10.25.16

Design and Enticement
Consultants, LLC.
2135 Bellerose Court
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandenticement.com

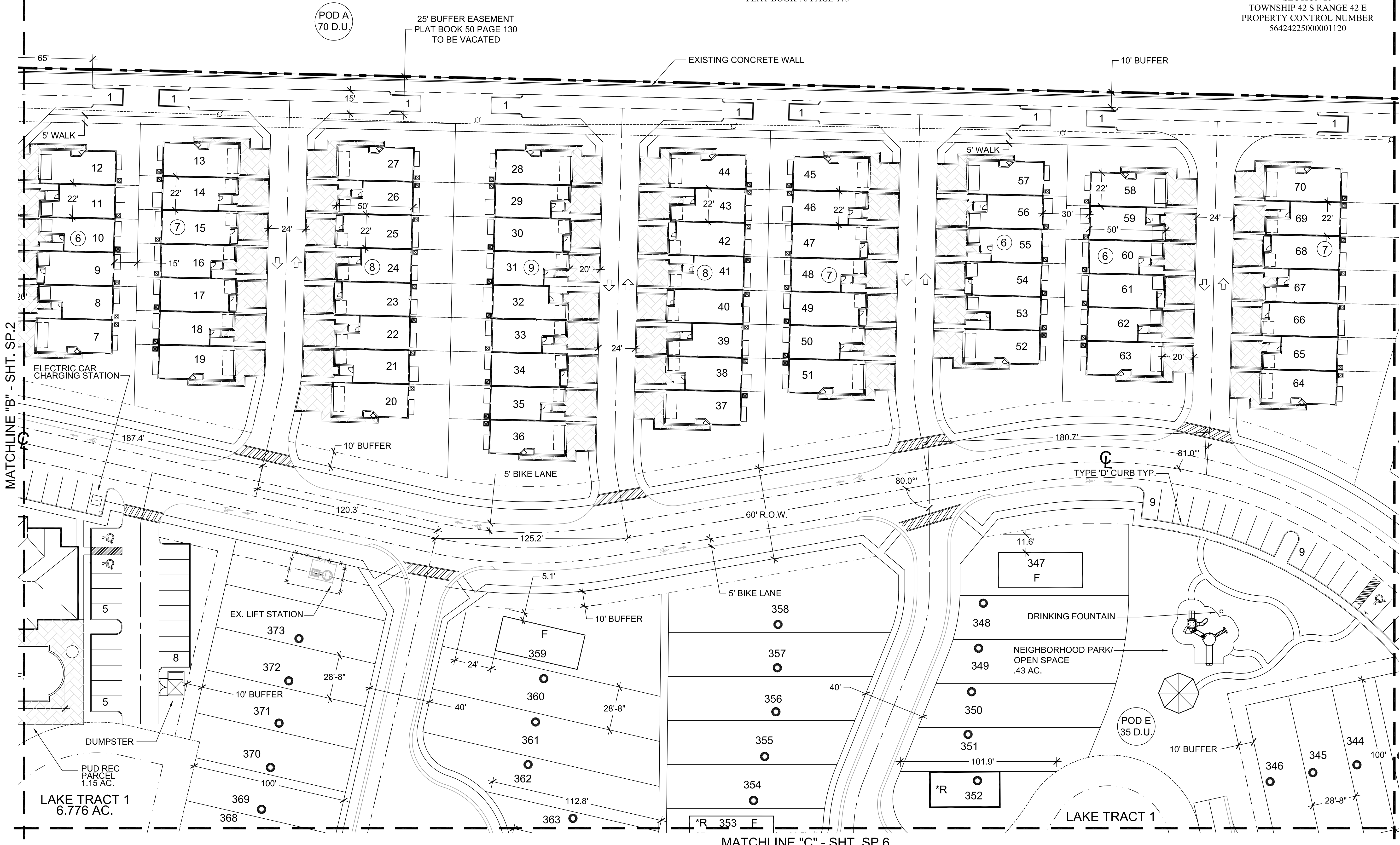


MEDITERRANEA
13th FLOOR INVESTMENTS
CITY OF RIVIERA BEACH, FLORIDA

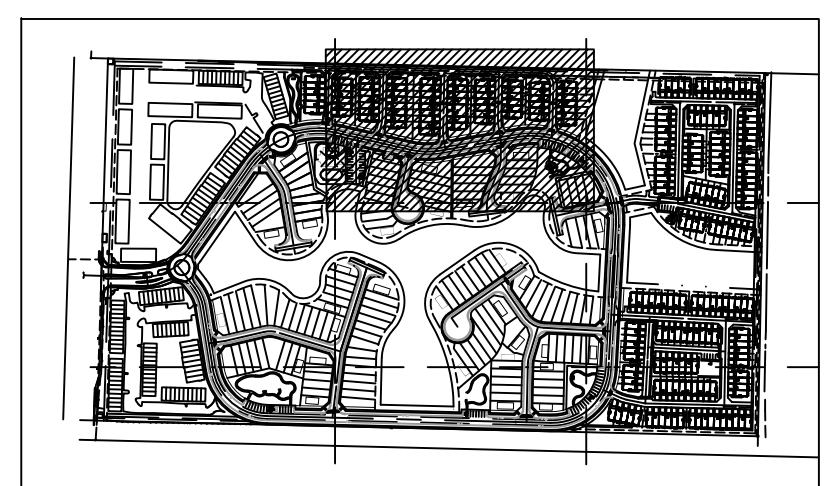
SITE PLAN

SCALE: 1"=30'
CHECKED BY: K.D.D.
DRAWN BY: K.D.D./W.E.D.
DATE: 03.23.16
FILE:SP.1
SHEET

SP.3
3 OF 13 SHEETS



SHEET KEY



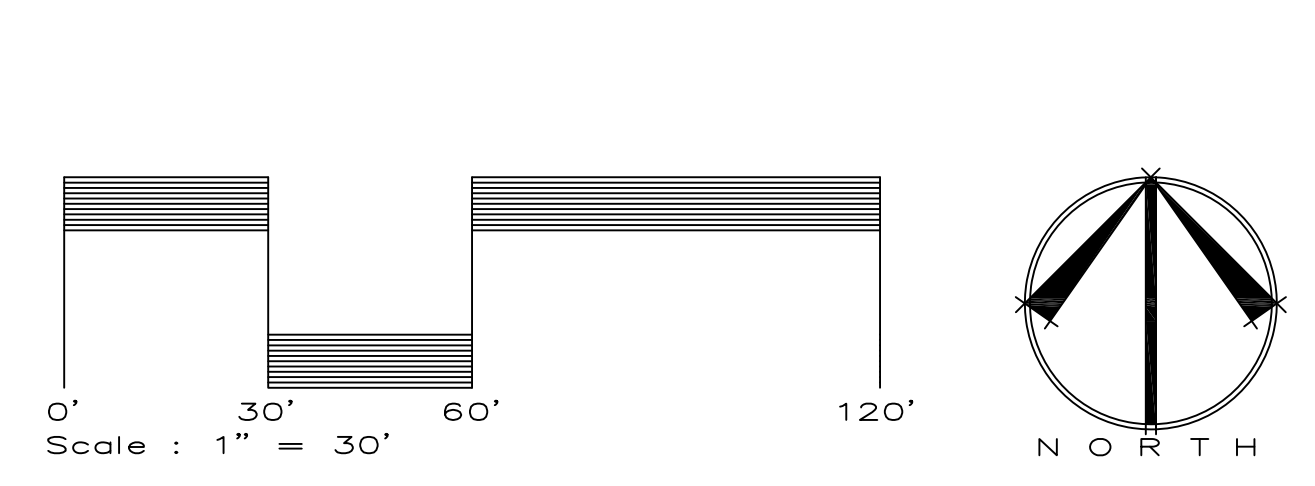
PROJECT NOTES

- 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

- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- 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 ENTICEMENT CONSULTANTS, LLC AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

BY	REVISIONS	DATE
WEL	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
KDE	DBC Comments 10/24/16	10/25/16

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

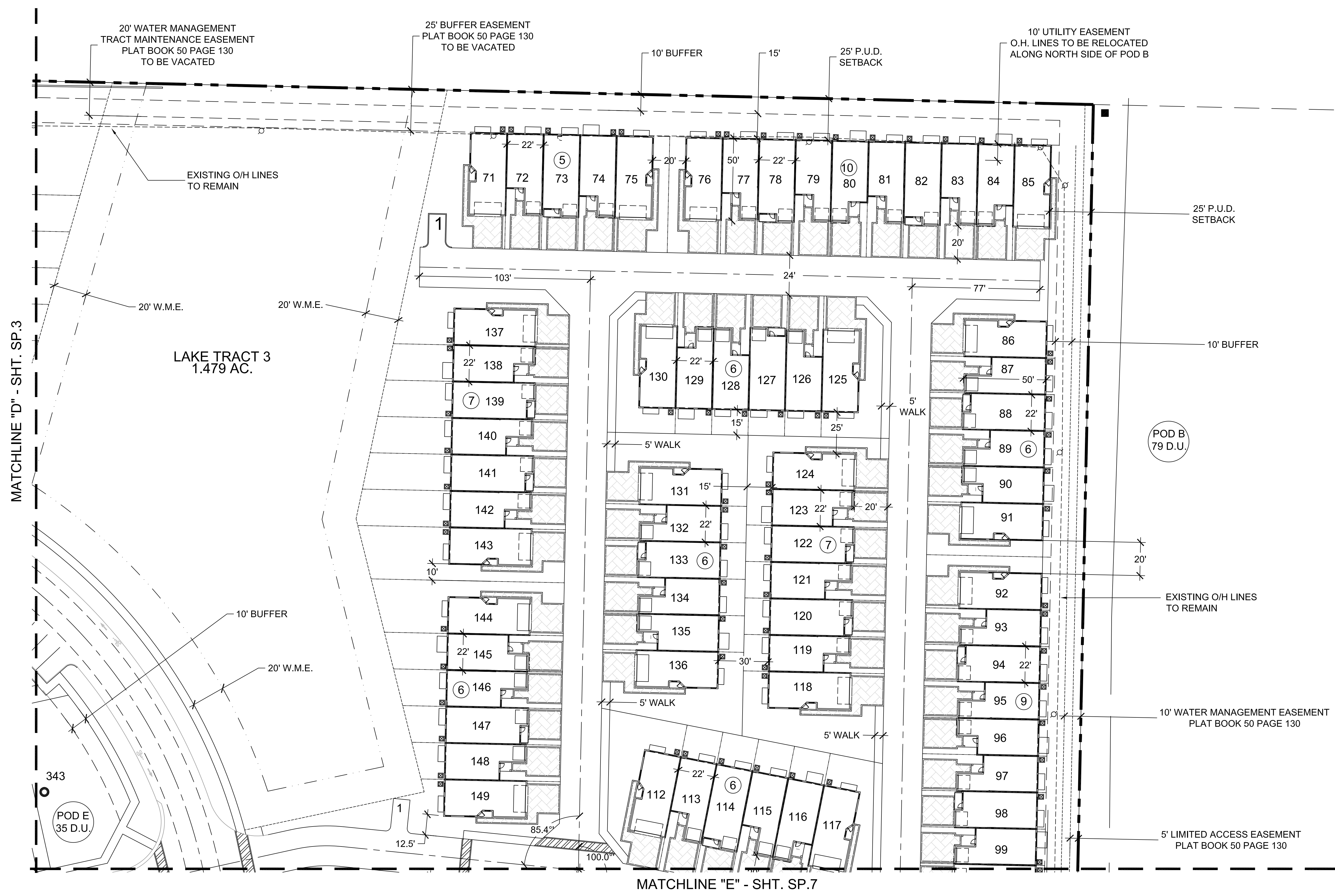


MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA

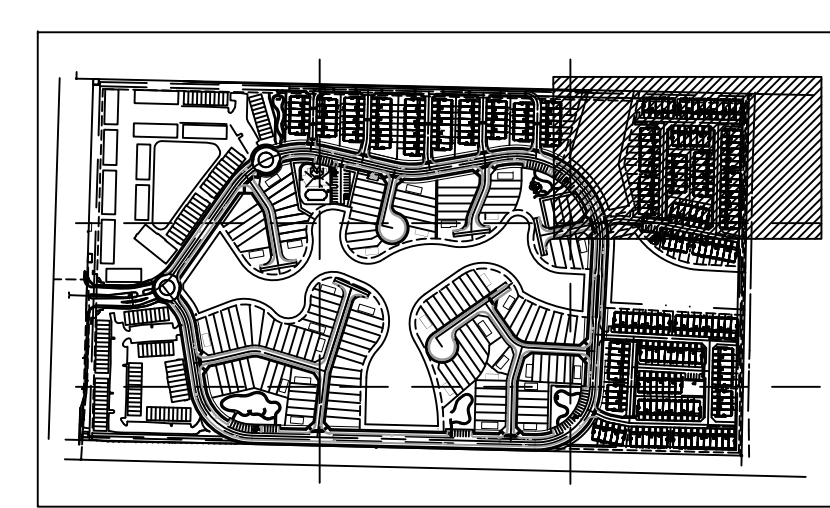
SITE PLAN

SCALE: 1"=30'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D./W.E.D.
 DATE: 05.23.16
 FILE:SP.1

