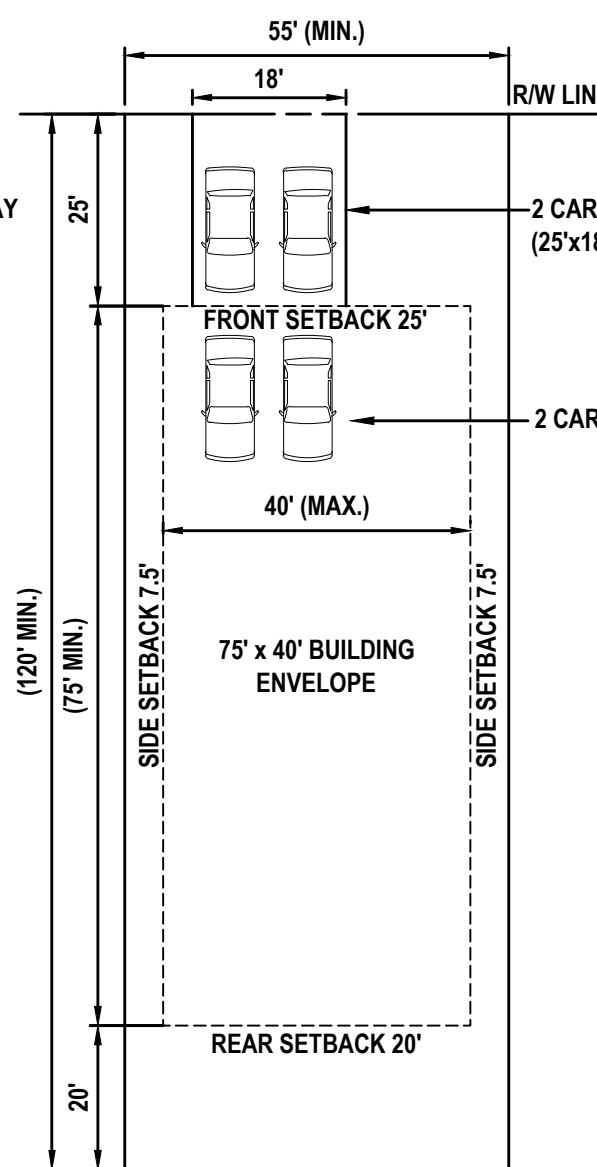
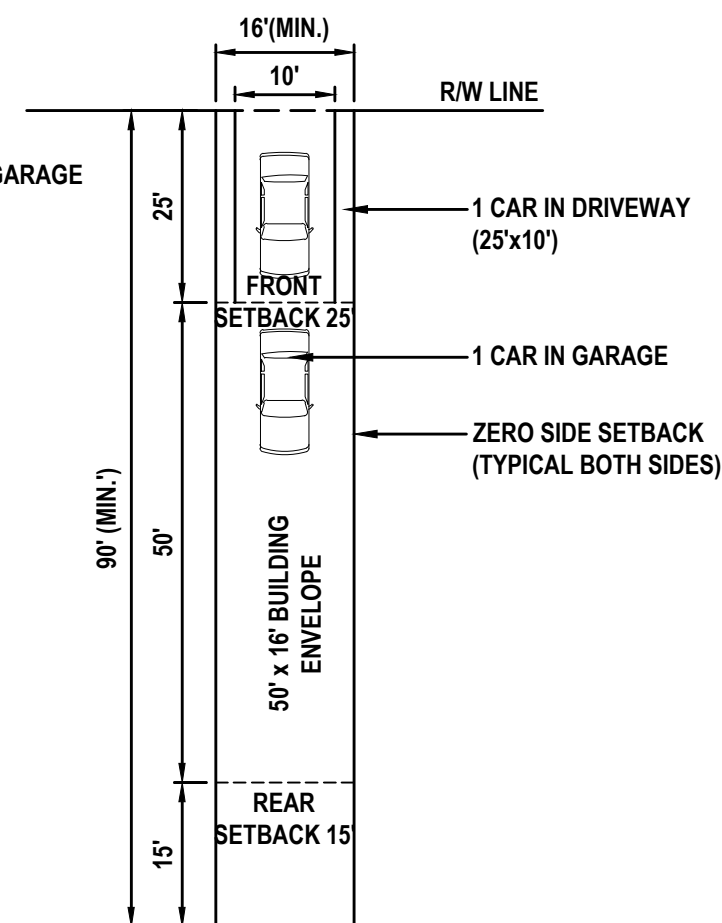


