



Litterick Landscape Architecture

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Project Name

Sunset Gardens

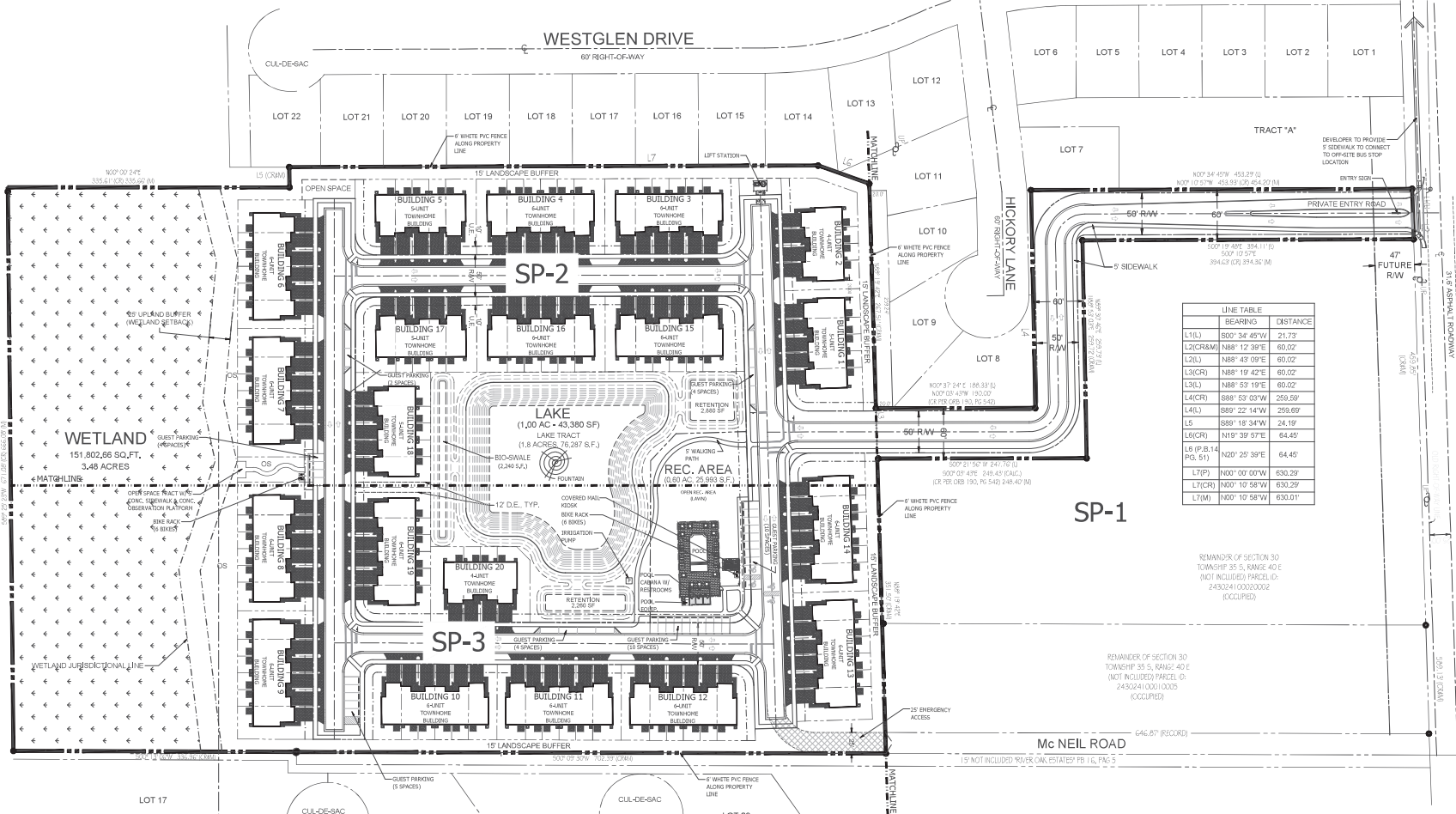
Ft. Pierce, Florida
4945 Edwards Road



Jason Litterick
Landscape Architect
Date: 7/14/25
Scale: 1" = 60'-0"

