

Project Team:

Client & Property Owner: Mattamy Homes, LLC, 1500 Gateway Blvd., Suite 220, Boynton Beach, FL 33426

Land Planner / Landscape Architect: Lucido & Associates, 701 E. Ocean Boulevard, Stuart, FL 34994

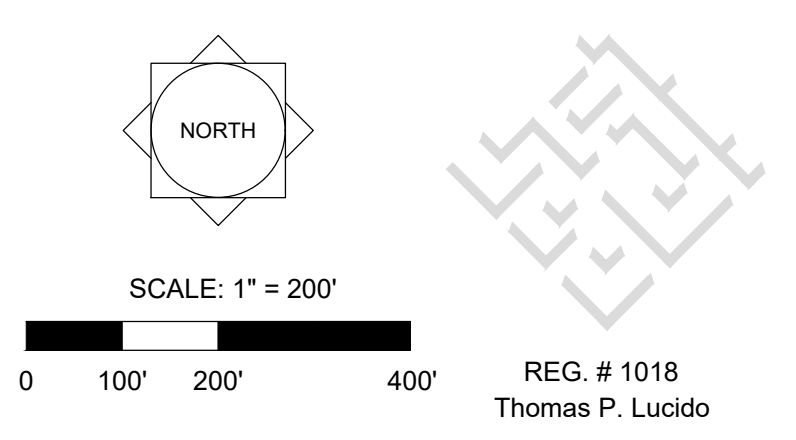
Engineer: Kimley Horn, 445 24th Street, Suite 200, Vero Beach, FL 32960

Surveyor: Caulfield & Wheeler Inc., 410 S.E. Port St. Lucie Blvd., Port St. Lucie, Florida 34984

SG-4a Tresello
 Port St. Lucie, FL

Conceptual Subdivision Plat
 City of Port St. Lucie P#:P22-258
 PSLUSD File No. 5428

Date	By	Description
08.17.22	SAW	Initial Submittal
12.12.22	SAW	Resubmittal
06.19.24	SAW	Resubmittal
08.28.24	SAW	Resubmittal
10.04.24	SAW	Resubmittal
10.24.24	SAW	Resubmittal
11.20.24	SAW	Resubmittal
		-added lot numbers
		-adjusted town home lot lines