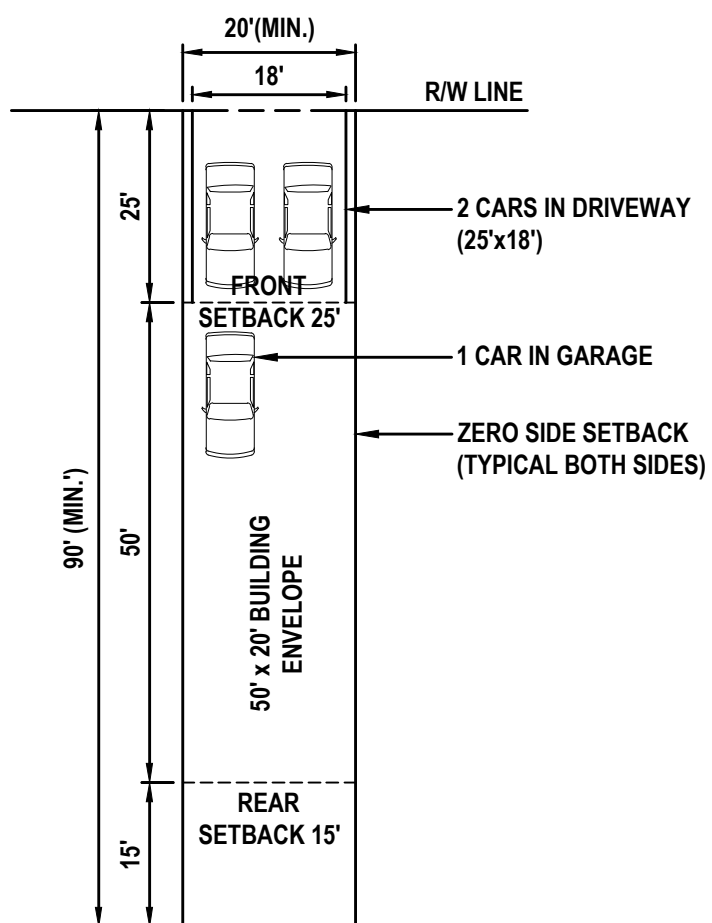
TYPICAL 65' LOT  
SCALE: 1" = 20'



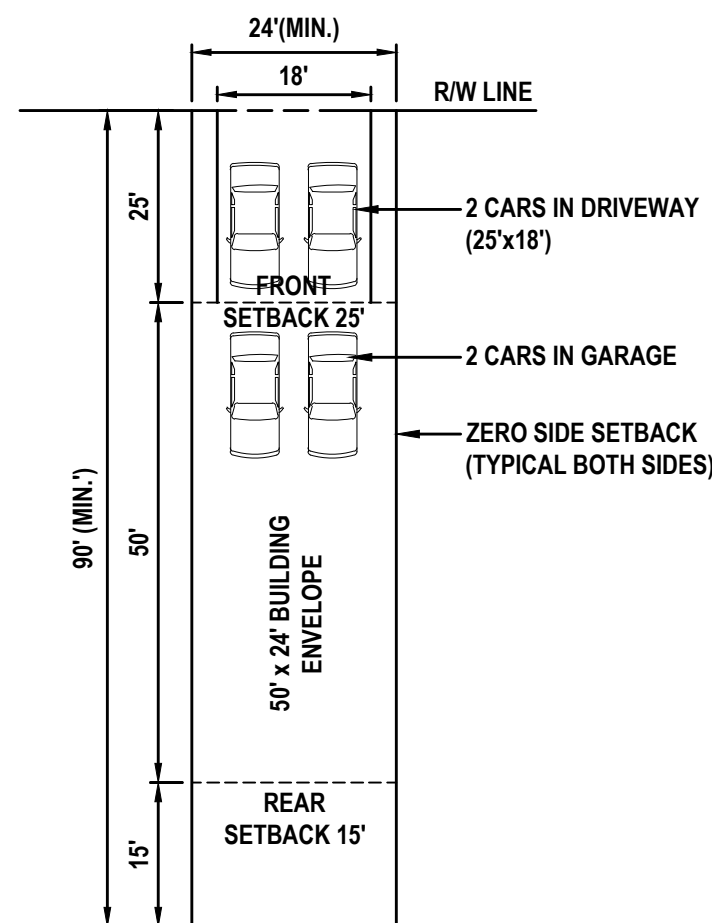
TYPICAL 55' LOT  
SCALE: 1" = 20'



