

BUILDING SETBACKS

	FRONT	REAR	SIDE
SINGLE FAMILY (40s) (TYPICAL)		10'	5'
SINGLE FAMILY (40s) (EXPANDED)	20'	8'	
SINGLE FAMILY (50s) (TYPICAL)		25'	3' / 7'
SINGLE FAMILY (50s) (EXPANDED)	20'	10'	*NOTE BELOW
SINGLE FAMILY (60s) (TYPICAL)		25'	3' / 7'
SINGLE FAMILY (60s) (EXPANDED)	20'	10'	*NOTE BELOW
PAIRED VILLAS	20'	5'	6'
TOWNHOMES	20'	10'	7.5'

*NOTE: MINIMUM 10' BETWEEN STRUCTURES
 BUILDING HEIGHTS - FOR A SINGLE-FAMILY DWELLING ONLY, THE HEIGHT SHALL NOT EXCEED TWO (2) STORIES AND TWENTY-FIVE (25) FEET IN HEIGHT.

UNIT COUNT

	PHASE 1			PHASE 2	PHASE 3	PHASE 4	TOTAL
	1A	1B	1C				
SINGLE FAMILY (40s)	38	30	54		104		226
SINGLE FAMILY (50s)	28	11	23		106		168
SINGLE FAMILY (60s)				62			62
PAIRED VILLAS				54		96	150
TOWNHOMES (4-UNIT)				32		28	60
TOWNHOMES (6-UNIT)				48		126	174
TOTAL	66	41	77	196	210	250	840

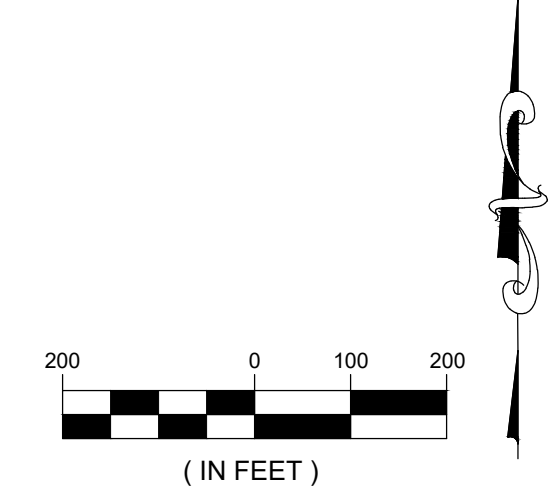
DENSITY: 840 UNITS / 291.11 ACRES = 2.88 DU PER ACRE

DEVELOPMENT AREA	PHASE 1 (ACRES)	PHASE 2 (ACRES)	PHASE 3 (ACRES)	PHASE 4 (ACRES)
INFRASTRUCTURE DEVELOPMENT				
TRACT LS1	0.09			
TRACT LS2		0.09		
TRACT Z	7.88	13.57	8.42	7.89
LOT / BLOCK AREA	26.18	27.85	30.78	27.43
LAKE AREA (@ NWL)	11.60	21.90	8.60	4.40
OPEN / GREEN / REC SPACE				
TRACT A1	1.61			
TRACT A2	2.15			
TRACT A3	1.54			
TRACT A4 (LESS LAKE AREA)	0.68			
TRACT B1 (LESS LAKE AREA)	1.40			
TRACT B2	0.35		2.34	
TRACT C (LESS LAKE AREA)	6.58		2.12	
TRACT D1 (LESS LAKE AREA)			0.76	
TRACT D2 (LESS LAKE AREA)			0.72	
TRACT D3 (LESS LAKE AREA)			0.74	
TRACT D4 (LESS LAKE AREA)			0.73	
TRACT E		5.20	8.27	2.06
TRACT F (LESS LAKE AREA)		12.47		
TRACT G (LESS LAKE AREA)	1.55	4.80		
TRACT H (AMENITY CENTER)		5.78		
TRACT I	0.06	5.92		
TRACT J (LESS LAKE AREA)		1.32		
TRACT K1		0.60		
TRACT K2 (LESS LAKE AREA)		1.35		
TRACT K3				1.15
TRACT K4 (LESS LAKE AREA)				3.51
TRACT K5				0.43
TRACT K6				1.02
TRACT L (LESS LAKE AREA)		6.20		
TRACT M (LESS LAKE AREA)				1.70
TRACT N (LESS LAKE AREA)				1.18
TRACT O				4.82
TRACT P				3.32
INFRASTRUCTURE DEVELOPMENT TOTAL (291.11 ACRES)	61.67	107.05	63.48	58.91
OPEN SPACE CALCULATIONS				
MINIMUM REQUIRED IS 25% OF DEVELOPED AREA	15.42	26.76	15.87	14.73
75% OF OPEN SPACE CAN BE LAKE AREA	8.70	16.43	6.45	3.30
OPEN / GREEN / REC SPACE PROVIDED	15.92	43.64	15.68	19.19
TOTAL OPEN SPACE PROVIDED	24.62	60.07	22.13	22.49
	39.92%	56.11%	34.86%	38.18%
IMPERVIOUS / PERVIOUS CALCULATIONS				
TRACT Z	6.30	10.86	6.74	6.31
LOT / BLOCK AREA	17.02	18.10	20.01	17.83
LAKE AREA (@NWL)	11.60	21.90	8.60	4.40
OPEN / GREEN / REC SPACE	0.80	5.94	0.78	0.96
TOTAL IMPERVIOUS AREA	35.72	56.80	36.13	29.50
TOTAL PERVIOUS AREA	25.95	50.25	27.35	29.41