SHEET
SP.4
 4 OF 13 SHEETS



SHEET KEY



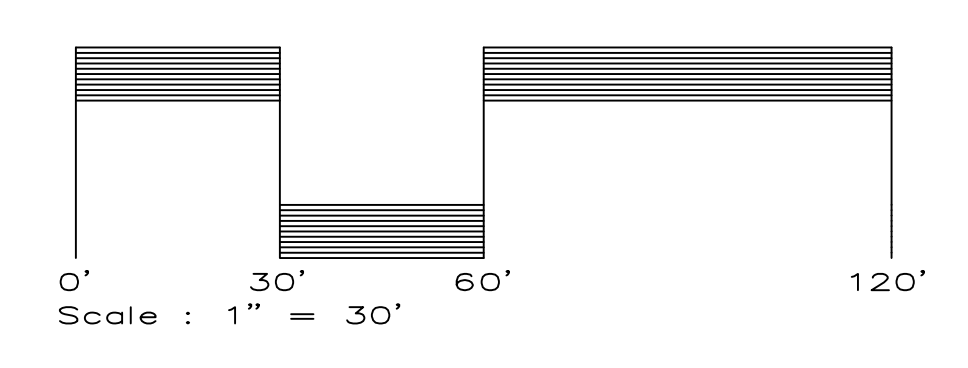
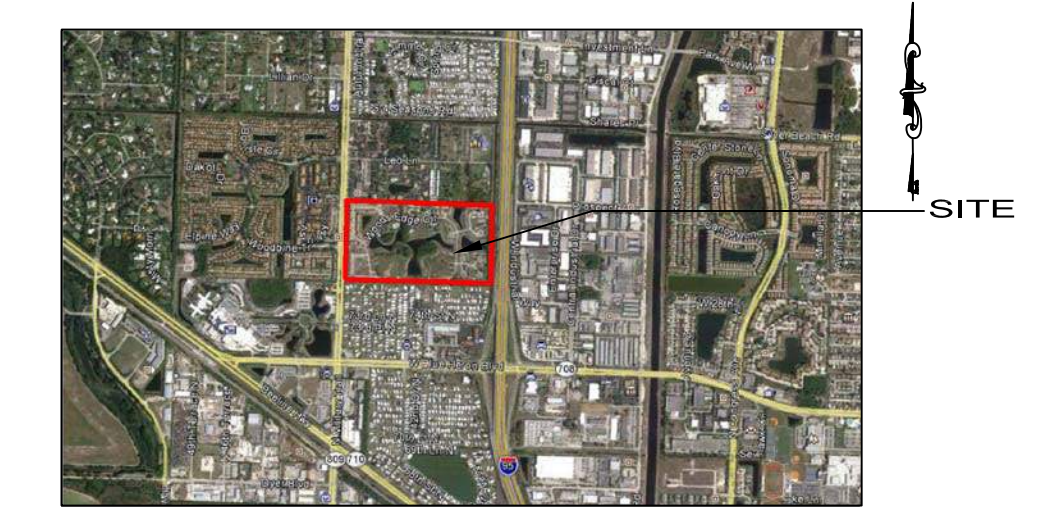
PROJECT NOTES

- 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

- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- 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, LLC AND REPRODUCTIONS, INCORPORATIONS OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

BY	REVISIONS	DATE
WED	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
KDD	DRC COMMENTS 10.24.16	10.25.16

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

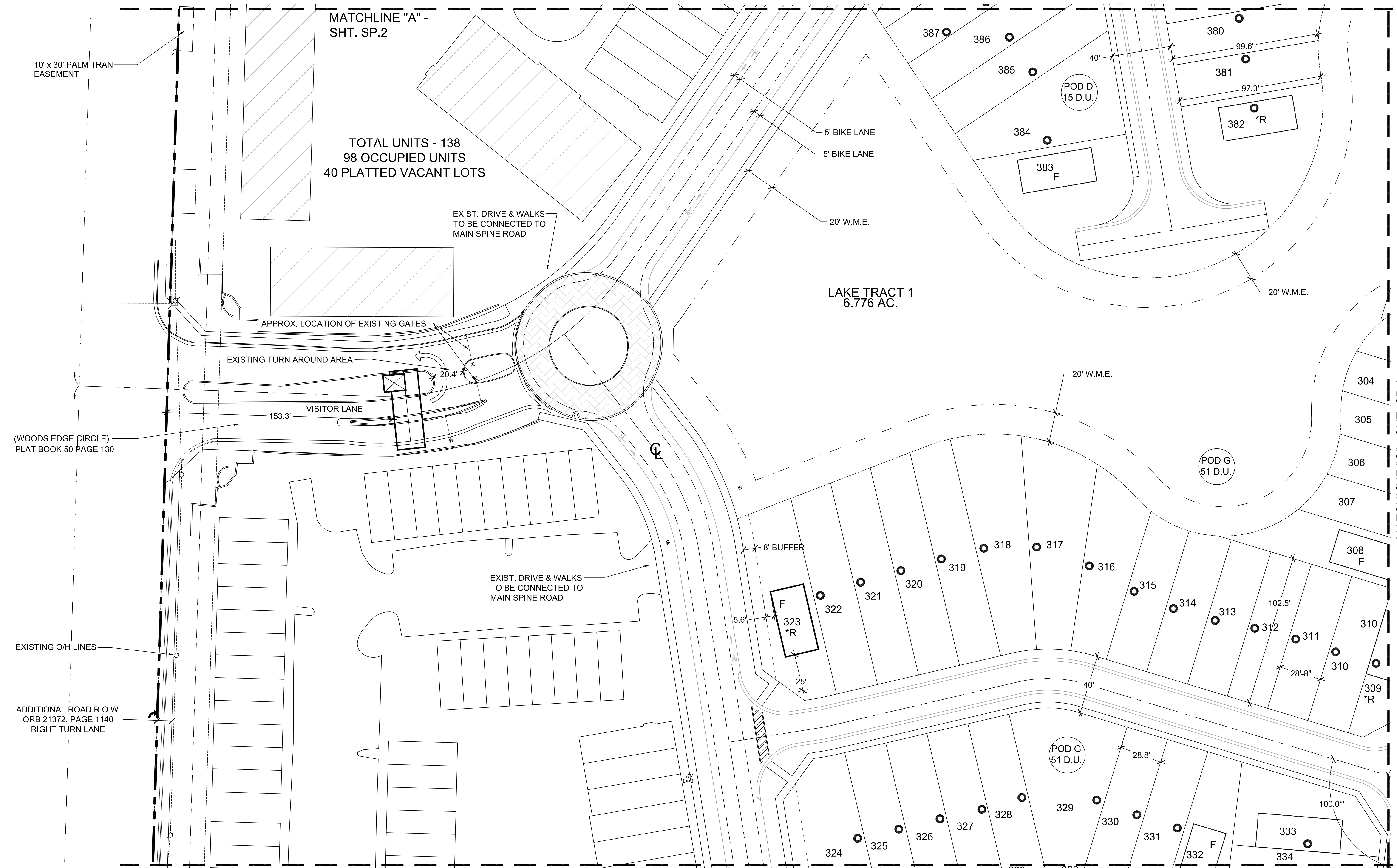


MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA

SITE PLAN

SCALE: 1"=30'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D./W.E.D.
 DATE: 03.23.16
 FILE:SP.1

SHEET
SP.5
 5 OF 13 SHEETS



10' x 30' PALM TRAN EASEMENT

MATCHLINE "A" - SHT. SP.2

TOTAL UNITS - 138
 98 OCCUPIED UNITS
 40 PLATTED VACANT LOTS

EXIST. DRIVE & WALKS TO BE CONNECTED TO MAIN SPINE ROAD

LAKE TRACT 1
 6.776 AC.

APPROX. LOCATION OF EXISTING GATES

EXISTING TURN AROUND AREA

VISITOR LANE

(WOODS EDGE CIRCLE)
 PLAT BOOK 50 PAGE 130

EXISTING O/H LINES

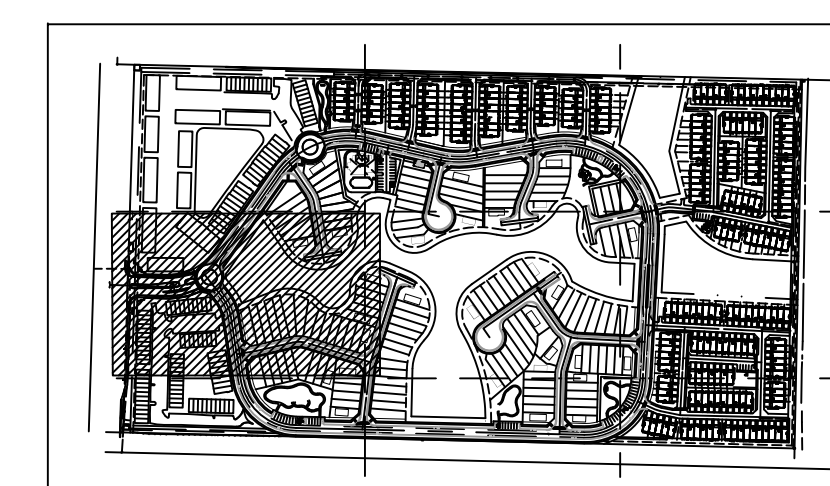
ADDITIONAL ROAD R.O.W.
 ORB 21372, PAGE 1140
 RIGHT TURN LANE

EXIST. DRIVE & WALKS TO BE CONNECTED TO MAIN SPINE ROAD

MATCHLINE "F" - SHT. SP.8

MATCHLINE "G" - SHT. SP.6

SHEET KEY



N.T.S.