2 BEDROOM TOWNHOME UNIT  
SCALE: 1" = 20'



2 & 3 BEDROOM TOWNHOME UNIT  
SCALE: 1" = 20'



3 & 4 BEDROOM TOWNHOME UNIT  
SCALE: 1" = 20'

### SINGLE FAMILY LOT LEGEND

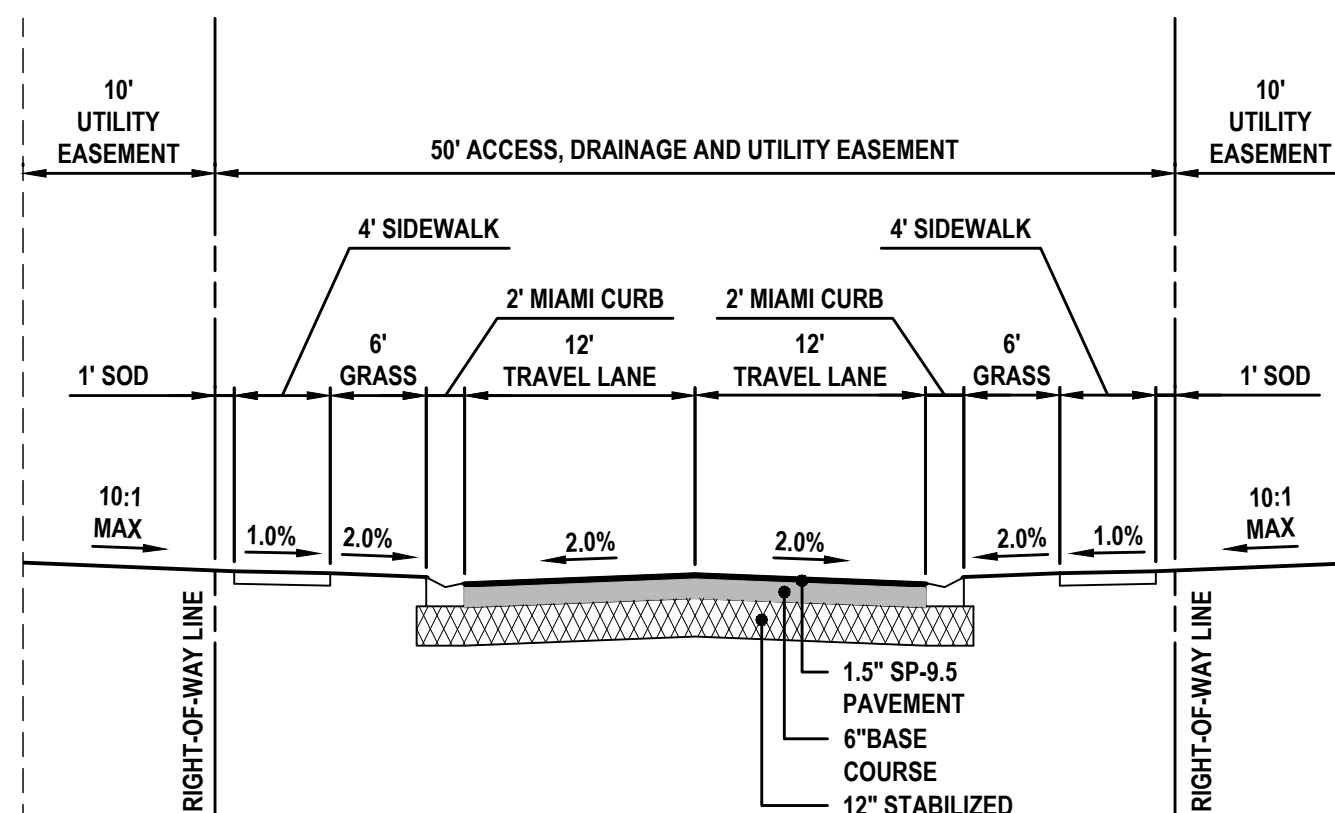
LOT	TOTAL	%
55'	130	73.0%
65'	48	27.0%
TOTAL	178	100.0%

