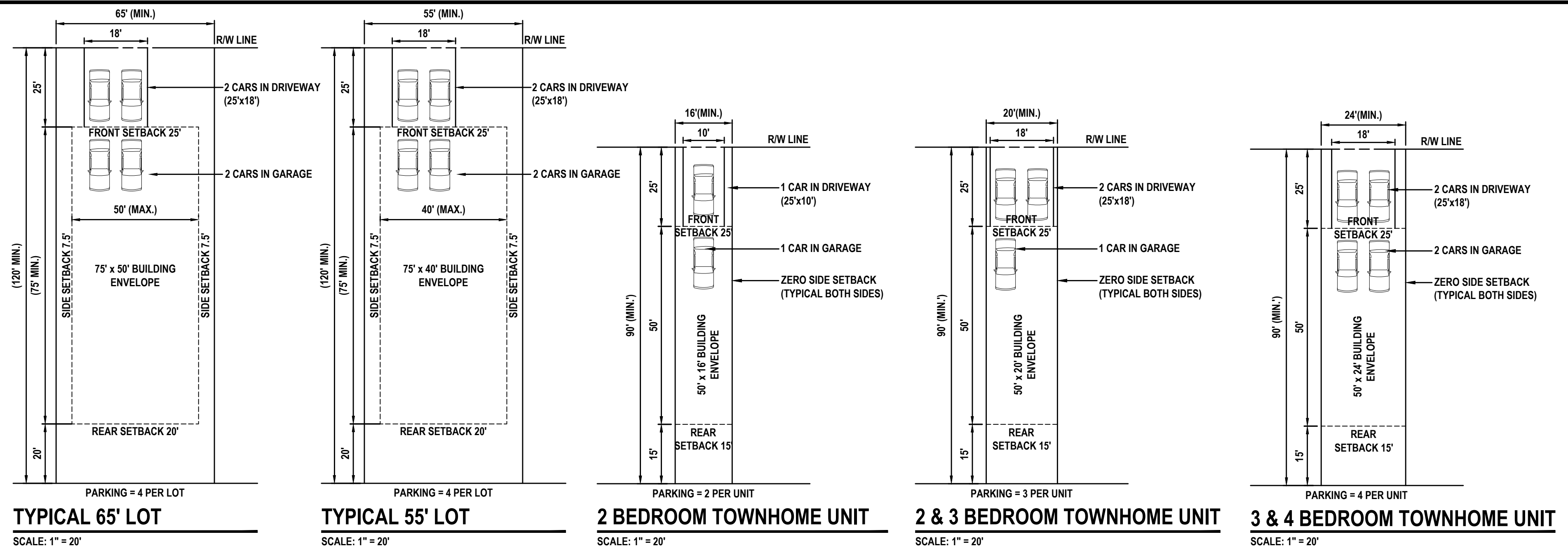


EDGEWATER PRESERVE PHASES 1-4



SITE DEVELOPMENT USAGE TABLE

PROPERTY INFORMATION			
FUTURE LAND USE (FLU)	LDR (LOW DENSITY RESIDENTIAL)		
ZONING (w/ OVERLAY)	RPUD W CONSERVATION		
FLOODZONE	A X		
NET LOTS PROPOSED	176 = 99 SINGLE = 77 TOWNHOMES		
NET DENSITY	4 PER AC MAX (3 PER AC PROPOSED)		
PERIMETER BUFFER	20' ALL SIDES		