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

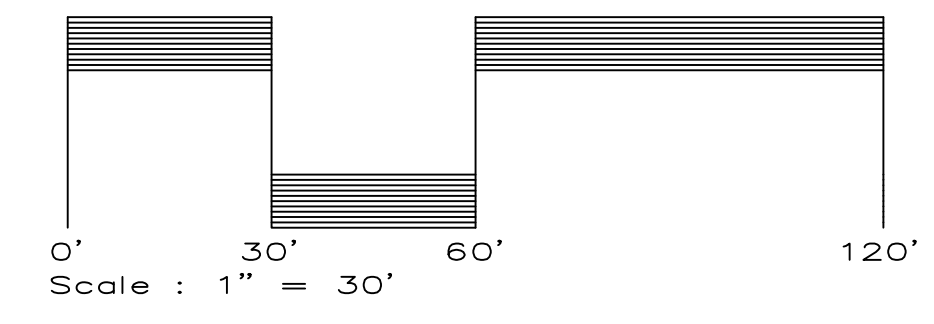
LEGEND

- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- INDICATES LOTS WHERE CERTAIN PRODUCT TYPES WILL WORK WITHIN LOT.

LOCATION MAP



N.T.S.



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

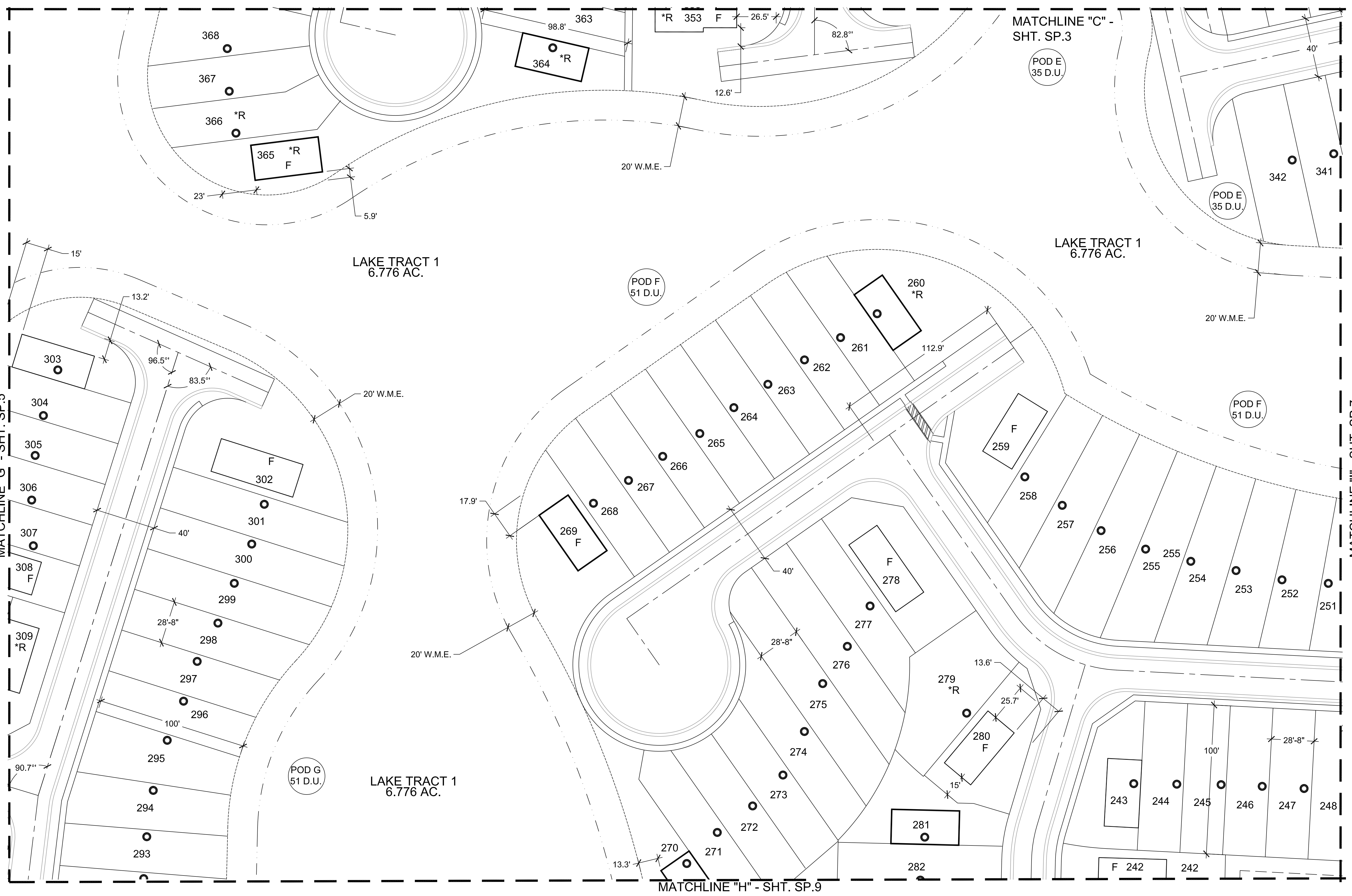
BY	REVISIONS	DATE
WES	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
NDS	DRC Comments 10.24.16	10.25.16

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

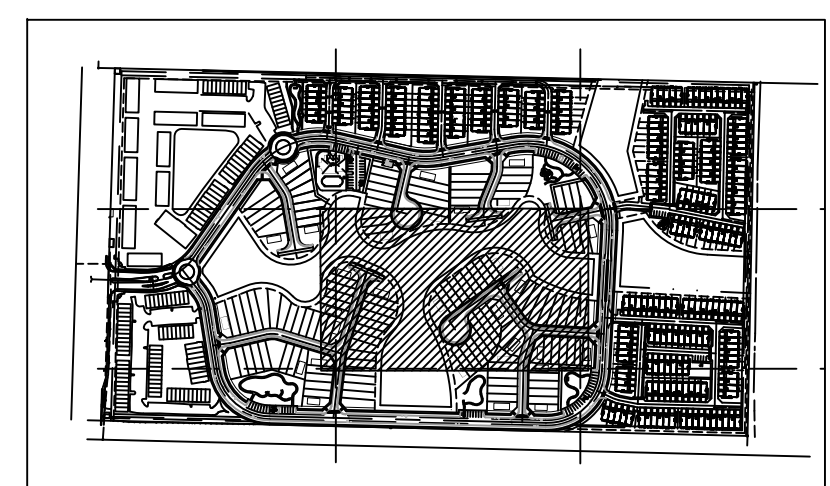


MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA

SITE PLAN	
SCALE:	1"=30'
CHECKED BY:	K.D.D.
DRAWN BY:	K.D.D./W.E.D
DATE:	03.23.16
FILE:	SP.1
SHEET	SP.6
6 OF 13 SHEETS	



SHEET KEY



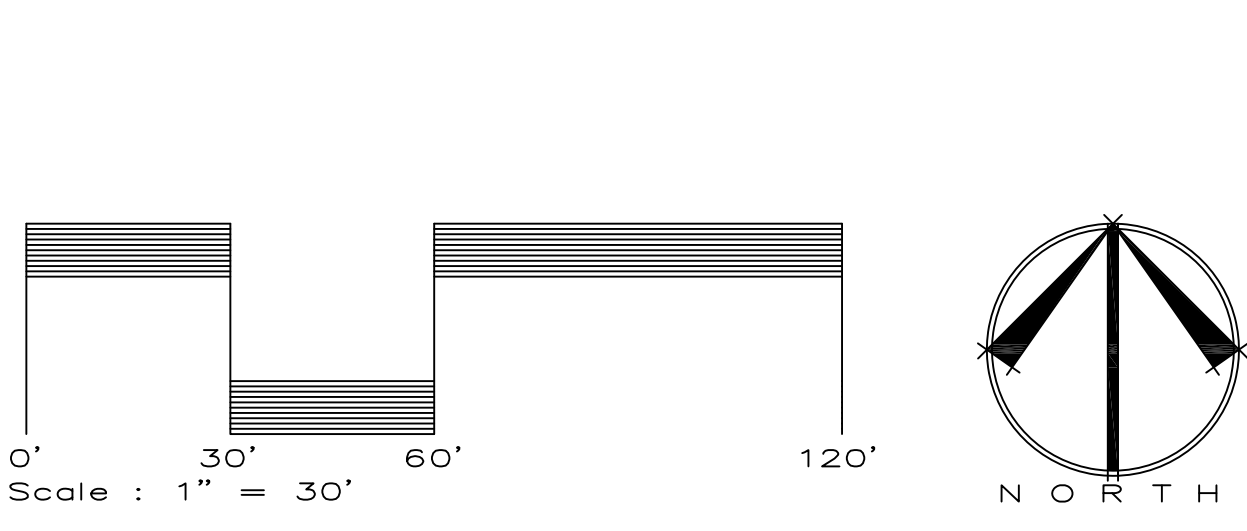
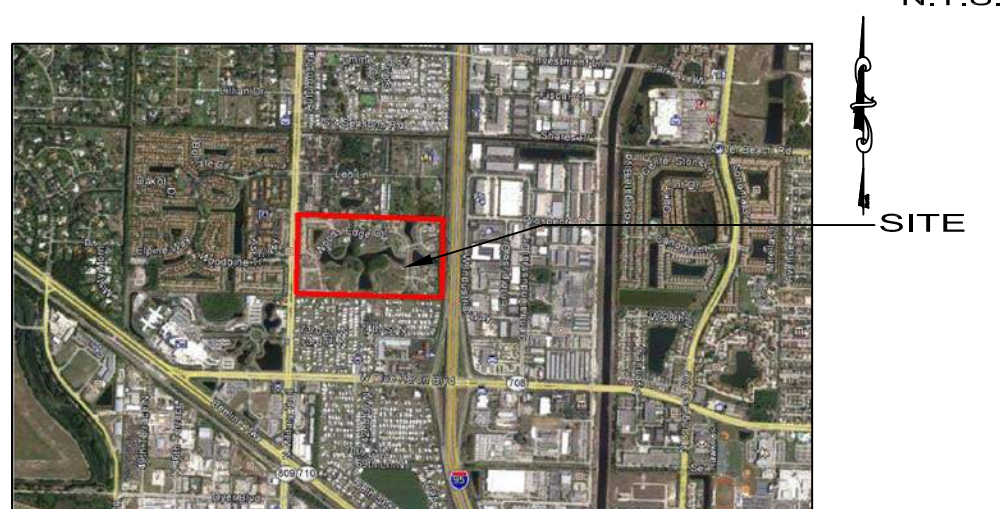
PROJECT NOTES

- 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

- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- 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, I.L.C. AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

BY	REVISIONS	DATE
	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
	KDD DRC Comment 10.24.16	10.25.16

