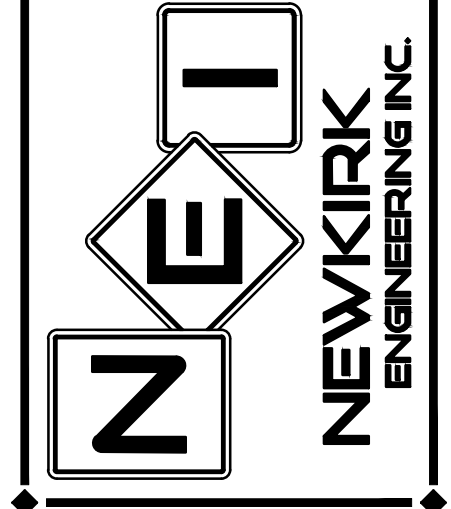


REVISIONS	
DATE	DESCRIPTION

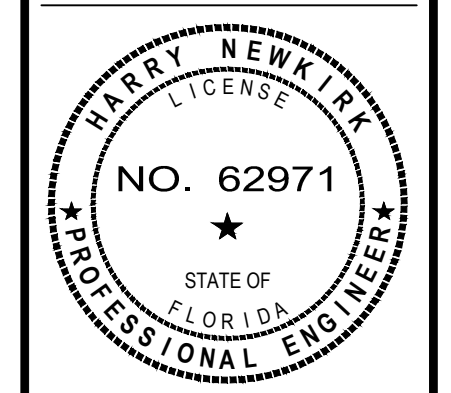
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Civil Engineering,
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OVERALL DEVELOPMENT PLAN
CRESTWOOD
U.S. HIGHWAY 1
EDGEWATER, FL 32132

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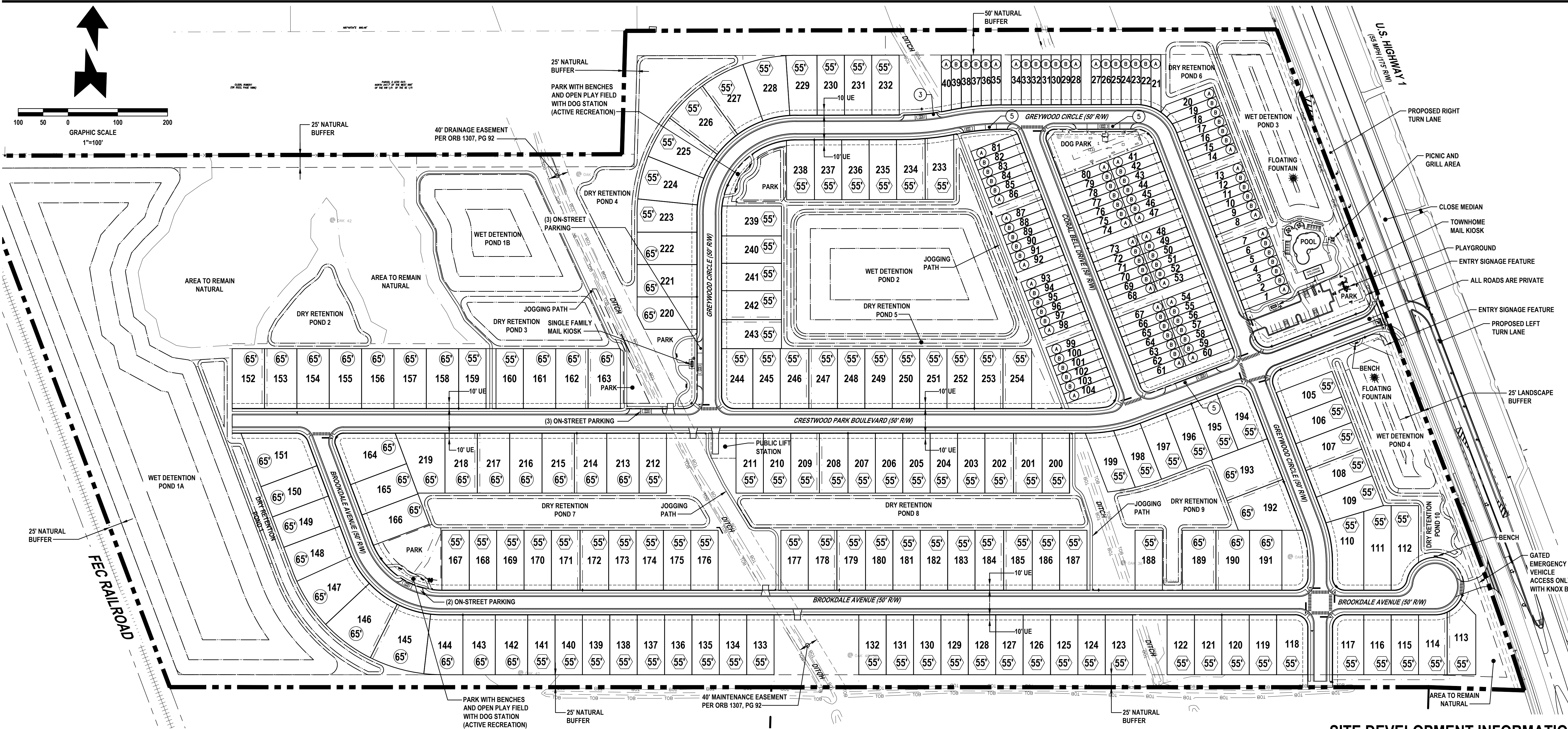
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PROJECT No: 2023-109
DATE: JULY 2024
DESIGN BY: HHN
DRAWN BY: NWS
CHECKED BY: HHN
SCALE: 1" = 100'

