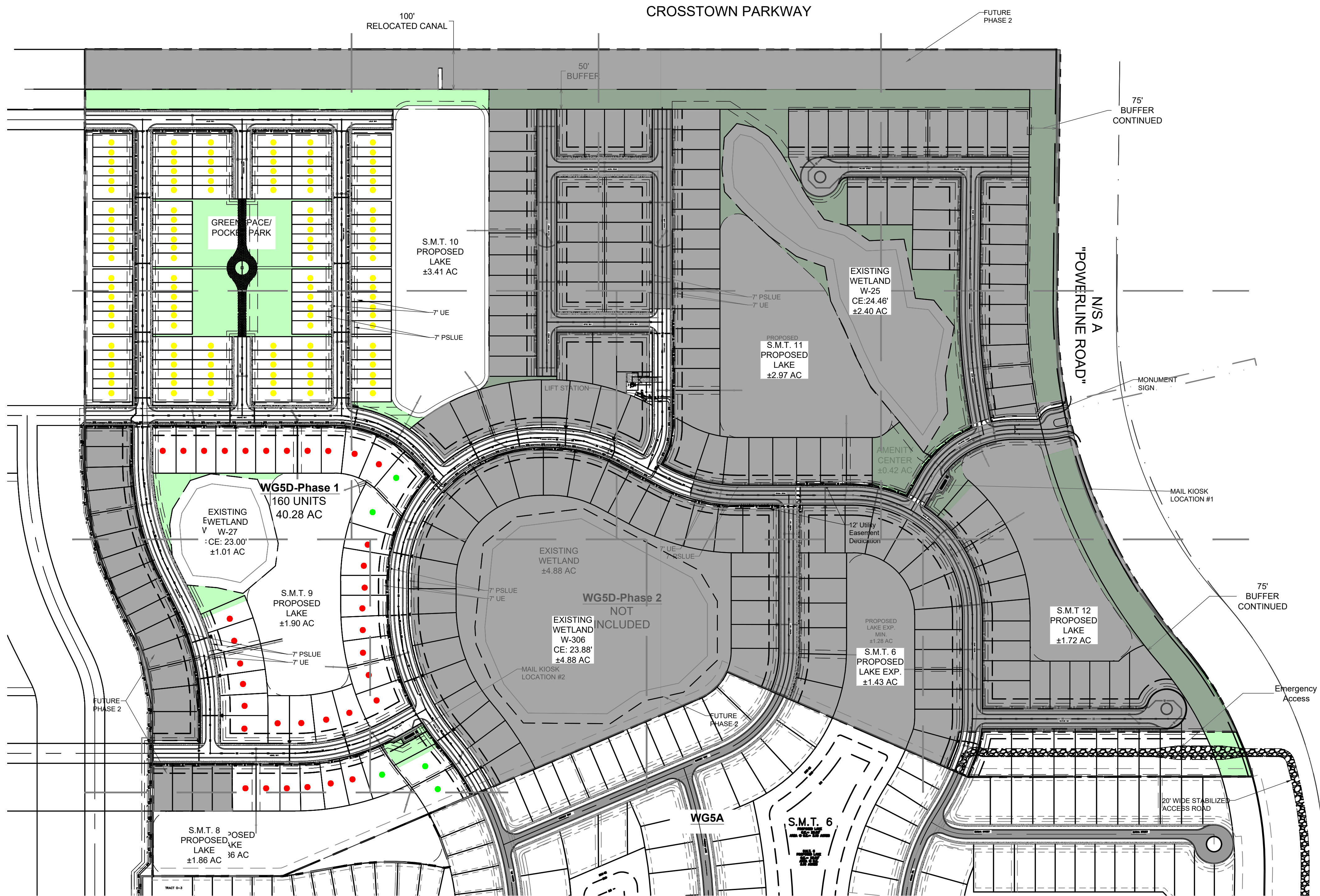


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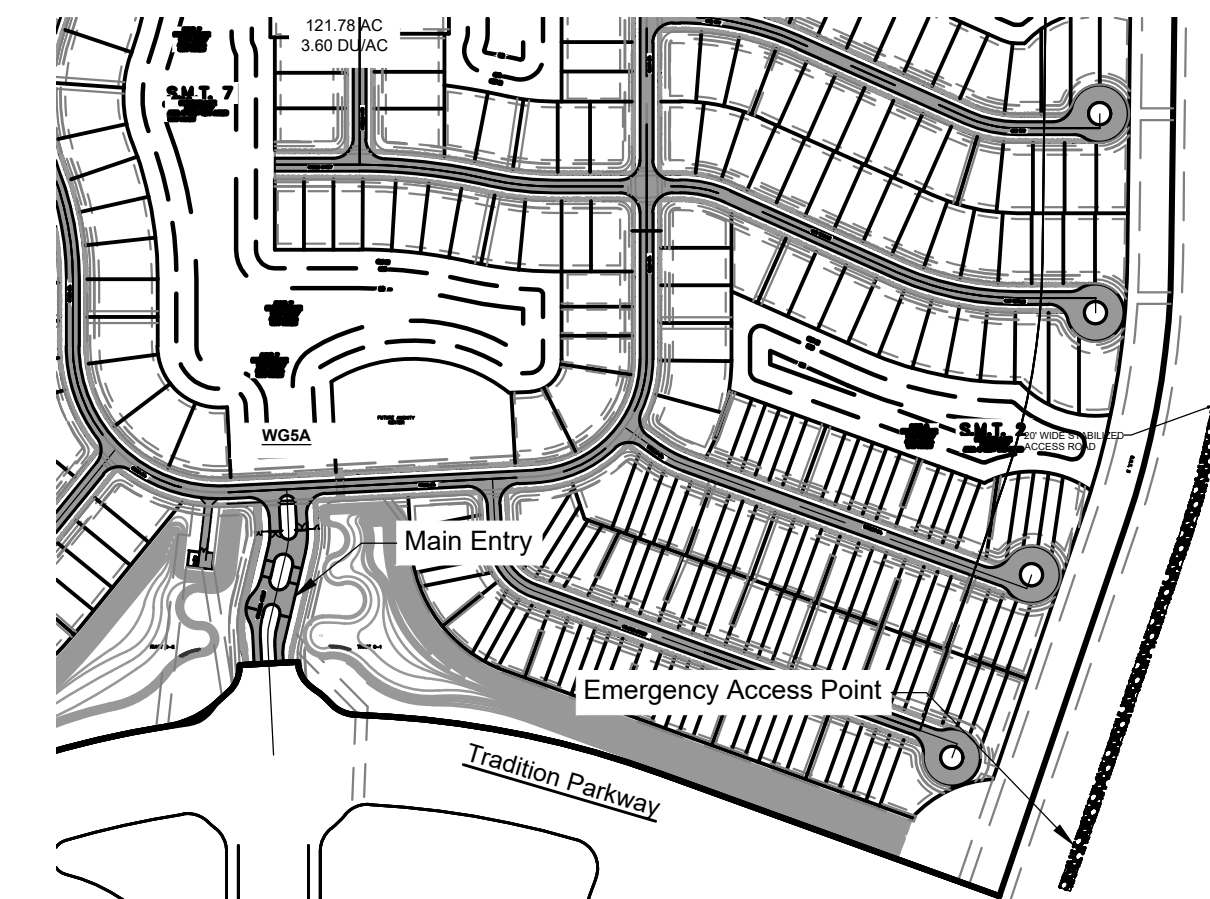
Site Data

Total Area:	4,616,317 sf.	106 ac.
Zoning:	MPUD	
Future Land Use:	NCD	
Single Family Dwelling:	Required (Min/ Max)	Proposed
Lot Square Footage:	3,500 sf (Min.)	6,000 sf.
Lot Width:	35' (Min.)	50'
Density:	15 DU / ac. (Max.)	3.25 DU's
Proposed Density Calc:		
Phase 1	160 Units/40.28 ac. = 3.97 DU/AC	
Overall Density		3.25DU/AC
Max. Building Coverage:	60%	60%
Min. Open Space Req. :	30%	
(phase 1)		
Open Space Provided: (includes lakes and wetlands)	(53,205 sf) (12.21 AC.)	30%
Max Building Height:	35'	35'
Max. Lot Impervious:	80%	80%
Setbacks:	Required (Min.)	Proposed
Single Family		
Front Yard:	15'/18'	15'/ 18'
Side Yard:	5'	5'
Side yard - Corner Lot	15'	15'
Rear Yard:	10'	10'
Townhomes		
Front Yard:	10'	15'/ 18'
Side Yard:	7.5'	10'
Side yard - Corner Lot	10'	10'
Rear Yard:	10'	15'

Proposed Phase 1 Lot Data (WG5d)

Minimum Lot Size	Unit Count		Percent
	W	D	
60'	120'	5 Units	4%
50'	120'	35 Units	21%
25'	100'	120 Units	75%
		160 Total Units	100%

