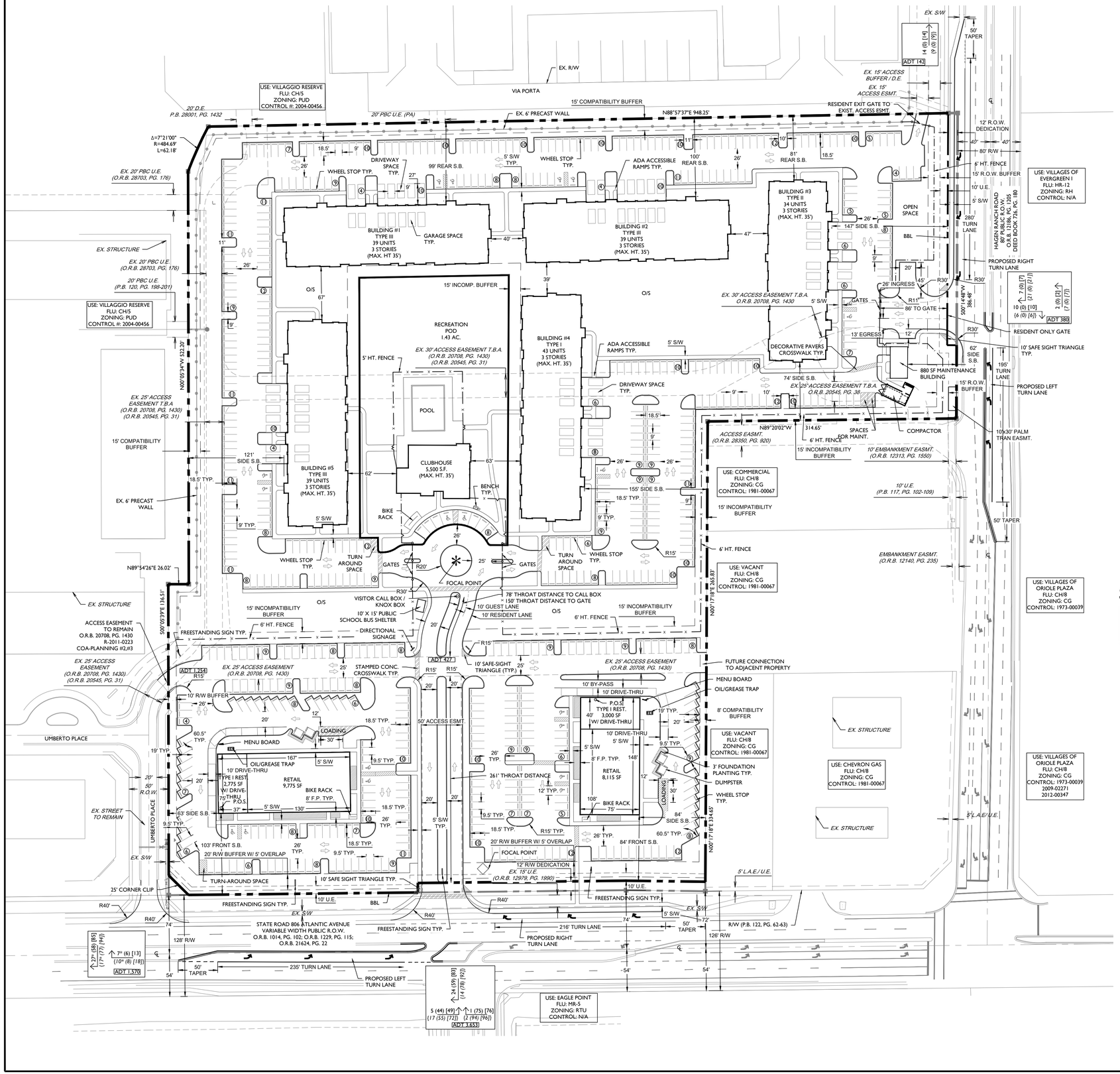

LEGEND

AC. = ACRES
BBL = BASE BUILDING LINE
D.E. = DRAINAGE EASEMENT
DRO = DEVELOPMENT REVIEW OFFICERS
D.U. = DWELLING UNITS
ESMT. = EASEMENT
EX. = EXISTING
FLU = FUTURE LAND USE
F.P. = FOUNDATION PLANTING
HT. = HEIGHT
L.A.E. = LIMITED ACCESS EASEMENT
L.M.E. = LAKE MAINTENANCE EASEMENT
OHME = OVERHANG/MAINTENANCE EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PDR = PROPERTY DEVELOPMENT REGULATIONS
PG. = PAGE
R = RADIUS
R.O.W. = RIGHT-OF-WAY
R/W = RIGHT-OF-WAY
S.B. = SETBACK
S.F. = SQUARE FEET
S/W = SIDEWALK
T.B.A. = TO BE ABANDONED
TEMP. = TEMPORARY
TYP = TYPICAL
U.E. = UTILITY EASEMENT
ULDC = UNIFIED LAND DEVELOPMENT CODE
WFH = WORKFORCE HOUSING

TRAFFIC TRIPS = 1,903 - TOTAL ADT

AM:
- 7* - APPROVED VILLAGIO TRAFFIC
- 7 - RESIDENTIAL
- (53) - COMMERCIAL
- [60] - TOTAL AM TRAFFIC

(PM):
- 32* - APPROVED VILLAGIO TRAFFIC
- 35 - RESIDENTIAL
- (62) - COMMERCIAL
- [97] - TOTAL PM TRAFFIC

LOCATION MAP

N.T.S.

