SITE DATA

CURRENT LAND USE - CR COMMERCIAL RECREATION PROPOSED ZONING - PUD PROPOSED USE - 200 TOWNHOUSES TOTAL PUD - 21.30 ACRES

DENSITY - 200 UNITS 21.30 AC. = 9.39 DU/AC

AREA CALCULATIONS

IMPERVIOUS AREA TOTAL	14.13 AC.	66.34%
BUILDING COVERAGE	4.39 AC.	20.6%
ROADWAYS, PARKING, DRIVEWAYS	4.80 AC.	22.5%
POOL/PATIO/SIDEWALKS	1.38 AC.	8.47%
CANAL AREA	3.56 AC.	16.7%
PERVIOUS AREA TOTAL	7.17 AC.	33.68%

OPEN SPACE CALCULATIONS

TOTAL PUD - 21.30 ACRES

REQUIRED OPEN SPACE - 7,456 AC (35%)

PROVIDED OPEN SPACE-8.839 AC (41.49%)

- OPEN SPACE BREAKDOWN -

CANAL AREA (60' WIDTH AVERAGE) -3.502 AC @ 50% = 1.751 AC RECREATION AREA (CABANA & POOL) -0,124 AC @ 50% = 0,062 AC OTHER COMMON OPEN SPACE - 5.655 AC

PRIVATE OPEN SPACE (ENDORSED REAR LOTS) - 1.371 AC CANNOT EXCEED 5% OF TOTAL PUD = 1.065 AC

8.839 AC PROVIDED O.S. LESS 1.371 AC PRIVATE O.S. = 7,848 AC (35.061% TOTAL PUD) CANNOT BE LESS THAN 30% OF TOTAL PUD

PARKING TABULATIONS (PURSUANT TO ORD. EFFECTIVE 09-05-2018)

ASSUME -

85% @ 3 BEDROOMS & 15% @ 4 BEDROOMS

COUNT EACH DRIVEWAY SPACE (ALL PARKING SPACES ARE MIN. 9' 18')
COUNT ONE GARAGE SPACE PER UNIT (ALL GARAGE SPACES ARE MIN. 12 X 24")

REQUIRED

200 UNITS X 85% = 170 3 BEDROOMS @ 3 SPACES EACH = 510 SPACES 200 UNITS X 15% = 30 4 BEDROOMS @ 4 SPACES EACH = 120 SPACES 510 + 120 = 630 SPACES X 15% FOR GUEST PARKING = 95 SPACES

TOTAL REQUIRED = 725 SPACES

PROVIDED

200 UNITS @ 2 DRIVEWAY SPACES = 400 SPACES 200 UNITS @ 1 GARAGE SPACE = 200 SPACES TOTAL SPACES PROVIDED ON INDIVIDUAL TH LOTS = 600 SPACES TOTAL ADDITIONAL SPACES PROVIDED = 125 SPACES

TOTAL PROVIDED - 725 SPACES

SETBACKS & SEPARATIONS

	REQUIRED	PROVIDE
FRONT (MARGATE BLVD.)	25	25
SIDE (EAST & WEST PROPERTY LINES)	25	25
REAR (SOUTH PROPERTY LINE)	25	25
INTERNAL BUILDING SEPARATION	-	20
MIN. PERIMETER BUFFER	-	10

NOTE GARBAGE COLLECTION WILL BE CURBSIDE.

KIMLEY-HORN AND ASSOCIATES, INC.

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SCALE AS SHOWN
DESIGNED BY _____ STATE

DRAWN BY

SITE PLAN

CUTIVE GOLF
PREPARED FOR
FIMIANI

HEET NUMBER

SHEET NUMBER
C-100