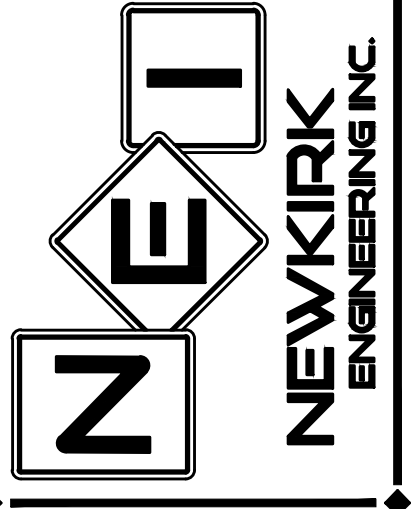
DIMENSIONAL REQUIREMENTS			
	2 BR TH	3 BR TH	SINGLE-FAMILY
MAX. BUILDING HEIGHT	35 FT	35 FT	35 FT
MAX. LOT IMPERVIOUS	80%	80%	70%
MAX. BUILDING COVERAGE	60%	60%	50%
MIN. LOT AREA	1440 SF	1800 SF	6600 SF
MIN. LOT WIDTH	16 FT	20 FT (24 FT)	55 FT (65 FT)
MIN. LOT DEPTH	90 FT	90 FT	120 FT
FRONT	25 FT	25 FT	25 FT
REAR	15 FT	15 FT	20 FT
SIDE	0 FT	0 FT	7.5 FT
SIDE/CORNER	15 FT	15 FT	15 FT (20 FT)
POOLS	N/A	N/A	5 FT
BUILDING SEPERATION	20 FT	20 FT	N/A

PROPOSED SITE COVERAGE			
AREA TYPE	SF	ACRE	% OF SITE
LOT IMPERVIOUS	628,943	14.44	13.0%
HOA + ROW IMPERVIOUS	298,550	6.85	6.2%
WETLAND CONSERVATION	2,016,903	46.30	41.6%
PONDS / UPLANDS	1,908,451	43.81	39.3%
TOTAL SITE*	4,852,847	111.41	100.0%
*INCLUDES PUBLIC ROW			
TOTAL IMPERVIOUS	927,493	21.29	19.1%
TOTAL OPEN SPACE	3,925,354	90.11	80.9%
COMMON OPEN SPACE	1,452,794	33.35	29.9%
TOTAL NET SITE	2,232,208	51.24	46.0%

NET AREA CALCS			
AREA TYPE	SF	ACRE	% OF SITE
ROW (PUBLIC)	396,087	9.09	8.2%
EXISTING WETLANDS	2,013,018	46.21	41.5%
FLOODPLAIN	211,534	4.86	4.4%
TOTAL GROSS SITE	4,852,847	111.41	100.0%
TOTAL NET SITE	2,232,208	51.24	46.0%
MAXIMUM # LOTS (NET)	4 PER AC	204	