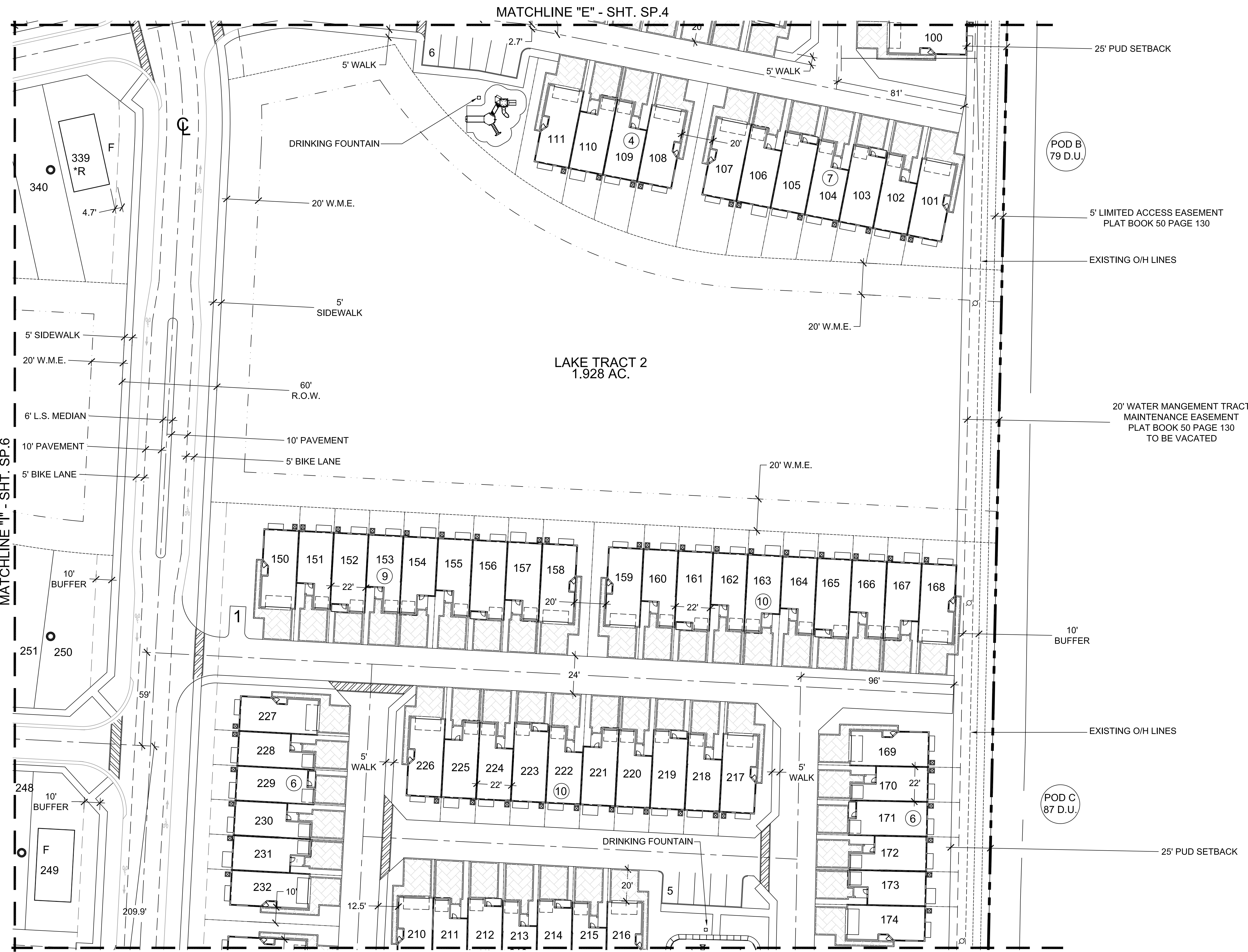
Design and Entitlement Consultants, LLC.
 2135 Belcrest Court
 Royal Palm Beach, FL 33411
 Tel: (561) 707-3410
 Email: info@designandentitlement.com



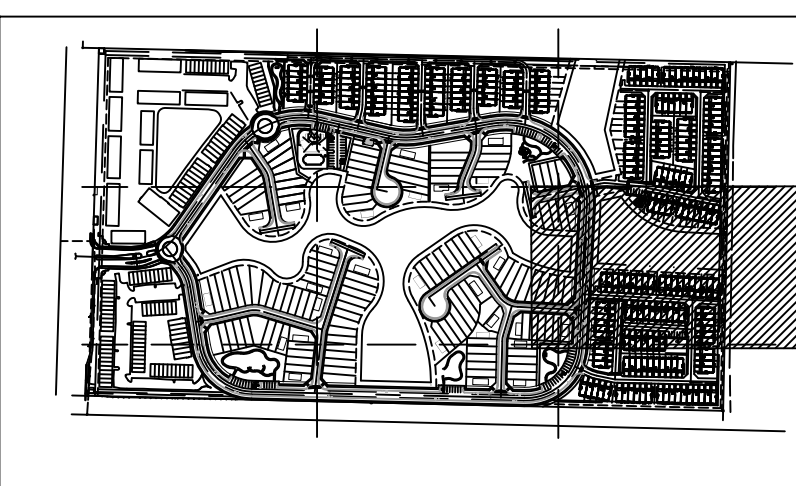
MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA

SITE PLAN

SCALE: 1"=30'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D./W.E.D.
 DATE: 03.23.16
 FILE: SP.1
 SHEET
SP.7
 7 OF 13 SHEETS



SHEET KEY



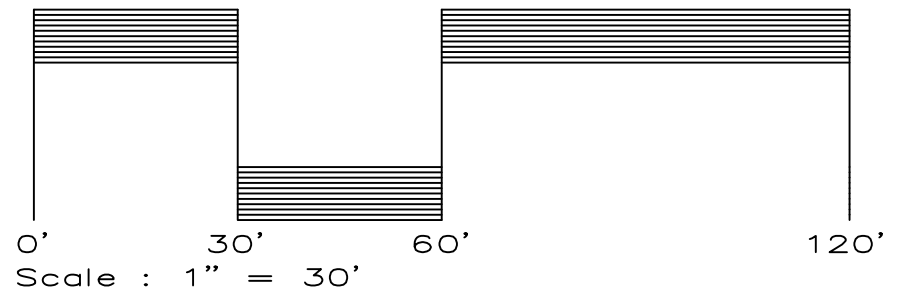
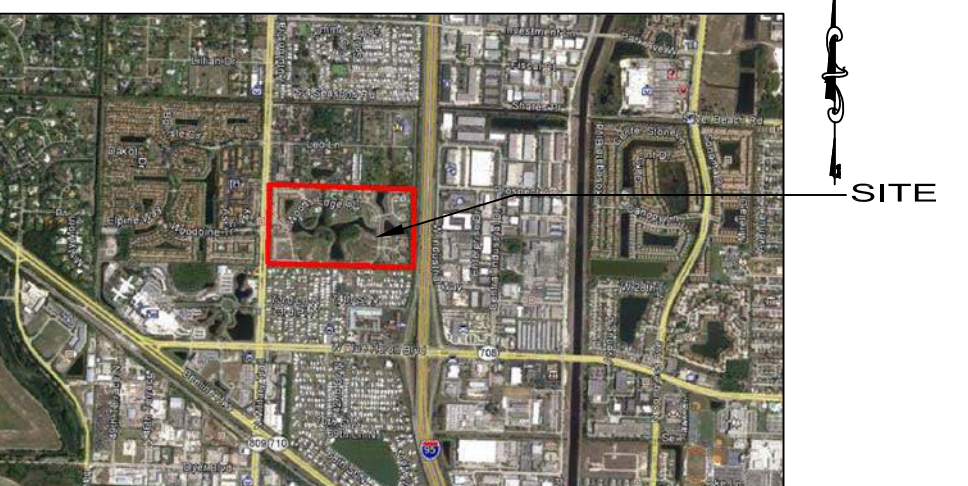
PROJECT NOTES

- 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

- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- 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, LLC AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

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

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



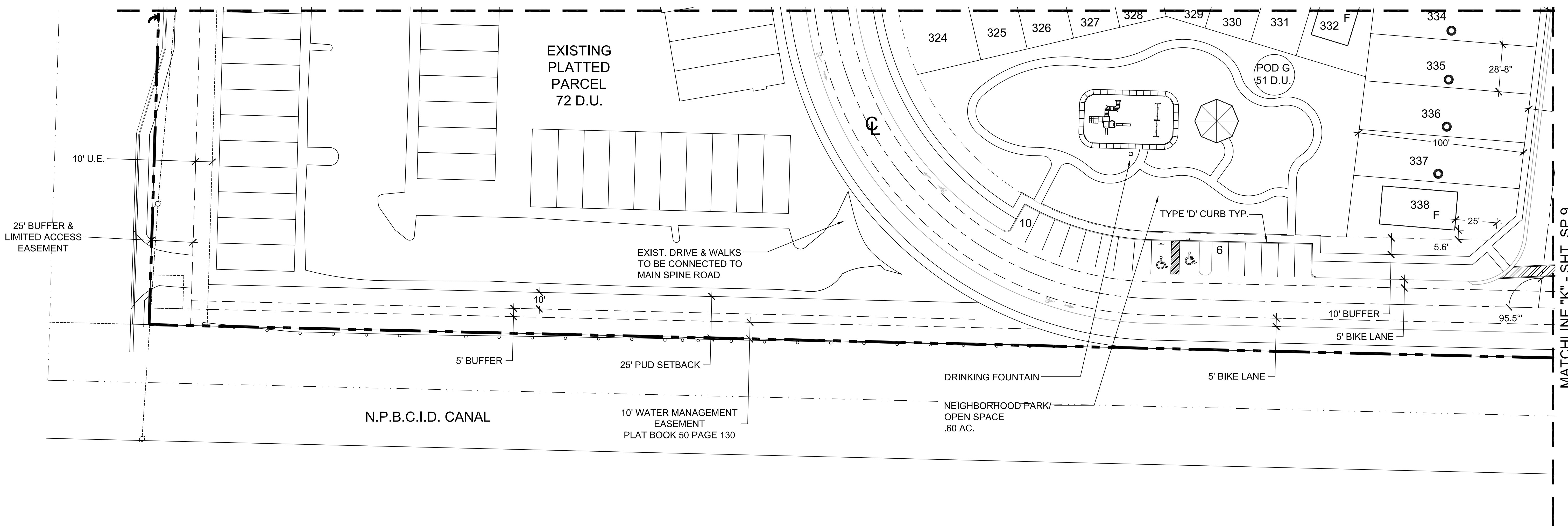
MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA

SITE PLAN

SCALE: 1"=30'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D./W.E.D.
 DATE: 03.23.16
 FILE:SP.1

SHEET
SP.8
 8 OF 13 SHEETS

MATCHLINE "F" - SHT. SP.5

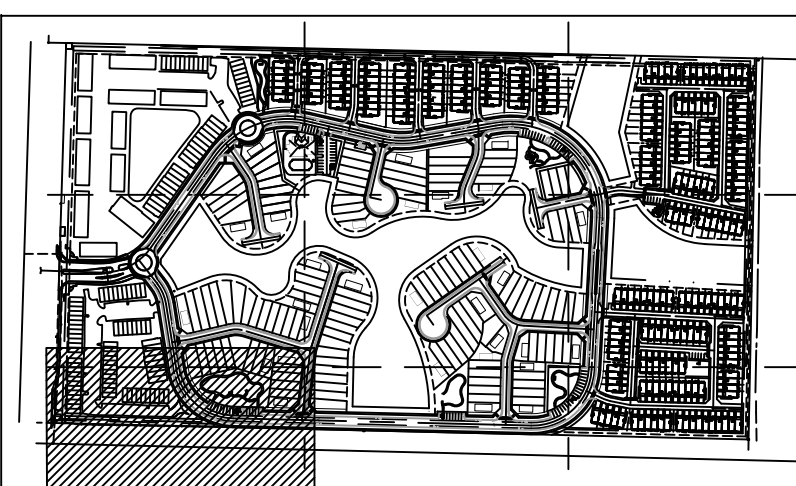


N.P.B.C.I.D. CANAL

10' WATER MANAGEMENT EASEMENT
 PLAT BOOK 50 PAGE 130

NEIGHBORHOOD PARK/
 OPEN SPACE
 .60 AC.

SHEET KEY



N.T.S.

