

Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34990
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Project Name

4945 Edwards Road Residential

Ft. Pierce, Florida

Landscape Architect of Record



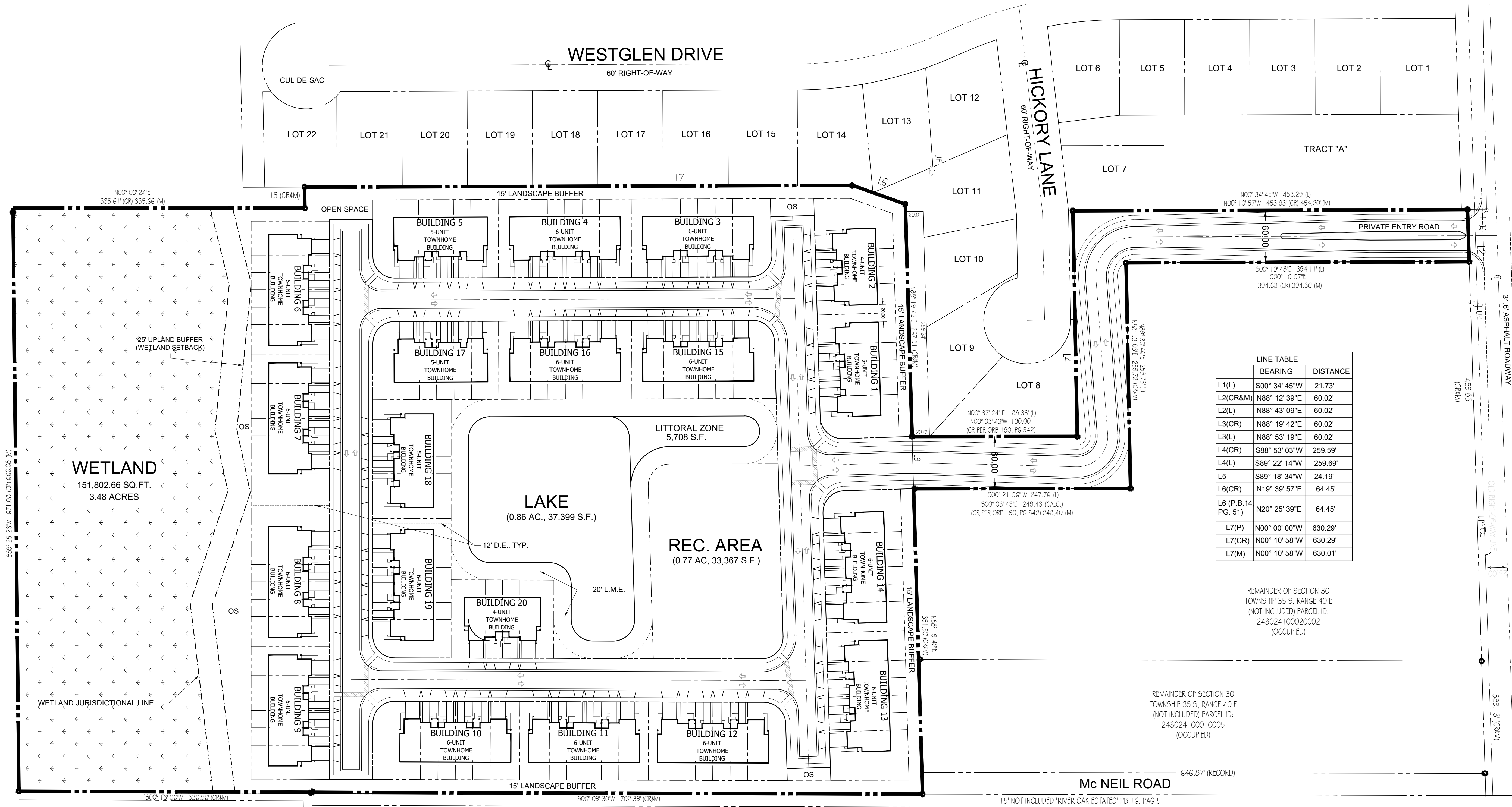
Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 60'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 10/30/24
Job no.
Revisions:

Sheet No.

MP-1



LINE	BEARING	DISTANCE
L1(L)	S00° 34' 45"W	21.73'
L2(CR&M)	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	259.59'
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 PG. 51)	N20° 25' 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.): 2430-244-0001-000-4
 NORTH PARCEL (0.44 AC.): 2430-243-0001-000-1
 SITE AREA: 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./ACRE

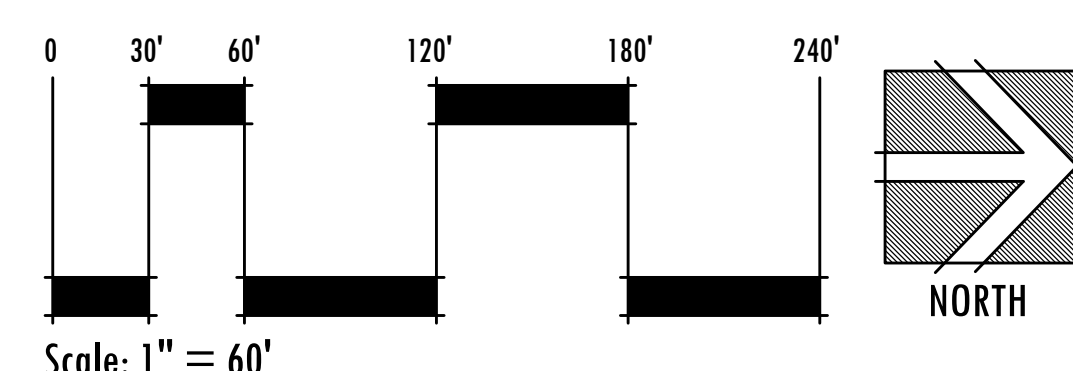
SETBACKS

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

OPEN SPACE

BUFFERS & O.S. TRACTS: 47,991.77 S.F. (6.3%)
 LAKE TRACT: 68,791.82 S.F. (9.0%)
 RECREATION TRACT: 33,366.92 S.F. (4.4%)
 WETLAND & WETLAND BUFFER: 168,960.97 S.F. (22.1%)
 TOTAL OPEN SPACE PROVIDED: 319,111.48 S.F. (41.7%)

Master Plan



WETLAND
151,802.66 SQ.FT.
3.48 ACRES

LAKE
(0.86 AC., 37,399 S.F.)

REC. AREA
(0.77 AC., 33,367 S.F.)

REMAINDER OF SECTION 30
TOWNSHIP 35 S, RANGE 40 E
(NOT INCLUDED) PARCEL ID:
243024100020002
(OCCUPIED)

REMAINDER OF SECTION 30
TOWNSHIP 35 S, RANGE 40 E
(NOT INCLUDED) PARCEL ID:
243024100010005
(OCCUPIED)

15' NOT INCLUDED "RIVER OAK ESTATES" PB 16, PAG 5