Designed:	JML
Drawn:	JML
Approved:	JML
Date:	7/14/25
Job No.:	
Revisions:	6/19/25
	7/19/25

Sheet No. **MP-1**



LINE TABLE	BEARING	DISTANCE
L1(L)	S00° 34' 45" W	21.73
L2(CRAM)	N88° 12' 39" E	60.02
L2(L)	N88° 43' 09" E	60.02
L3(CR)	N88° 19' 42" E	60.02
L3(L)	N88° 53' 19" E	60.02
L4(CR)	S88° 53' 03" W	259.69
L4(L)	S89° 22' 14" W	259.69
L5	S89° 18' 34" W	24.19
L6(CR)	N19° 39' 57" E	64.45
L6(P.B.14 P.O. 51)	N20° 29' 39" E	64.45
L7(P)	N00° 00' 00" W	630.29
L7(CR)	N00° 10' 58" W	630.29
L7(M)	N00° 10' 58" W	630.01

SITE DATA:

NAME OF APPLICATION: 4945 EDWARDS ROAD RESIDENTIAL
 PARCEL ID'S: SOUTH PARCEL (17.14 AC.): 2430-04-001-000-4
 NORTH PARCEL (0.44 AC.): 2430-243-001-000-1
 17.58 ACRES (765,870.41 S.F.)
 EXISTING FLU: SOUTH PARCEL: RL - LOW DENSITY RESIDENTIAL
 NORTH PARCEL: RH - HIGH DENSITY RESIDENTIAL
 EXISTING ZONING: SOUTH PARCEL: PLANNED DEVELOPMENT ZONE (EXPIRED)
 NORTH PARCEL: R-4 - MEDIUM DENSITY RESIDENTIAL
 PROPOSED ZONING: PLANNED DEVELOPMENT ZONE
 PROPOSED UNITS: 112 TOWNHOMES
 PROPOSED DENSITY: 6.37 D.U./S/ACRE

SETBACKS

FRONT: 20'
 SIDE INTERIOR: 10'
 SIDE CORNER: 15'
 REAR: 15'

OPEN SPACE

BUFFERS & O.S. TRACTS: 46,289 S.F. (6.0%)
 LAKE TRACT: 76,387 S.F. (10.0%)
 RECREATION TRACT: 25,993 S.F. (3.4%)
 WETLAND & WETLAND BUFFER: 165,961 S.F. (22.1%)
 TOTAL OPEN SPACE PROVIDED: 317,630 S.F. (41.5%)

PARKING

PARKING REQUIRED: 168 SPACES (1.5 SPACES PER D.U.)
 PARKING PROVIDED: 353 SPACES
 GARAGE SPACES: 152 SPACES
 DRIVEWAY SPACES: 152 SPACES
 GUEST SPACES: 39 SPACES

BIKE PARKING

BIKE PARKING REQUIRED: 12 SPACES (1 PER 10 D.U.)
 BIKE PARKING PROVIDED: 12 SPACES

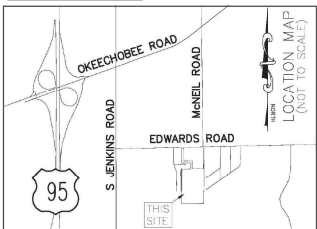
GENERAL NOTES:

- TRASH WILL BE PICKED UP CURBSIDE

6' WHITE PVC FENCE



LOCATION MAP



DRAWING INDEX:

- MP-1 MASTER PLAN & SITE DATA
- MP-2 TYPICAL LOT LAYOUT
- SP-1 - SP-3 DETAIL SITE PLANS
- TD-1 TREE DISPOSITION PLAN
- LP-1 OVERALL LANDSCAPE PLAN & LANDSCAPE DATA
- LP-2 - LP-4 DETAIL LANDSCAPE PLANS
- LP-5 TYPICAL UNIT LANDSCAPE PLANS
- LP-6 LANDSCAPE SPECIFICATIONS & PLANTING DETAILS

Master Plan