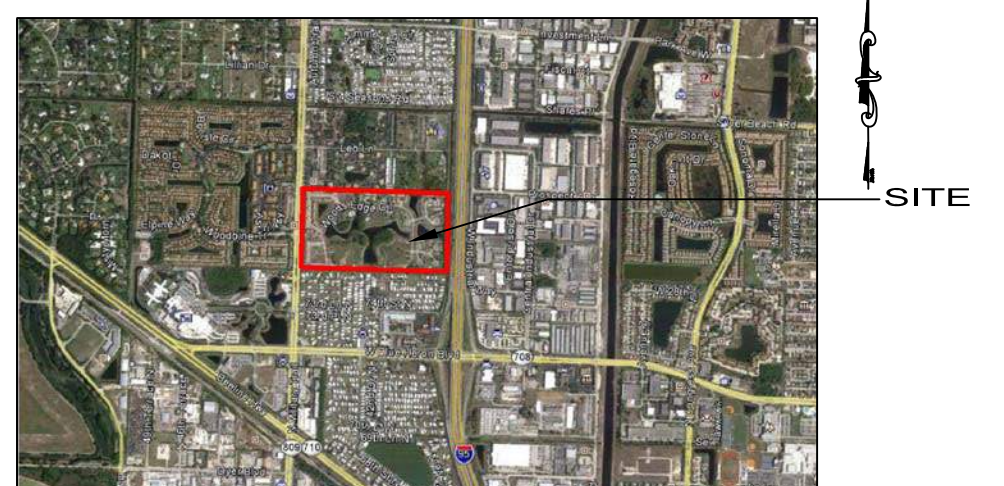
PROJECT NOTES

- 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

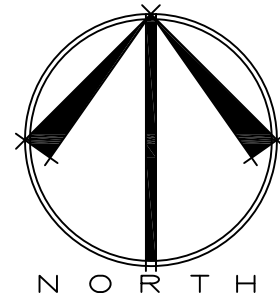
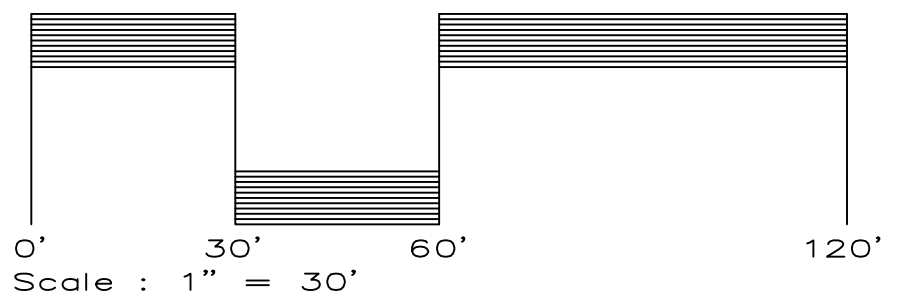
LEGEND

- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- INDICATES LOTS WHERE CERTAIN PRODUCT TYPES WILL WORK WITHIN LOT.

LOCATION MAP



N.T.S.



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

BY	REVISIONS	DATE
WED	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
K.D.D.	DBE Comments 10.24.16	10.25.16

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

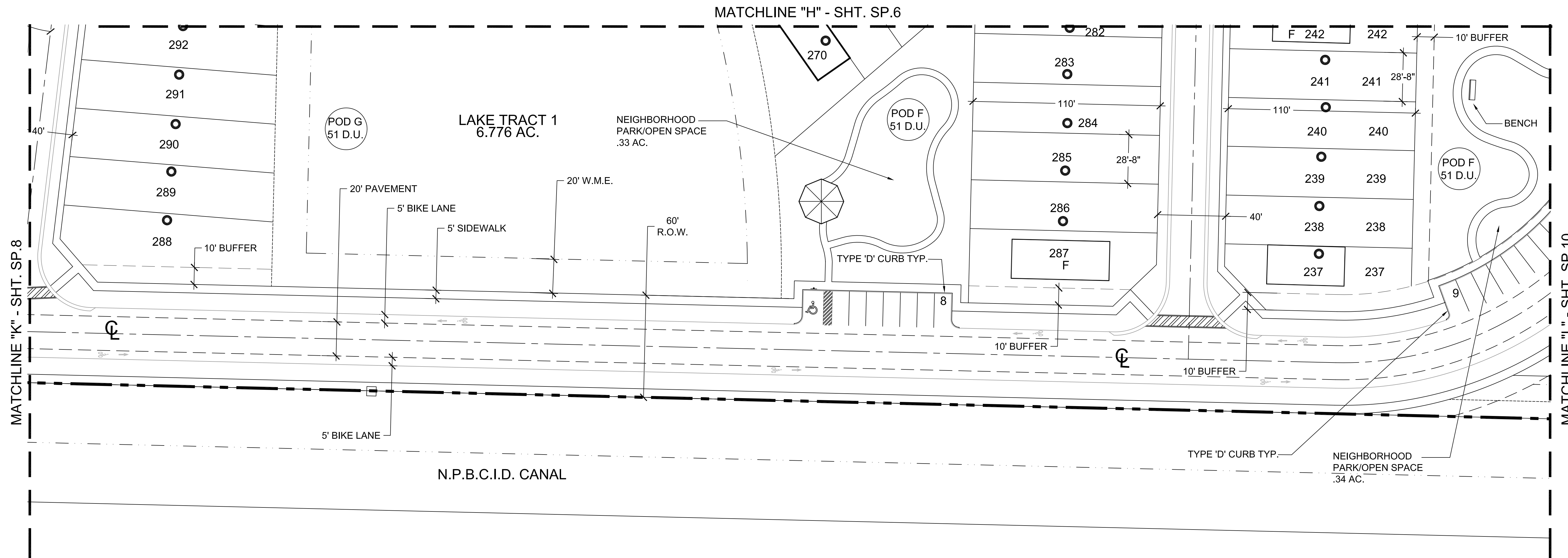


MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA

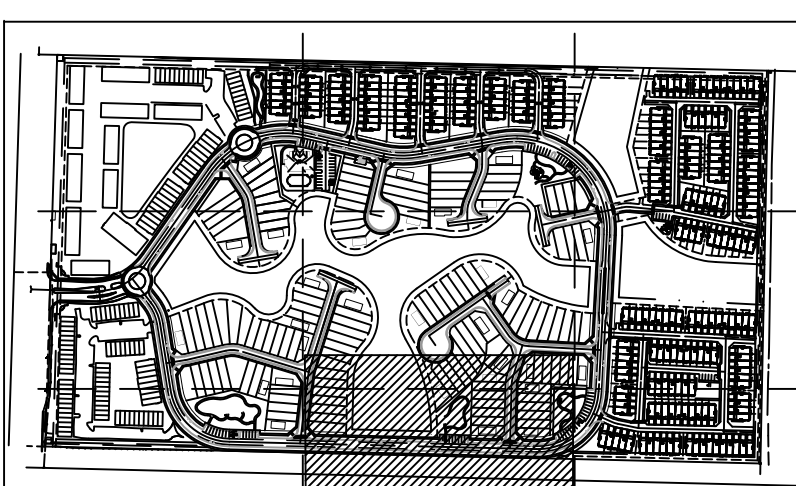
SITE PLAN

SCALE: 1"=30'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D./W.E.D.
 DATE: 03.23.16
 FILE:SP.1

SHEET
SP.9
 9 OF 13 SHEETS



SHEET KEY



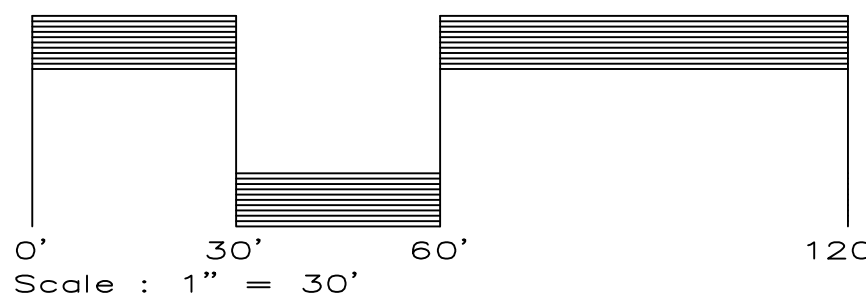
PROJECT NOTES

- 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

- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- INDICATES LOTS WHERE CERTAIN PRODUCT TYPES WILL WORK WITHIN LOT.

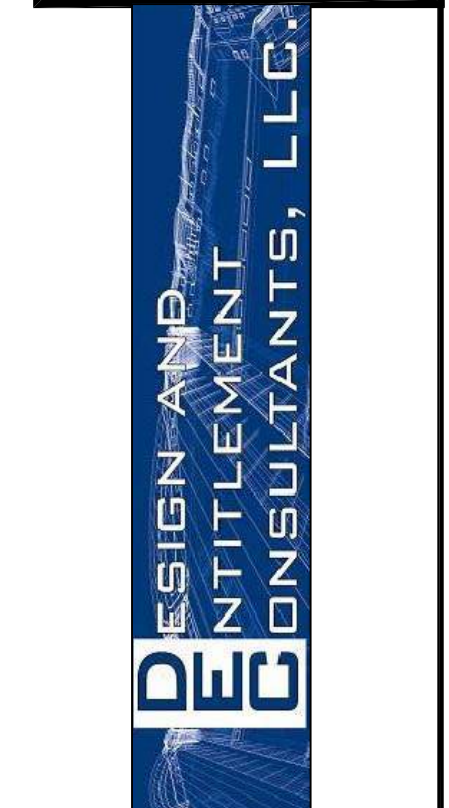
LOCATION MAP



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

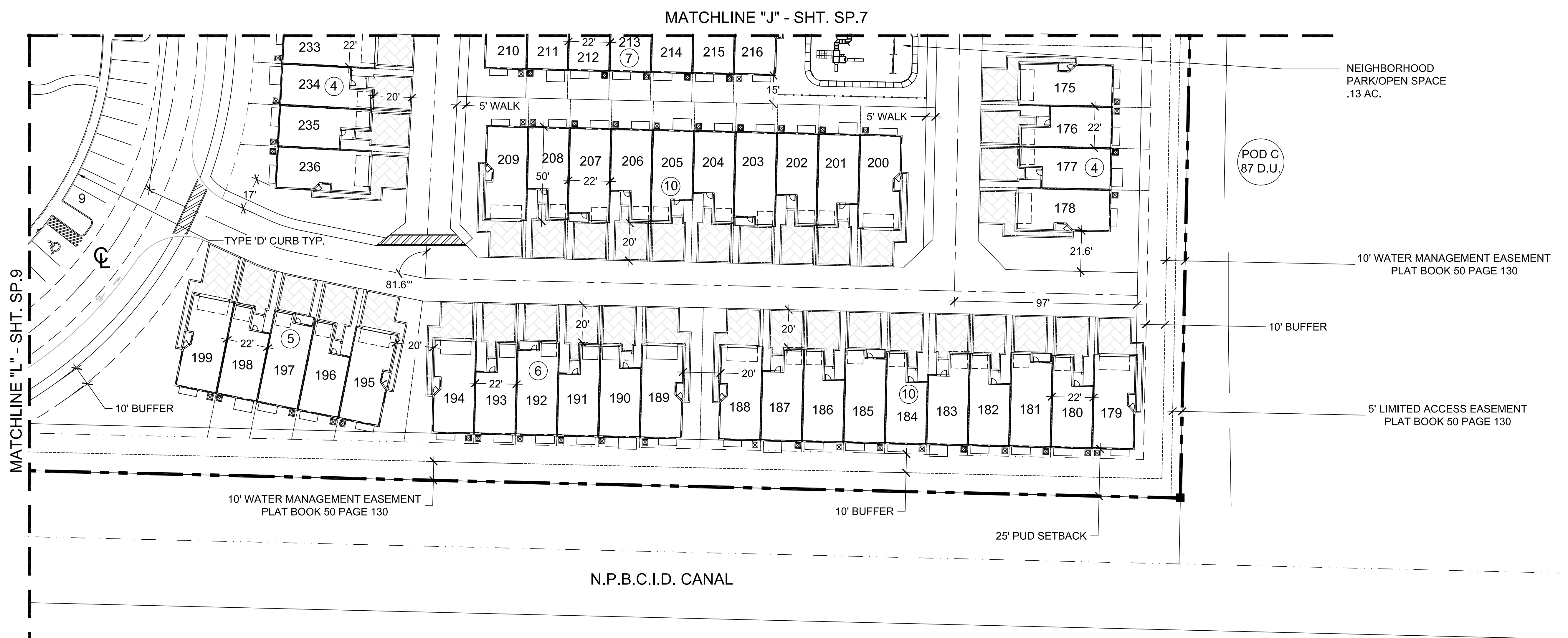
BY	REVISIONS	DATE
WEL	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
KDE	DRG Comments 10.24.16	10.25.16