Designer: SAW **Sheet**

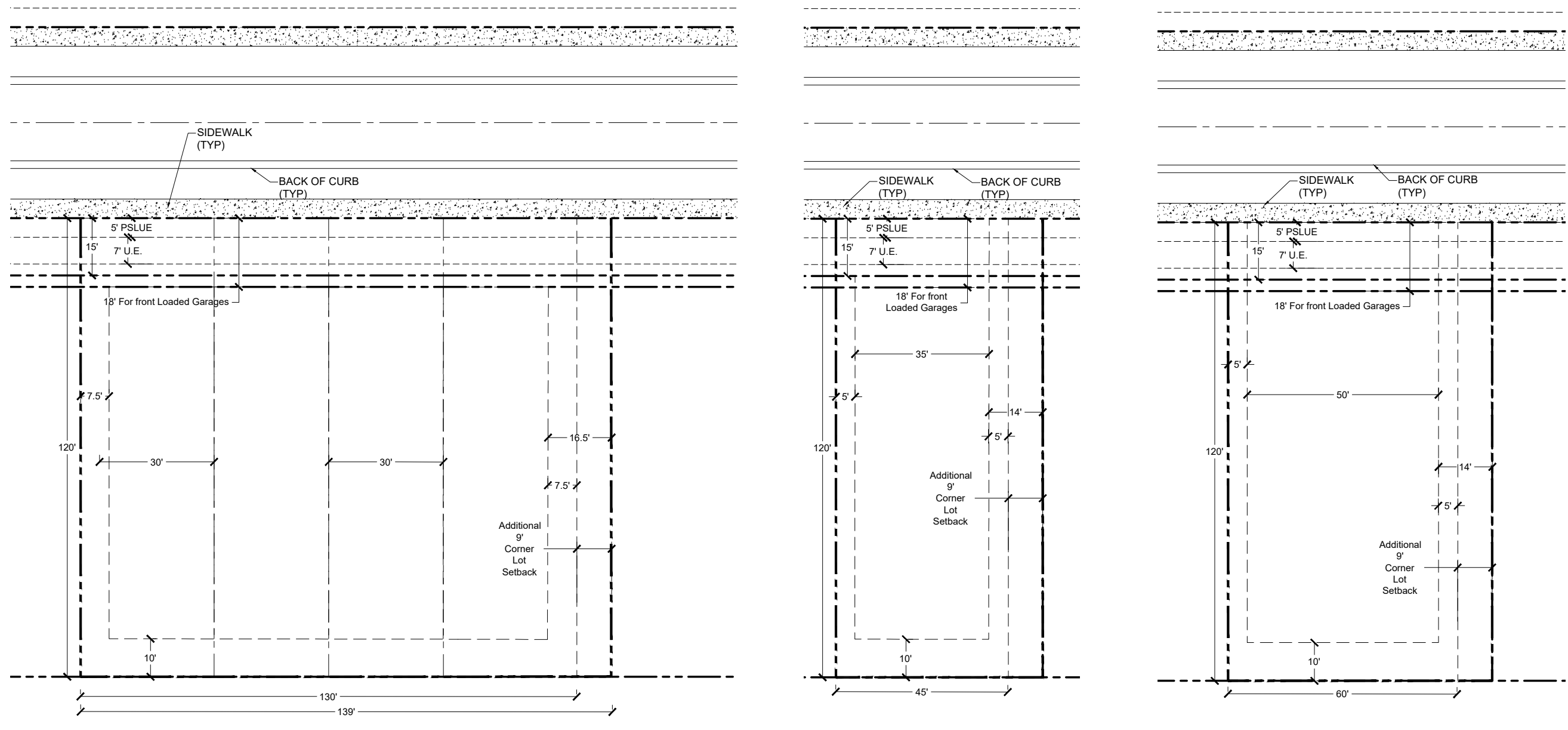
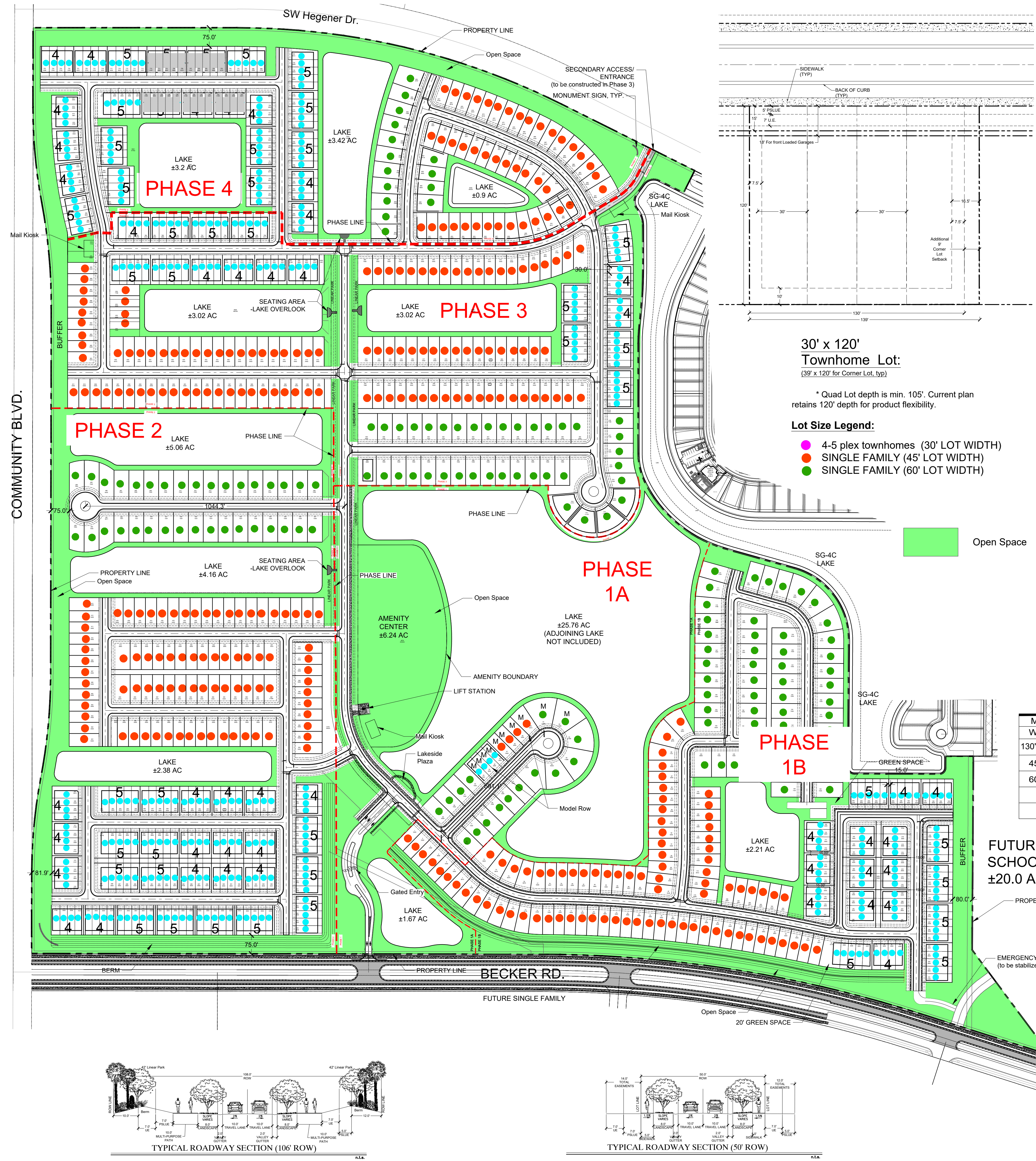
Manager: SG