DRAWING NUMBER
C-12



EASEMENT LEGEND

(A)	2 CAR GARAGE FRONT DOOR LOCATED ON SIDE OF UNIT	TOTAL	32	%	30.8
(B)	1 CAR GARAGE FRONT DOOR LOCATED IN FRONT OF UNIT	TOTAL	72	%	69.2

HISTORIC OAK TREE LEGEND

EXISTING	REMOVE	REMAIN
10	0	10

SINGLE FAMILY LOT LEGEND

LOT	TOTAL	%
55'	112	74.7%
65'	38	25.3%
TOTAL	150	100.0%

NOTES

- ALL ROADS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. 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.
-

EASEMENT LEGEND

- UE UTILITY EASEMENT
- (5) NUMBER OF TOWNHOME OVERFLOW PARKING SPACES

SITE DEVELOPMENT INFORMATION

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	LDR (LOW DENSITY RESIDENTIAL)
ZONING (w/ OVERLAY)	PUD (PLANNED UNIT DEVELOPMENT)
FLOODZONE	X
PROPOSED UNITS	150 SINGLE FAMILY + 104 TOWNHOMES = 254 UNITS
PUD MAX ALLOWABLE UNITS	288 UNITS
PROPOSED DENSITY	3.43

	DIMENSIONAL REQUIREMENTS	
	TOWNHOUSE	SINGLE-FAMILY
MAX BUILDING HEIGHT	35 FT	35 FT
MAX LOT IMPERVIOUS	80%	70%
MAX BUILDING COVERAGE	60%	50%
MIN. LOT AREA	1,440 SF (2 BEDROOM)	6,600 SF
	1,800 SF (3 BEDROOM)	
MIN. LOT WIDTH	16 FT	55 FT
MIN. LOT DEPTH	90 FT	120 FT
FRONT	25 FT	25 FT
REAR	15 FT	20 FT
SIDE	0 FT	7.5 FT
SIDE/CORNER	15 FT	15 FT

PROPOSED SITE COVERAGE		
AREA TYPE	SF	% OF SITE
LOT IMPERVIOUS	930,409	21.359
ROW IMPERVIOUS	325,923	7.482
DRY POND	279,840	6.424
WET POND	348,357	7.997
GREEN SPACE	1,367,885	31.403
TOTAL SITE	3,252,424	74.665
TOTAL IMPERVIOUS	1,286,332	28.841
TOTAL OPEN SPACE	1,966,092	45.824
COMMON OPEN SPACE	903,319	20.737

AREA CALCS		
AREA TYPE	SF	% OF SITE
GROSS DENSITY AREA	3,252,424	74.665
GROSS DENSITY	3.40	UNITS / ACRE