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

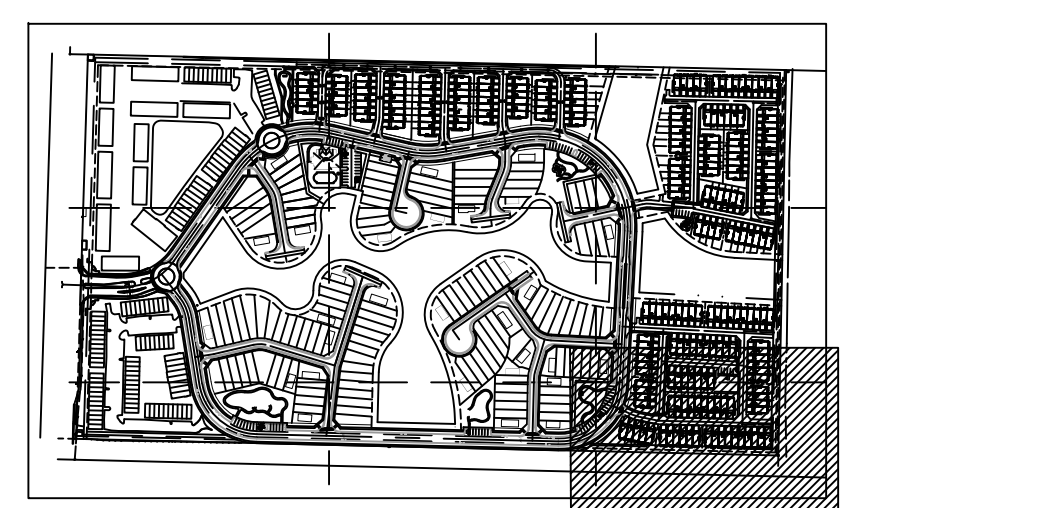


MEDITERRANEA
 13th FLOOR INVESTMENTS
 CITY OF RIVIERA BEACH, FLORIDA

SITE PLAN
 SCALE: 1"=30'
 CHECKED BY: K.D.D.
 DRAWN BY: K.D.D./W.E.D.
 DATE: 03.23.16
 FILE:SP.1
 SHEET
SP.10
 10 OF 13 SHEETS



SHEET KEY



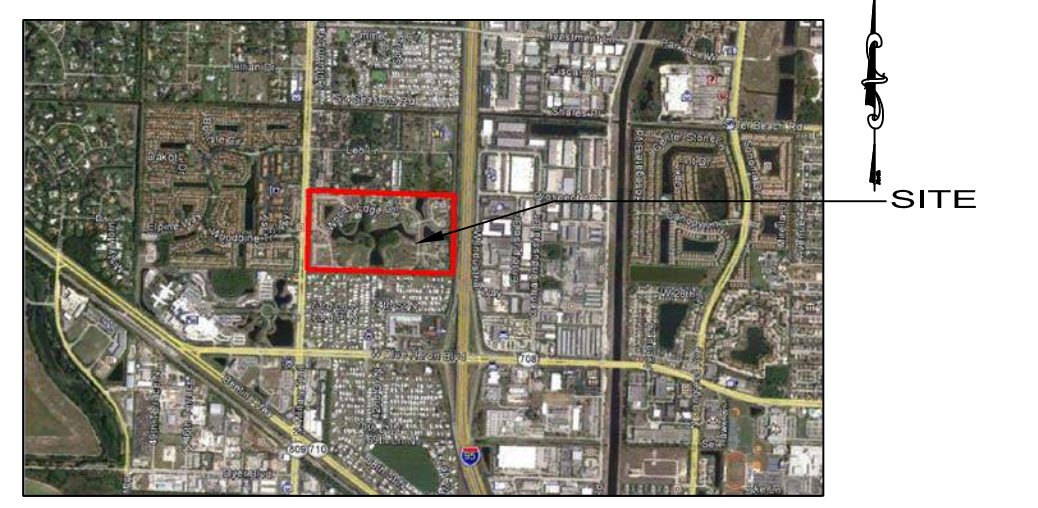
PROJECT NOTES

- 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

- INDICATES EXISTING OCCUPIED UNITS
- 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, LLC AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

PROPERTY DEVELOPMENT REGULATION TABLE

SINGLE FAMILY ZERO LOT LINE RESIDENTIAL UNITS

SETBACK	PROPOSED
FRONT	25'
SIDE	0' ZZZ/5'
REAR	15'
SIDE STREET	12.5'

MULTI-FAMILY TOWNHOUSE RESIDENTIAL UNITS

SETBACK	PROPOSED
FRONT	20'
SIDE	0' - INTERIOR 10' - SIDE/20' BLDG. SEPARATION
REAR	15'
SIDE STREET	12.5'

BIKE RACK

6 - BIKE SINGLE-SIDED HOT DIPPED GALVANIZED BIKE RACK OR SIMILAR SPECIFICATION.

NTS



GAZEBO

OCTAGON GAZEBO OR SIMILAR SPECIFICATION.

NTS



PLAYGROUND - TOT LOT

OR SIMILAR SPECIFICATION.