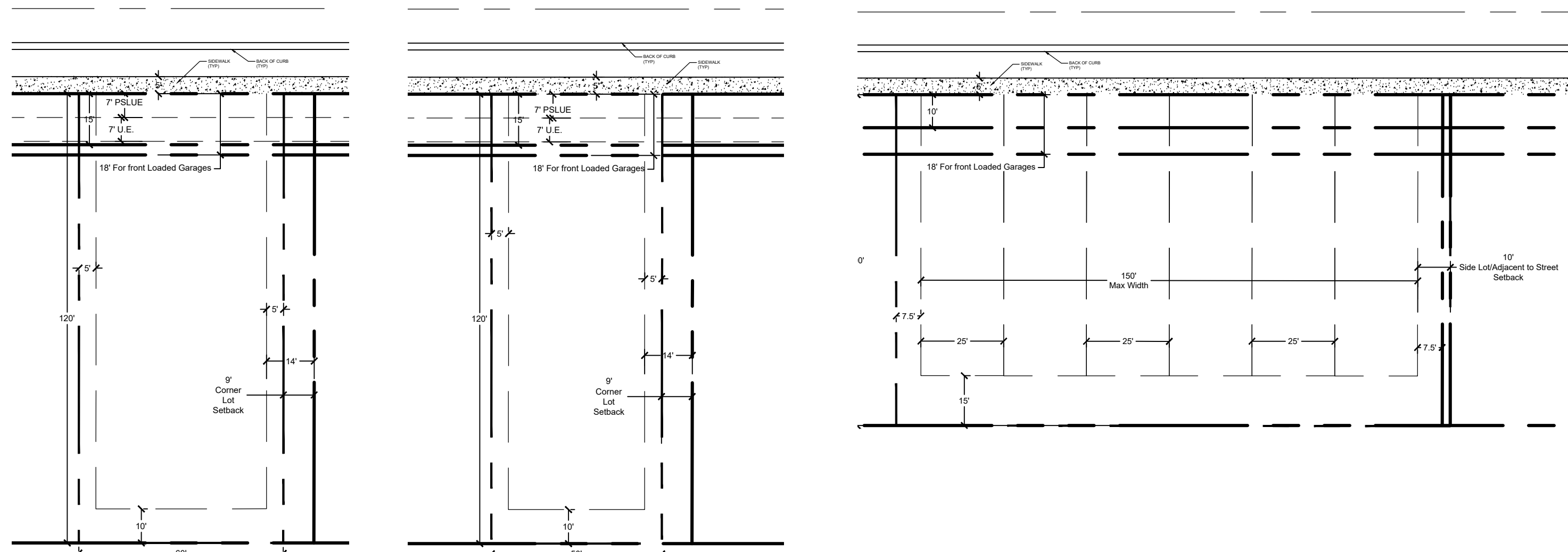
Open Space



WG-5A Main Entry & Emergency Access

N.T.S.