REVISIONS

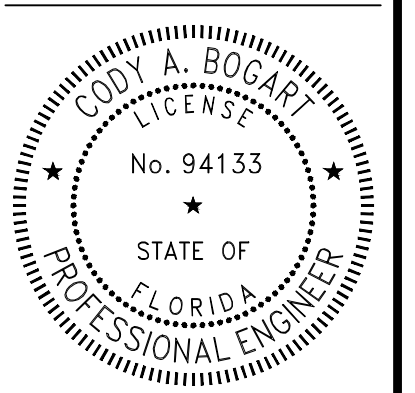
DATE	DESCRIPTION



CONCEPTUAL DEVELOPMENT SITE PLAN
WASHINGTON PARK SOUTH
VOLCO ROAD
EDGEWATER, FL 32141

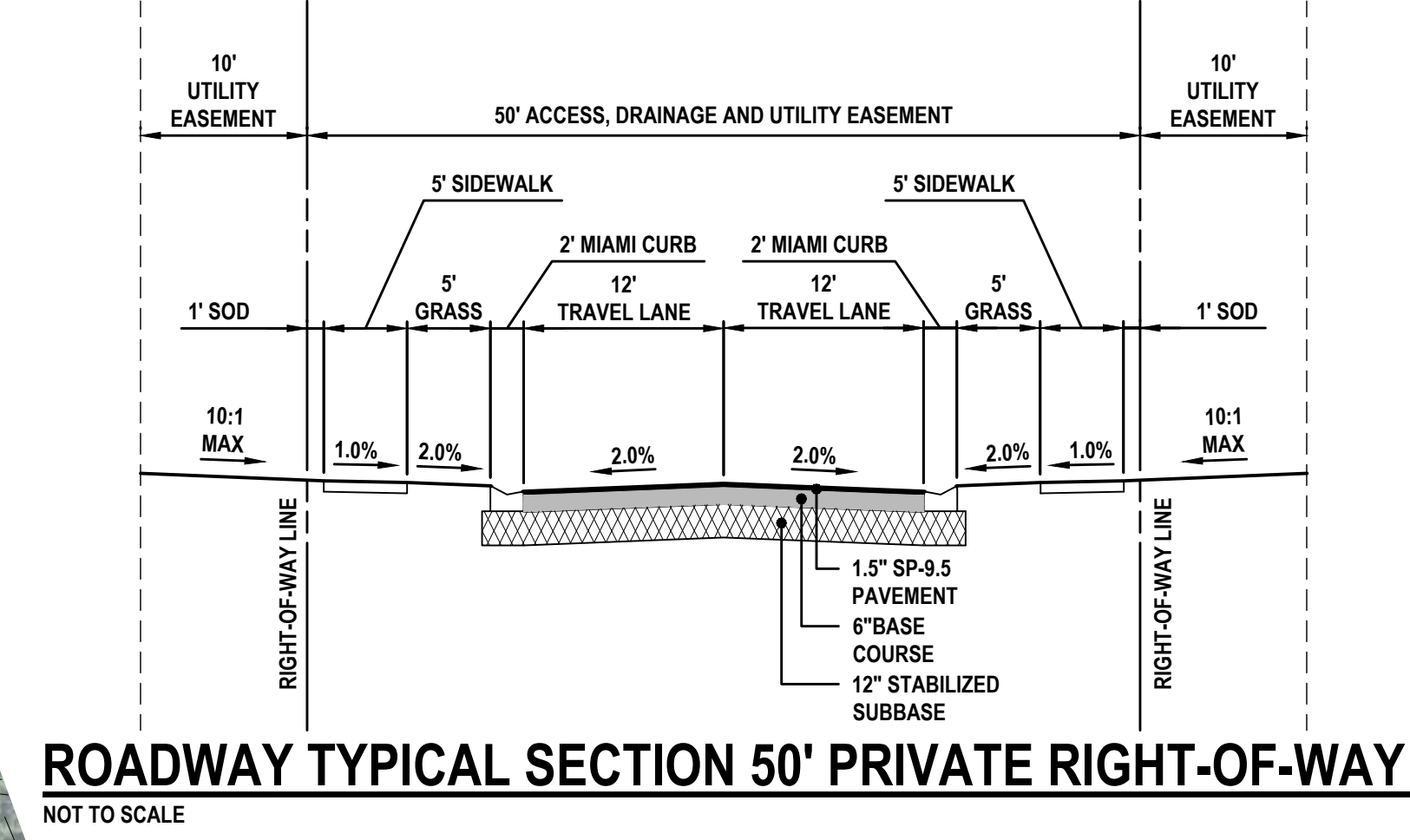
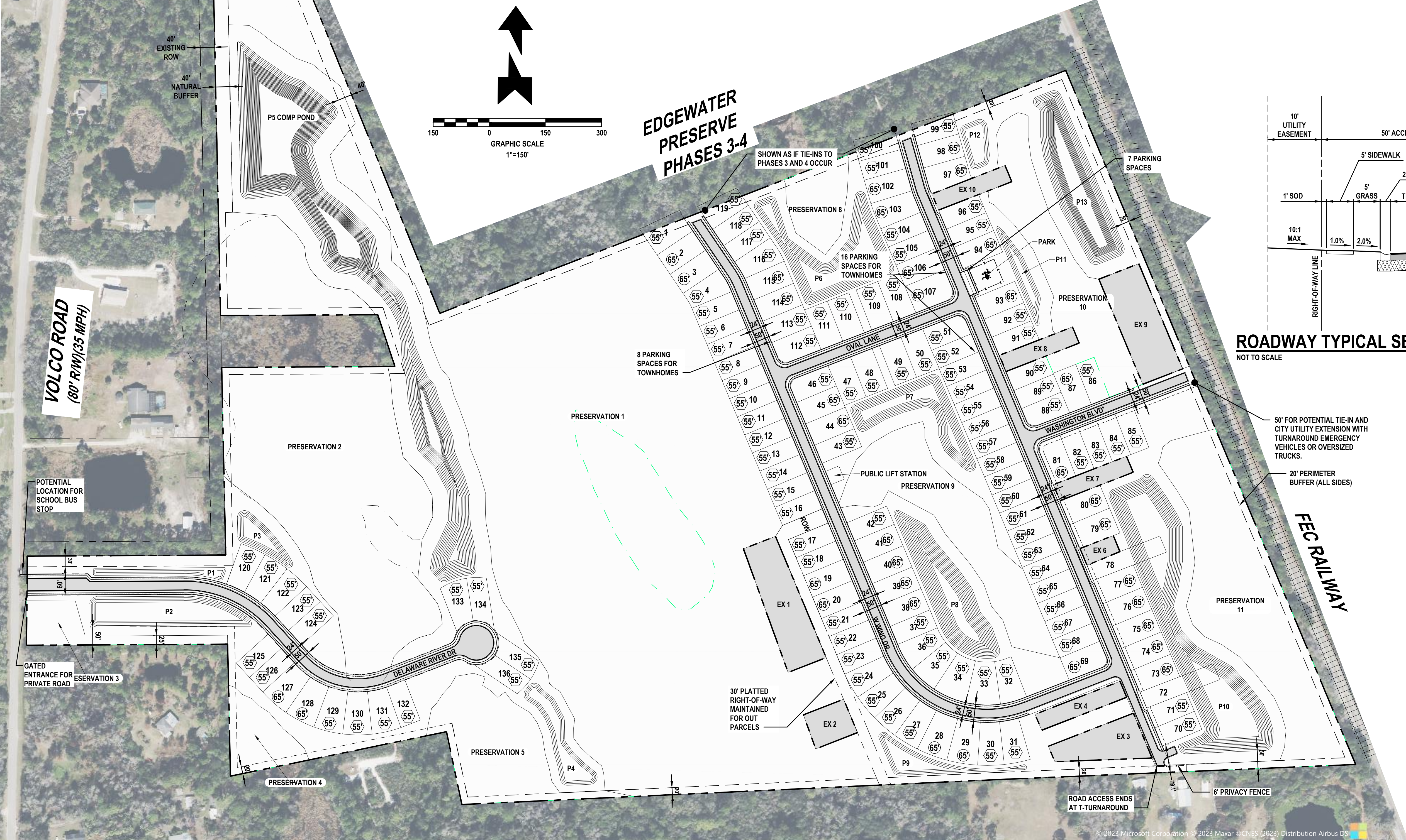
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THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CODY A. BOGART, PE # 94133 ON