NTS



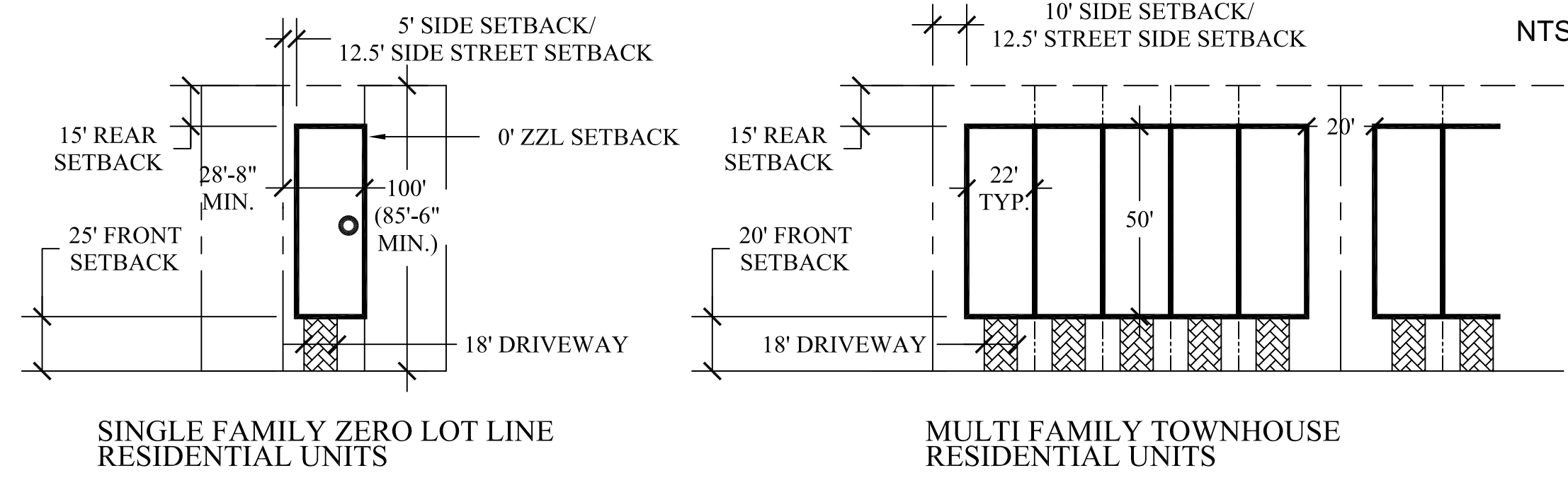
BENCH

6 FT. BENCH OR SIMILAR SPECIFICATION.

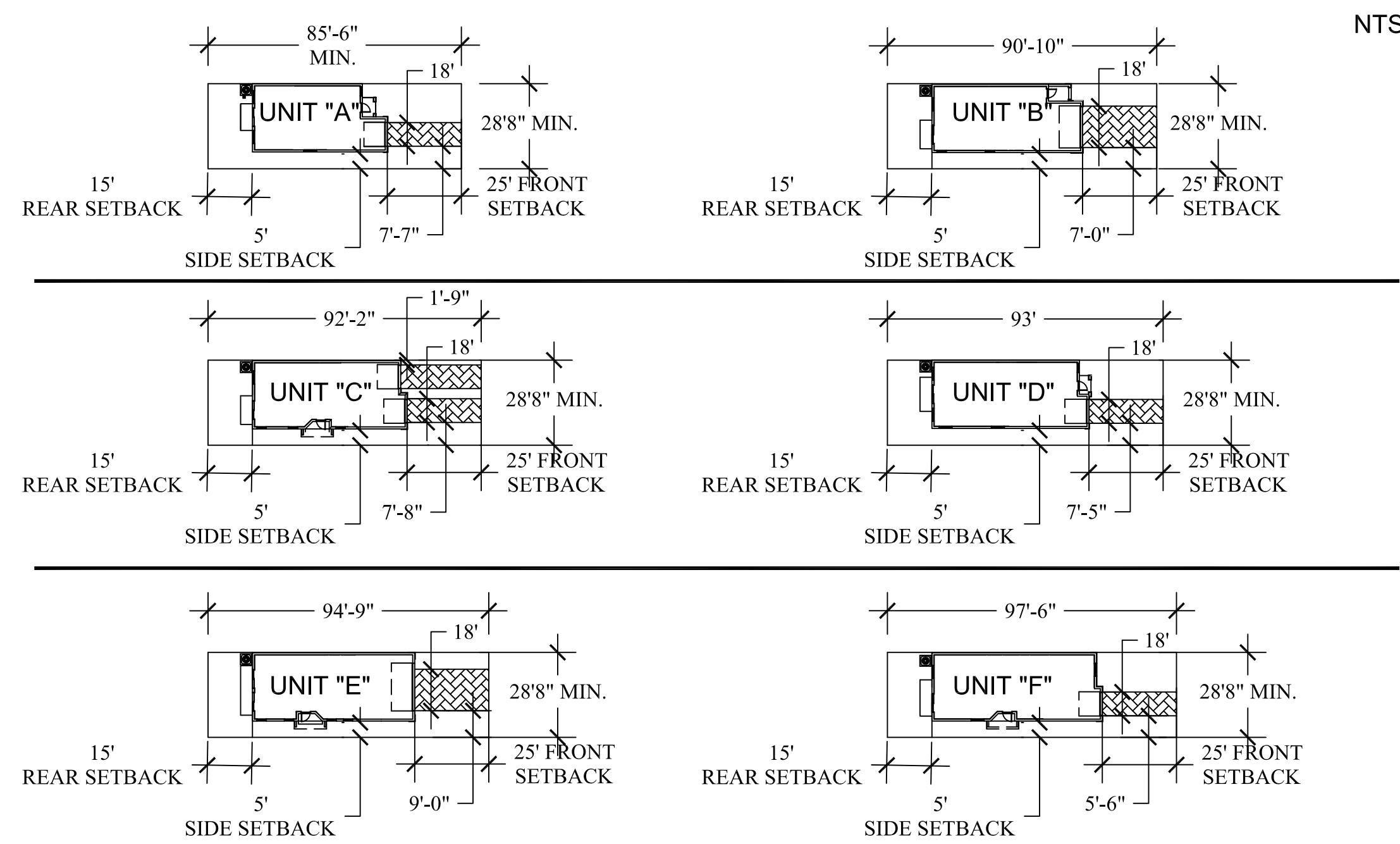
NTS



TYPICAL PROPERTY DEVELOPMENT REGULATION DETAIL



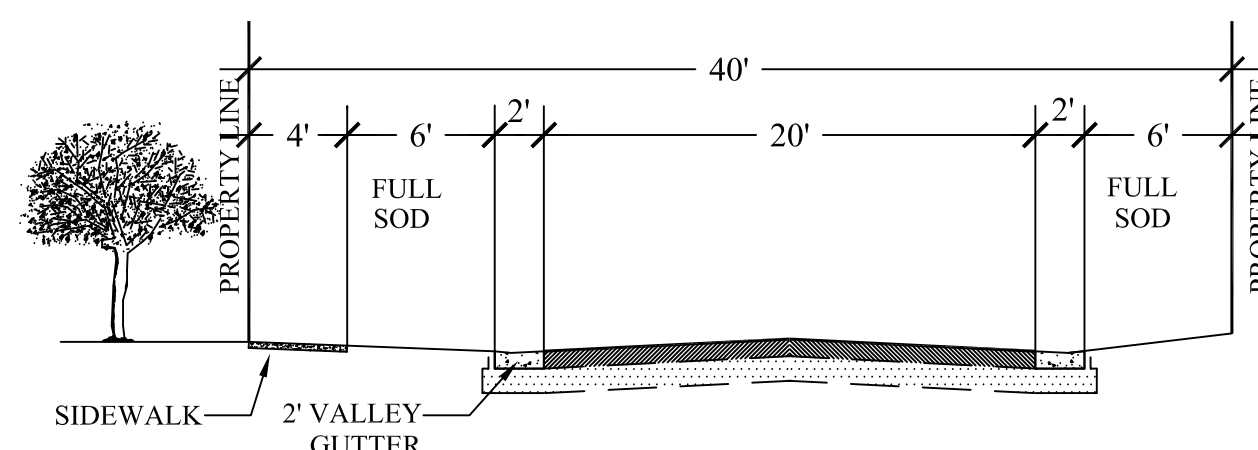
TYPICAL SINGLE FAMILY UNIT DETAIL



NOTE: LOT WIDTHS DEPICTED ARE MINIMAL SIZE FOR THAT PARTICULAR UNIT PLACEMENT BASED ON SETBACKS.

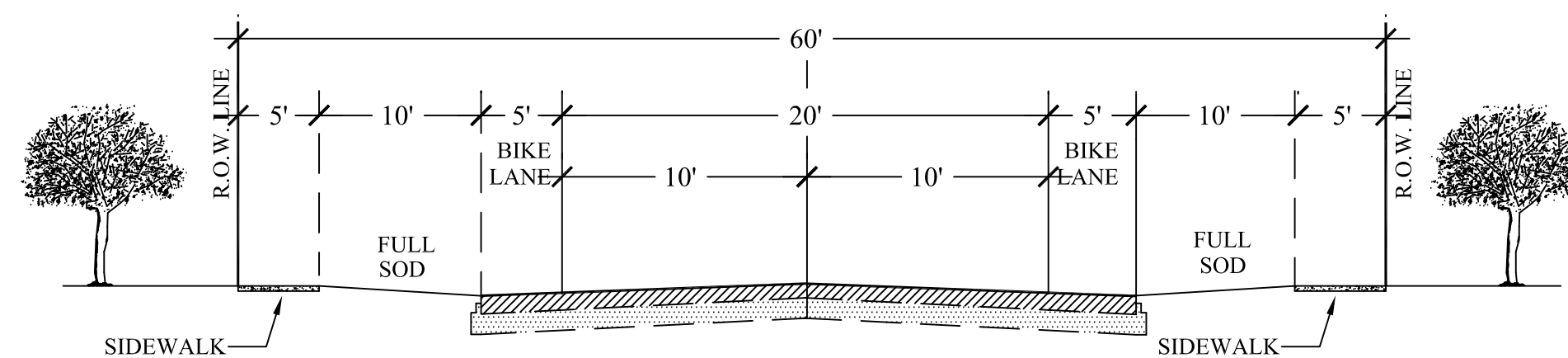
40' RESIDENTIAL ACCESS STREET (R.A.S.) CROSS SECTION

NTS



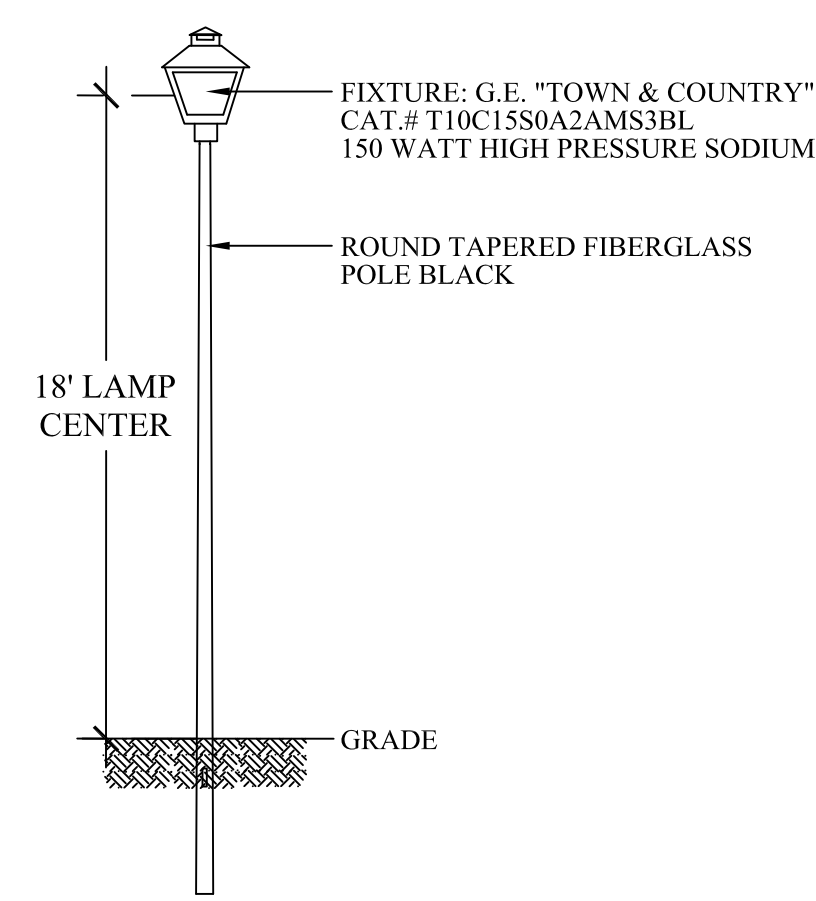
60' RIGHT OF WAY (R.O.W.) CROSS SECTION (WOOD'S EDGE CIRCLE)

NTS



INTERNAL VEHICULAR ACCESSWAY STREET LIGHT DETAIL - FPL STANDARD TOWN & COUNTRY LIGHT

NTS



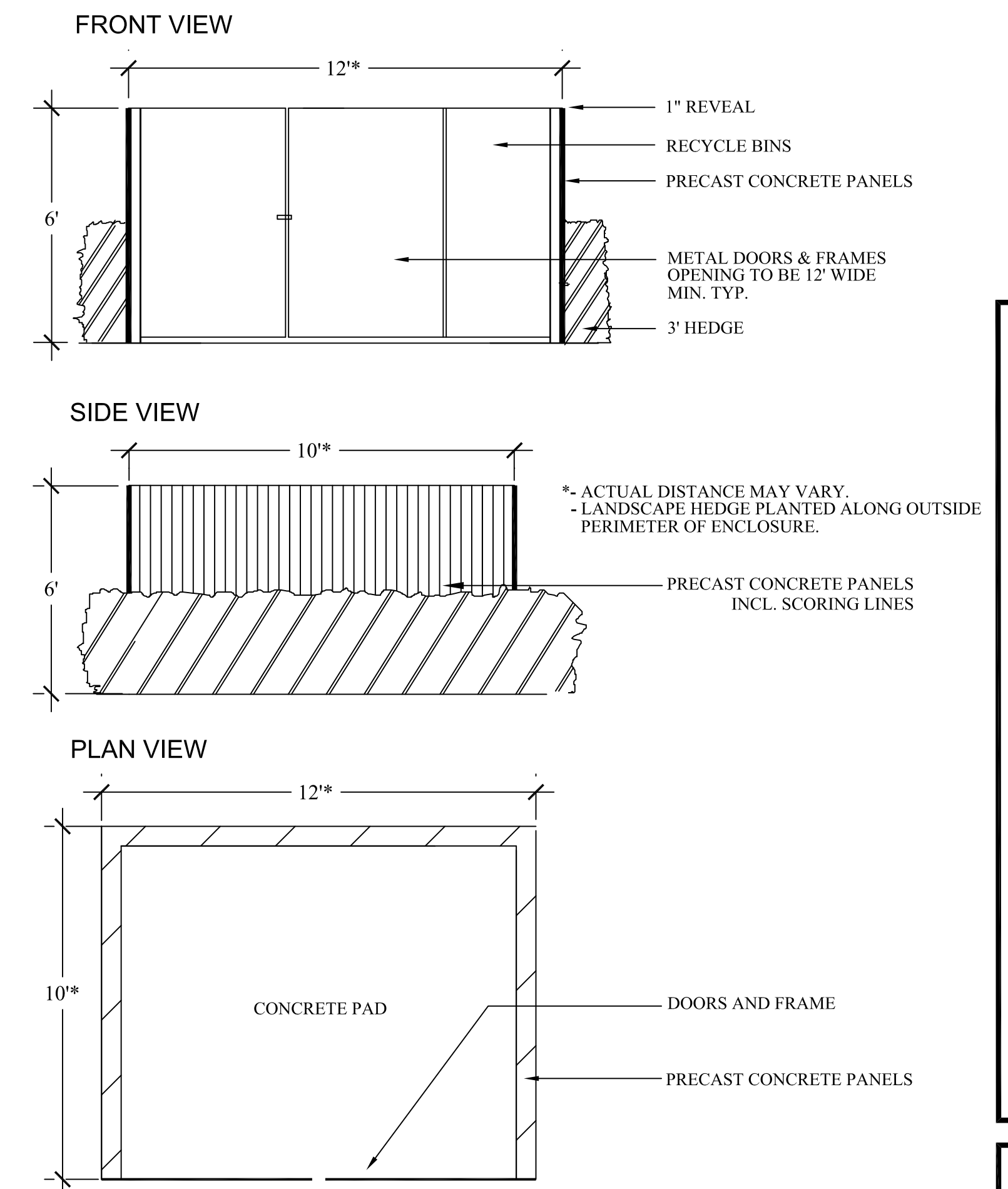
SITE IMPERVIOUS CALCULATIONS

SITE ACREAGE +/- 69.60 AC.					
IMPERVIOUS IMPROVEMENT	LINEAR FOOTAGE	SQUARE FOOTAGE	NO. OF UNITS	TOTAL IMPERVIOUS	SITE TOTAL PERVIOUS
40' INTERNAL R.O.W. PAVEMENT (INCLUDES SIDEWALKS, DRIVEWAYS, PKG. DECKS, ETC.)		824,591 S.F.		824,591 S.F.	
MAXIMUM BLDG. FOOTPRINT (INCLUDES MF)*		554,955 S.F.	152 D.U. (SF) 308 D.U. (MF)*	554,955 S.F.	
LAKE AREA		353,272 S.F.		353,272 S.F.	
PERVIOUS AREA**		1,298,959 S.F.			1,298,959 S.F.
TOTAL			460 D.U.*	1,732,818 S.F.	1,298,959 S.F.

