LAKE #24
3.94 AC.

LAKE #25
3.74 AC.

LAKE #21
8.22 AC.

DREAM RIVER ROAD

BRIGHTSIDE WAY

STARKISSED LANE

PROJECT NOTES:

1. MIN. LOT AREA: 1,400 SF
2. MIN. LOT WIDTH: 18 FEET
3. MAX. BUILDING HEIGHT: 35 FEET

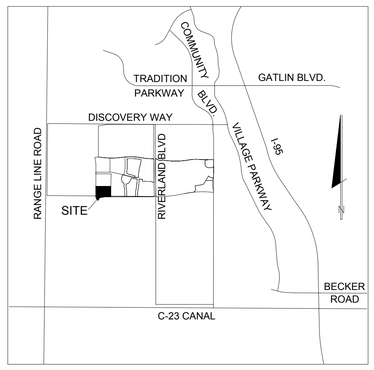
PHASING

4. A TOWNHOME BUILDING MAY CONSIST OF NO LESS THAN THREE (3) TOWNHOUSE DWELLING UNITS AND NO MORE THAN EIGHT (8) CONTIGUOUS TOWNHOUSE DWELLING UNITS. FINAL LIFT OF ASPHALT SHALL NOT BE REQUIRED FOR A CERTIFICATE OF OCCUPANCY (C.O.) OF ANY TOWNHOME BUILDING, AND WILL BE INSTALLED PRIOR TO RELEASE OF THE PERFORMANCE BOND PROVIDED AS SURETY FOR RIVERLAND PARCEL D - PLAT 6.
5. TOWNHOME BUILDINGS MAY BE BUILT AND CERTIFIED INDIVIDUALLY, OR IN GROUPS, AND IN ANY ORDER. THE CITY MAY CHARGE PARTIAL INSPECTION FEES AS DEEMED APPROPRIATE AND APPLICABLE. WITH THE EXCEPTION TO THOSE IMPROVEMENT(S) NEEDED FOR ENGINEERING CERTIFICATION AND/OR ACCEPTANCE BY THE UTILITY SYSTEMS DEPARTMENT, A C.O. SHALL NOT BE WITHHELD ON THE BASIS THAT AN IMPROVEMENT, WHICH IS BEYOND THE LIMITS OF THE LOTS UPON WHICH THE SUBJECT TOWNHOME BUILDING TO BE ISSUED A C.O. IS SITUATED, HAS YET TO BE CONSTRUCTED.
6. STREET TREES SHALL NOT BE REQUIRED TO BE INSTALLED AS A CONDITION FOR THE ISSUANCE BY THE CITY OF A C.O. FOR A TOWNHOME BUILDING IF THE ADJACENT TOWNHOME BUILDINGS ALONG THE SAME STREET ARE NOT YET COMPLETED AND/OR HAVE NOT BEEN ISSUED A C.O.
7. IN THE EVENT THE ENTIRE ROAD NETWORK IS NOT BUILT AT THE TIME OF A BUILDING'S C.O. REQUEST, DEAD-ENDS SHALL BE PERMITTED PER THE ALLOWABLE LENGTH ESTABLISHED IN THE APPROVED MPUD.

N

0 12 30 60 120 180

SCALE: 1" = 60'



NOTE: ALL GRADES SHOWN ARE IN NAVD88
P23-166 (USD 5268F)

TOWN HOME - SITE PLAN EXHIBIT
FOR
RIVERLAND PARCEL D
PLAT 6 (POD I)

REVISIONS	DATE	BY	CK

RIVERLAND ASSOCIATES IV, LLLP
1600 SAWGRASS CORPORATE PARKWAY, SUITE 400
SUNRISE, FLORIDA 33323
PHONE: (954) 753-1730

SCALE: 1"=60'
DATE: 10/23/23
BA
MW
FILE NAME: RIV-D PL6

BRIAN ARNOLD, P.E.
FLORIDA P.E. #81294

RIV-D PL6 | SP

SHEET 1 OF1