Project Number: 20-276.30

Municipal Number: P22-258

Computer File: Conceptual Subdivision Plat- ph 1a-1b.dwg

Copyright Lucido & Associates. These documents and their contents are the property of Lucido & Associates. Any reproductions, revisions, modifications or use of these documents without the express written consent of Lucido & Associates is prohibited by law.



30' x 120' Townhome Lot:
 (39' x 120' for Corner Lot, typ)

45' x 120' Lot:
 (54' x 120' for Corner Lot, typ)

60' x 120' Lot:
 (69' x 120' for Corner Lot, typ)

* Quad Lot depth is min. 105'. Current plan retains 120' depth for product flexibility.

- Lot Size Legend:**
- 4-5 plex townhomes (30' LOT WIDTH)
 - SINGLE FAMILY (45' LOT WIDTH)
 - SINGLE FAMILY (60' LOT WIDTH)

*** NOTE:**

- Back to back lots have been given an addition 10' making the lot depth 130' to allow for additional landscaping.

Site Data

Total Area:	256.30 ac.	
Zoning:	MPUD	
Future Land Use:	NCD	
Single Family Dwelling:	Required (Min./ Max)	Proposed
Lot Square Footage:	3,500 sf (Min.)/9,750sf (Max.)	Varies.
Lot Width:	35' (Min.)	30',45',60'
Density:	15 DU / ac. (Max.)	6.44 DU/s

Proposed Density Calc:	876 Units / 137.75 ac. = 6.44 DU/ ac.	
Max. Building Coverage:	60%	60%
Min. Open Space:	30%(76.89 Ac.)	
Open Space Provided: (includes lakes and wetlands)	30%(77.51 Ac.)	

Max Building Height:	35'	35'
Max. Lot Impervious:	80%	80%
Lakes:	54.86 Ac.	
Setbacks:	Required (Min.)	Proposed
Front Yard:	15'/18'	15'/18'
Side Yard:	5'/14'	5'/14'
Rear Yard:	10'	10'

Proposed Lot Data

Minimum Lot Size	Unit Count				
	Phase 1	Phase 2	Phase 3	Phase 4	Total
130'-195'	82 Units	125 Units	78 Units	110 Units	395 Units
45'	88 Units	84 Units	112 Units	43 Units	327 Units
60'	67 Units	34 Units	38 Units	15 Units	154 Units
	237 Total Units	243 Total Units	228 Total Units	168 Total Units	876 Total Units