* DOES NOT INCLUDES EXISTING OCCUPIED OR PLATTED D.U. IN NW PARCEL.
** INCLUDES COMMON OPEN SPACE AREAS, BUFFER TRACTS, GREEN SPACE AREAS AND RESIDENTIAL YARDS. DOES NOT INCLUDE EXISTING NW PARCEL.

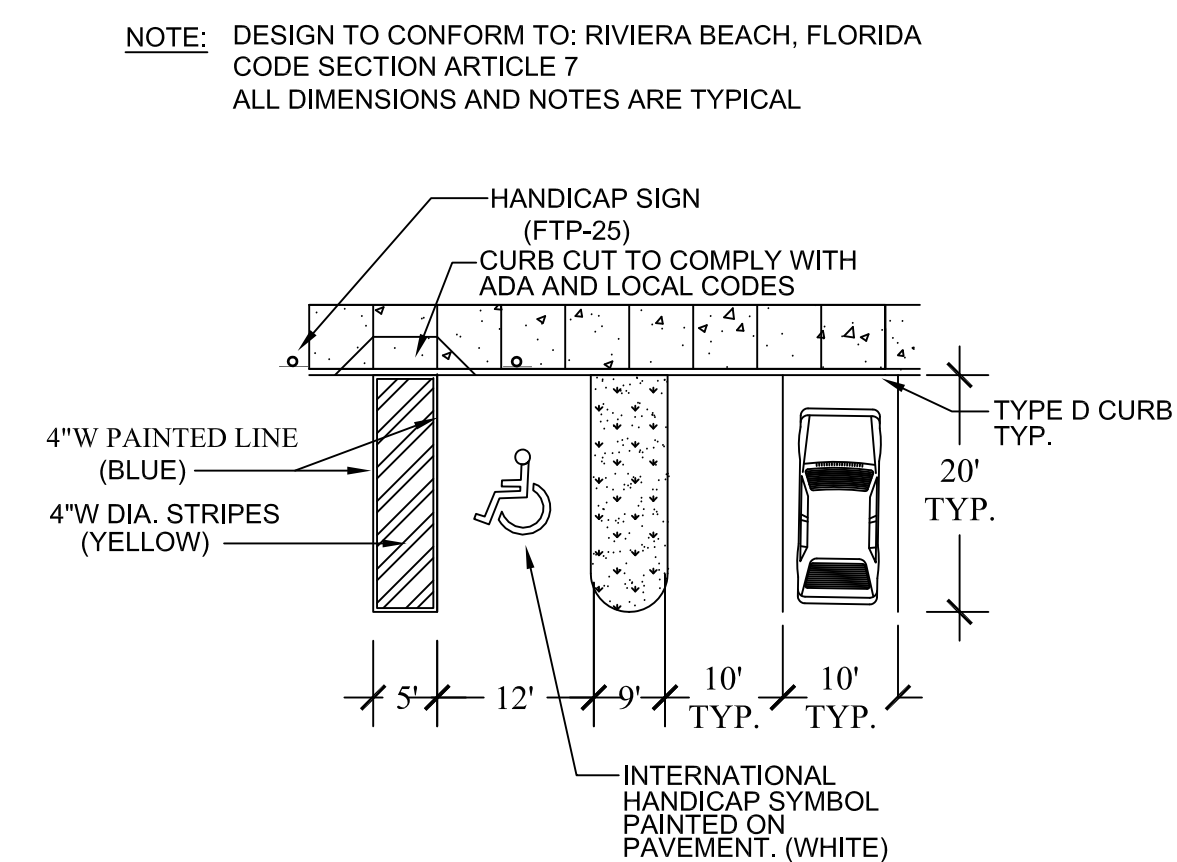
DUMPSTER DETAIL

NTS



HANDICAP/PARKING DETAIL

NTS



REVISIONS

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

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

DESIGN AND ENTITLEMENT CONSULTANTS, LLC

MEDITERRANEA
13th FLOOR INVESTMENTS
CITY OF RIVIERA BEACH, FLORIDA

SITE DETAIL SHEET

SCALE: NTS
CHECKED BY: K.D.D.
DRAWN BY: K.D.D./W.E.D.
DATE: 03.23.16
FILE: SP.1
SHEET **SP.11**
11 OF 13 SHEETS

© 2016 THESE PLANS AND THE INFORMATION SHOWN HEREIN ARE THE PROPERTY OF DESIGN AND ENTITLEMENT CONSULTANTS, LLC AND REPRODUCTIONS, DISSEMINATIONS OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.

SITE DATA

TOTAL SITE AREA	
ZONING	
TOTAL DWELLING UNITS (INCLUDES EXISTING D.U.)	
TOTAL PROPOSED DWELLING UNITS (INCLUDES PLATTED D.U.)	
TOTAL PLATTED N.W. UNITS	
TOTAL OCCUPIED UNITS	
EXISTING N.W. UNITS REMAINING	
TOTAL PLATTED S.W. UNITS	
PROPOSED TOWNHOME UNIT TOTAL	
POD A	
POD B	
POD C	
PROPOSED 28'-8" x 110' SINGLE FAMILY UNIT TOTAL	
POD D	
POD E	
POD F	
POD G	
DENSITY	
TOTAL LAKE (SF/WD PERMIT)	

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
WEL	REVISIONS AS PER STAFF REVIEW COMMENTS	8.1.16
KDD	DRC Comment 10.24.16	10.25.16

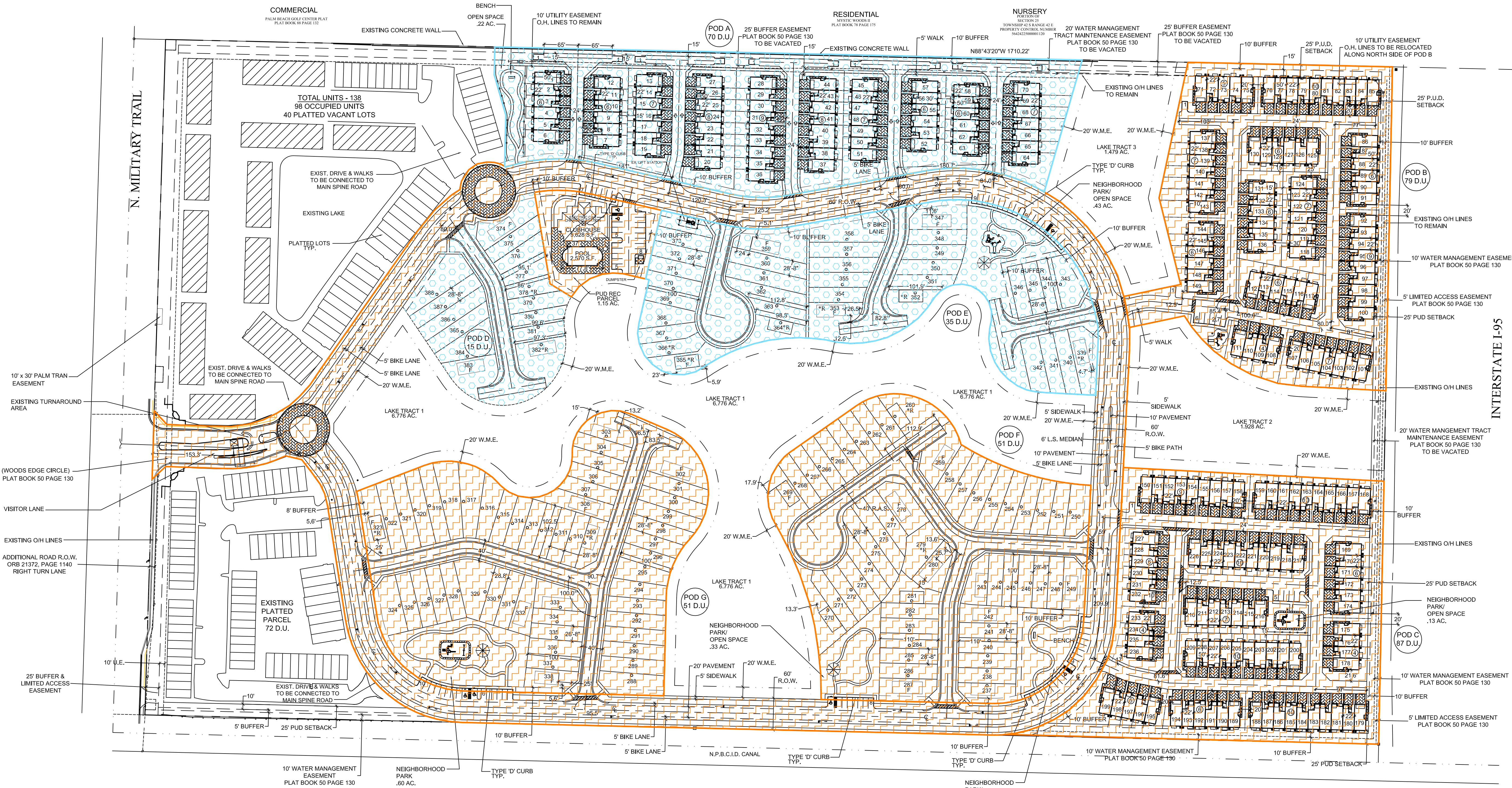
Design and Entitlement Consultants, LLC.
2135 Belcrest Court
Royal Palm Beach, FL 33411
Tel: (561) 707-3410
Email: info@designandentitlement.com

DESIGN AND ENTITLEMENT CONSULTANTS, LLC.

MEDITERRANEA
13th FLOOR INVESTMENTS
CITY OF RIVIERA BEACH, FLORIDA

PHASING 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.12
	12 OF 13 SHEETS



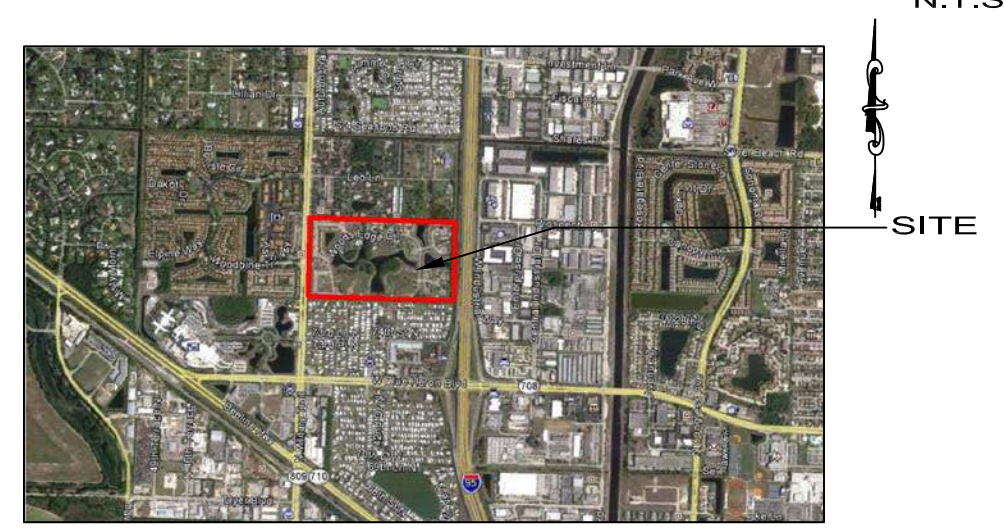
PROJECT NOTES

- 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

PHASING LEGEND

- INDICATES PHASE 1 CONSTRUCTION
- INDICATES PHASE 2 CONSTRUCTION
- INDICATES EXISTING OCCUPIED UNITS
- INDICATES ZERO LOT LINE SIDE
- INDICATES FLOATER LOT
- 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, LLC AND REPRODUCTIONS, DISCLOSURES OR USE THEREOF IN WHOLE OR IN PART IS EXPRESSLY PROHIBITED WITHOUT WRITTEN CONSENT.