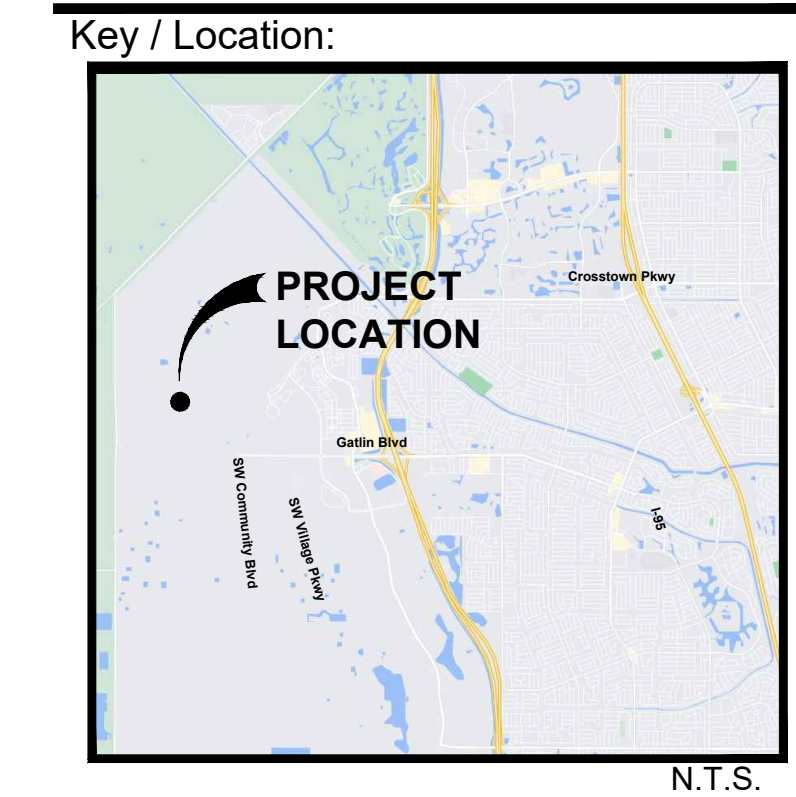
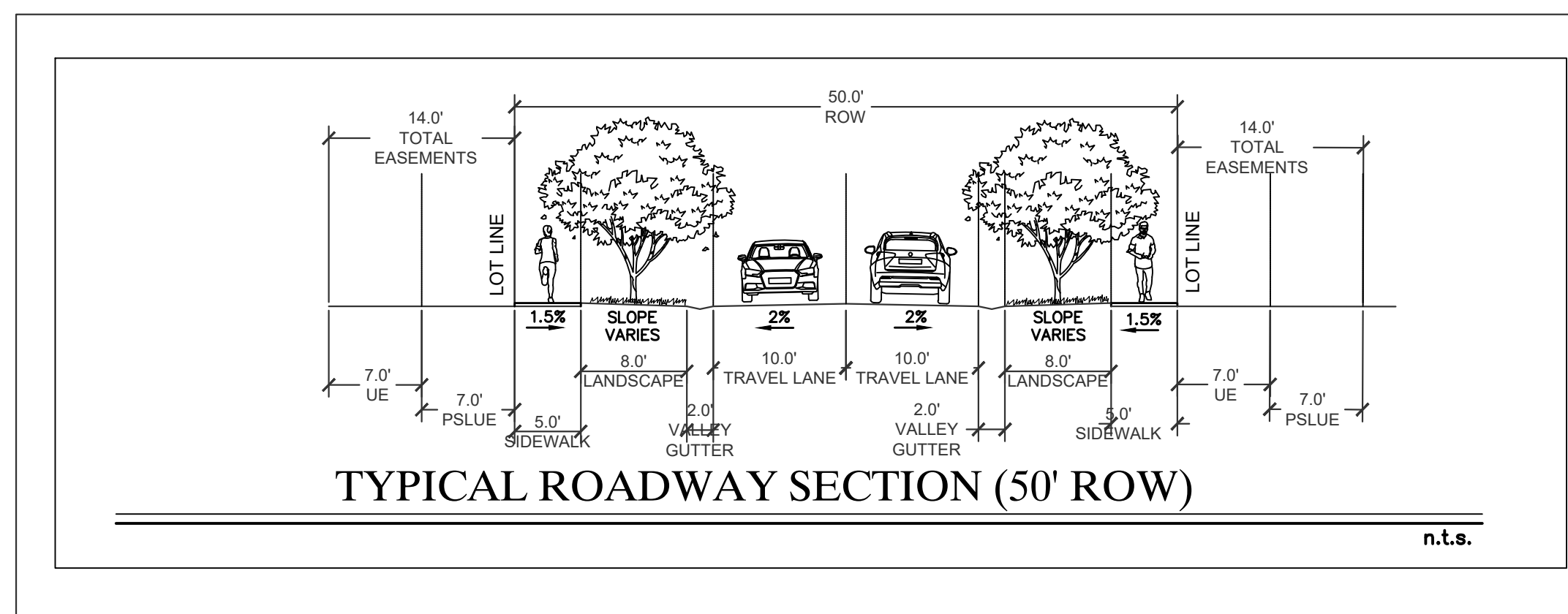
**APPROVED BY CITY OF PORT ST. LUCIE
SITE PLAN REVIEW COMMITTEE**
CONDITIONS: YES NO
DATE: 7/29/24



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

50' x 120' Lot:
(59' x 120' for Corner Lot, Typ)

25' x 100' Townhome Lot:
(34' x 100' for Corner Lot, Typ)



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

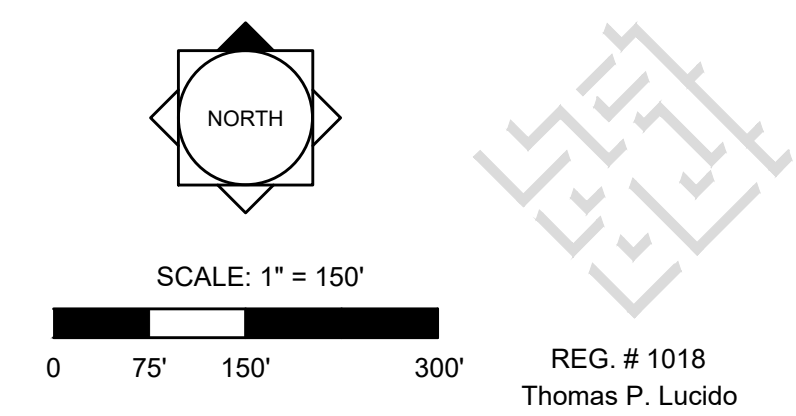
WG-5d

Port St. Lucie, FL

**Conceptual
Development Plan**

City of Port St. Lucie P23-110
PSLUSD File No. 5388C

Date	By	Description
07.05.23	LD	Initial Submittal
09.20.23	SAW	Resubmittal
12.18.23	SAW	Resubmittal
01.23.24	SAW	Resubmittal
02.28.24	SAW	Resubmittal
04.30.24	SAW	Resubmittal
-Utility Easement added		



REG. # 1018
Thomas P. Lucido

Designer LD Sheet
Manager SG
Project Number 20-276.15
Municipal Number P23-110
Computer File WG5D CDP.dwg

1 of 1

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