SITE DATA

APPLICATION NAME	TERRA NOVA MUPD
CONTROL NUMBER	2004-000457
LAST ZC/BCC APPROVAL DATE	02/24/2011
TIER	URBAN / SUBURBAN
OVERLAYS / NEIGHBORHOOD PLANS	N/A
EXISTING /PROPOSED LAND USE DESIGNATION	CH/5
EXISTING /PROPOSED ZONING DISTRICT	MUPD
PROPERTY CONTROL NUMBER(S)	00-42-46-16-00-000-7070
GROSS SITE AREA	17.67 AC.
NET SITE AREA (EXCL. R/W DEDICATION)	17.48 AC.
EXISTING USE	VACANT/AGRICULTURE
PROPOSED USES	RESIDENTIAL & COMMERCIAL
TOTAL UNITS PROPOSED	194 D.U.
GROSS DENSITY	10.98 DU./AC.
TOTAL SF PROPOSED	23,665 SF
RETAIL	17,890 SF
TYPE I REST. W/ DRIVE-THRU	5,775 SF
DENSITY BONUS PROGRAM	TDR & WHP
TDR'S REQUESTED	53
WHP UNITS REQUIRED / PROPOSED*	43
	* (19 ON-SITE, 24 OFF-SITE)
BONUS DENSITY WHP %	60%
WHP DEVELOPMENT OPTION	FULL INCENTIVE
REQUIRED BUILDING HEIGHT	35'
PROPOSED BUILDING HEIGHT	35'

TOTAL PARKING REQUIRED	534 SPACES
RESIDENTIAL	439 SPACES
MULTI-FAMILY (2 SPACES PER UNIT)	388 SPACES
GUEST SPACES (1 SPACE PER 4 UNITS)	49 SPACES
CLUBHOUSE/POOL (MIN. 2 SPACES)	2 SPACES
ADA ACCESSIBLE PARKING (INCL. IN TOTAL)	10 SPACES
COMMERCIAL	95 SPACES
STANDARD SPACES (1 SPACE PER 250 SF)	95 SPACES
ADA ACCESSIBLE (INCL. IN TOTAL)	4 SPACES
TOTAL PARKING PROVIDED	743 SPACES
RESIDENTIAL	471 SPACES
MULTI-FAMILY	388 SPACES
GUEST SPACES	81 SPACES
CLUBHOUSE/POOL	2 SPACES
ADA ACCESSIBLE PARKING (INCL. IN TOTAL)	11 SPACES
COMMERCIAL	272 SPACES
STANDARD SPACES	272 SPACES
ADA ACCESSIBLE (INCL. IN TOTAL)	8 SPACES
OPEN SPACE PROVIDED	7.02 (39.7%)
REC AREA	1.43 AC.
LANDSCAPE BUFFERS	1.94 AC.
GREEN SPACE	3.65 AC.
REQUIRED RECREATION	1.16 AC.
PROVIDED RECREATION	1.43 AC.
REQUIRED CIVIC POD	0.27 AC.
PROVIDED CIVIC POD***	0 AC.
TRAFFIC ANALYSIS ZONE (TAZ)	1592

CONCURRENCY RESERVATION

MULTIFAMILY	194 UNITS
RETAIL	17,890 S.F.
TYPE I REST. W/ DRIVE-THRU	5,775 S.F.

* CONCURRENCY IS APPROVED FOR THE ABOVE USES AND AMOUNTS SHOWN ON THIS PLAN

*** PUBLIC CIVIL REQUIREMENT OF 0.27 AC. IS WAIVED BY PREM AS OF OCTOBER 2018

PROPERTY DEVELOPMENT REGULATIONS

ZONING DISTRICT (MUPD / CH)	LOT DIMENSIONS			MAX. HEIGHT	BLDG. COVER	MIN. SETBACKS			
	SIZE	WIDTH/ FRONTAGE	DEPTH			FRONT	SIDE	SIDE STREET	REAR
REQUIRED	5.0 AC.	300'	300'	35'	30%	30'	C - 15' R - 30'	30'	C - 20' R - 30'
PROVIDED	17.67 AC.	679'	973'	35'	17%	84'	C - 63' R - 62'	N/A	C - 81' R - 81'

N

0 30 60 120

SCALE: 1" = 60'

AMENDMENTS

ZONING STAMP

WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

NO.	DATE	DESCRIPTION	BY
REVISIONS			
1	10-19-2018	RESUBMITTAL	TS
2	11-29-2018	RESUBMITTAL	TS
3	12-10-2018	RESUBMITTAL	TS
4	1-28-2019	RESUBMITTAL	TS
5	9-09-2019	RESUBMITTAL	

CAD 3079.00-PLAN-SITE.DWG
JOB NO. 3079.00
DRAWN BY TS
CHECK BY CR
DATE 10-2018

TERRA NOVA MUPD

PRELIMINARY SITE PLAN

SHEET:
PSP.1

Tyler Stranger C:\wwwworking\tyler.wwwprojects\1838\80\3079\00-PLAN-SITE.dwg — Plotted: 9/9/2019 10:05:42 AM Saved: 9/9/2019 9:17:30 AM