- PARKING SHALL MEET THE FOLLOWING REQUIREMENTS:
- PRIMARY RESIDENTIAL USE:
 - A MINIMUM OF TWO (2) PARKING SPACES PER SINGLE-FAMILY DWELLING UNIT SHALL BE PROVIDED.
 - DWELLING UNITS WITHIN A SPUD SHALL PROVIDE A MINIMUM OF ONE (1) PARKING SPACE PER UNIT.
 - MULTIPLE-FAMILY DWELLINGS SHALL HAVE A MINIMUM OF:
 - TWO (2) PARKING SPACES PER THREE (3) OR MORE BEDROOM DWELLING UNIT
 - ONE AND ONE-HALF (1 1/2) PARKING SPACES PER ONE (1) OR TWO (2) BEDROOM DWELLING UNIT; AND
 - ONE (1) SPACE PER EFFICIENCY UNIT THAT IS PART OF A MIXED ONE (1) AND TWO (2) BEDROOM DEVELOPMENT.
 - A DEVELOPMENT OF EFFICIENCY UNITS ONLY SHALL HAVE A MINIMUM OF ONE AND ONE-HALF (1 1/2) PARKING SPACES PER UNIT.
 - EACH SPACE SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET AND A MINIMUM LENGTH OF NINETEEN (19) FEET. IF A PARKING STALL CONTAINS A WHEEL STOP OR ABUTS A CURBED OR LANDSCAPED ISLAND, AN OVERHANG MAY BE PERMITTED, AND THE LENGTH OF THE STALL THEREBY SHORTENED TO A MINIMUM OF SIXTEEN (16) FEET.
 - SECONDARY NONRESIDENTIAL USES: WITHIN COMMERCIAL AREAS, ONE (1) SPACE SHALL BE PROVIDED FOR EACH TWO HUNDRED (200) SQUARE FEET OF RETAIL FLOOR AREA. EACH SPACE SHALL HAVE A MINIMUM WIDTH OF TEN (10) FEET AND A MINIMUM LENGTH OF NINETEEN (19) FEET. IF A PARKING STALL CONTAINS A WHEEL STOP OR ABUTS A CURBED OR LANDSCAPED ISLAND, AN OVERHANG MAY BE PERMITTED AND THE LENGTH OF THE STALL THEREBY SHORTENED TO A MINIMUM OF SIXTEEN (16) FEET.
 - LANDSCAPING: WITHIN ALL COMMON PARKING AREAS, A MINIMUM OF FIFTY (50) SQUARE FEET OF LANDSCAPED AREA SHALL BE PROVIDED PER PARKING SPACE AND SUCH LANDSCAPED AREAS SHALL BE DISTRIBUTED THROUGHOUT THE PARKING AREA.

TRACT H - AMENITY - TO INCLUDE A CLUBHOUSE / COMMUNITY CENTER, POOL, BALL COURTS, AND PARK AREA.

RECREATIONAL AMENITY PROGRAM AREAS SUCH AS FITNESS STATIONS, FISHING AREA, OBSERVATION/OVERLOOK AREA, DOG PARK, GARDEN, PICNIC AND TRAIL. TRAIL TO INTERCONNECT WITH ROADWAY SIDEWALKS



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DESIGN/DRAWN: ALS/DRB	DATE: 09/22/22
REVISED PHASING TO INCLUDE PHASE 1A, 1B, AND 1C	10/19/22

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**PALM VISTA
 MEDLEY AT EVERLANDS**

**FINAL DEVELOPMENT PLAN
 (FDP)**

SCOTT M. GLAUBITZ, P.E. & P.L.S.
 STATE OF FLORIDA, No. 33659 No. 4151

HASSAN A. KAMAL, P.E.
 STATE OF FLORIDA, No. 41951

PROJECT NO.	10860.600
DRAWING NO.	10860600_200_028
SHEET	1 of 2

SYMBOLS SHOWN ARE GRAPHIC IN NATURE; DUE TO SCALE. ALL DESIGN ELEMENTS ARE NOT NECESSARILY SHOWN ON PLAN VIEWS. THE CONTRACTOR SHALL ALSO REFER TO SPECIFICATION AND DETAIL SHEETS AS WELL AS THE COMPLETE PLAN SET.