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PROJECT No:	2021-388
DATE:	JAN 2024
DESIGN BY:	CAB
DRAWN BY:	CAB
CHECKED BY:	HNN
SCALE:	1:150_XREF
DRAWING NUMBER	A



SINGLE FAMILY LOT LEGEND

LOT	TOTAL	%	REQUIRED %
55'	100	74.6%	75.0% MAX
65'	34	25.4%	25.0% MIN
SUB-TOTAL	134	100.0%	

*2 ADDITIONAL LOTS SHOWN #72 & #78 (45' WIDE)
TOTAL = 136 LOTS

NOTES

- ALL ROADS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA, EXCEPT FOR THE PLATTED CITY ROW TO REMAIN.
- NO FENCES SHALL BE ALLOWED ON ANY TOWNHOME RESIDENTIAL LOT.
- COMMON OPEN SPACE: ACTIVE AND PASSIVE RECREATIONAL AREAS INCLUDING BENCHES, PONDS WITH OBSERVATION AREAS, AMENITY CENTER AND OPEN PLAY FIELDS.
- PARKING REQUIREMENTS TO FOLLOW LDC. SEE PD AGREEMENT.

EASEMENT LEGEND

ADUE	ACCESS, DRAINAGE AND UTILITY EASEMENT
UE	UTILITY EASEMENT
ROAD *	DENOTES PUBLIC RIGHT-OF-WAY