### NOTES

- ALL ROADS TO BE PRIVATELY OWNED AND MAINTAINED BY THE HOA.
- NO FENCES SHALL BE ALLOWED ON ANY TOWNHOME RESIDENTIAL LOT.
- COMMON OPEN SPACE: ACTIVE AND PASSIVE RECREATIONAL AREAS INCLUDING BENCHES, PONDS WITH OBSERVATION AREAS, AMENITY CENTER AND OPEN PLAY FIELDS.

### EASEMENT LEGEND

- ADUE ACCESS, DRAINAGE AND UTILITY EASEMENT  
UE UTILITY EASEMENT  
5 NUMBER OF TOWNHOME OVERFLOW PARKING SPACES



ROADWAY TYPICAL SECTION 50' RIGHT-OF-WAY  
NOT TO SCALE

### SITE DEVELOPMENT INFORMATION

PROPERTY INFORMATION	
FUTURE LAND USE (FLU)	LDR (LOW DENSITY RESIDENTIAL)
ZONING (w/ OVERLAY)	RPUD W/ CONSERVATION
FLOODZONE	X
# LOTS PROPOSED	178 SINGLE + 110 TOWNHOMES = 288 UNITS
NET DENSITY PROPOSED	3.95
GROSS DENSITY PROPOSED	3.86

DIMENSIONAL REQUIREMENTS	
	TOWNHOUSE
MAX. BUILDING HEIGHT	35 FT
MAX. LOT IMPERVIOUS	80%
MAX. BUILDING COVERAGE	60%
MIN. LOT AREA	1,440 SF (2 BEDROOM) 1,800 SF (3 BEDROOM)
MIN. LOT WIDTH	16 FT
MIN. LOT DEPTH	90 FT
FRONT	25 FT
REAR	15 FT
SIDE	0 FT
SIDE/CORNER	15 FT

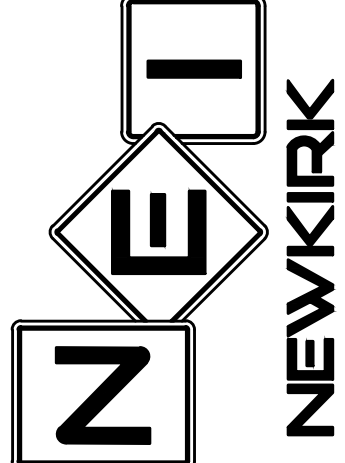
NET AREA CALCS			
AREA TYPE	SF	ACRE	% OF SITE
GROSS DENSITY AREA	3,252,452	74.666	100.0%
NET DENSITY AREA	3,173,244	72.848	97.8%
WETLANDS AREA	79,208	1.818	2.4%
GROSS DENSITY	3.86	UNITS / ACRE	
NET DENSITY	3.95	UNITS / ACRE	
MAX # LOTS PER FLU	4 PER AC	291	
PROPOSED # LOTS	4 PER AC	288	

PROPOSED SITE COVERAGE			
AREA TYPE	SF	ACRE	% OF SITE
LOT IMPERVIOUS	957,229	21.975	29.4%
ROW IMPERVIOUS	339,965	7.805	10.5%
WETLAND CONSERVATION	79,208	1.818	2.4%
DRY POND	0	0.000	0.0%
WET POND	442,691	10.163	13.6%
GREEN SPACE	1,433,359	32.905	44.1%
TOTAL SITE	3,252,452	74.666	100.0%
TOTAL IMPERVIOUS	1,297,194	29.779	39.9%
TOTAL OPEN SPACE	1,876,050	43.068	64.4%
COMMON OPEN SPACE	792,974	18.204	25.0%

### REVISIONS

DATE	DESCRIPTION
8/11/22	CITY COMMENTS
9/21/23	CITY COMMENTS
10/5/23	CITY COMMENTS

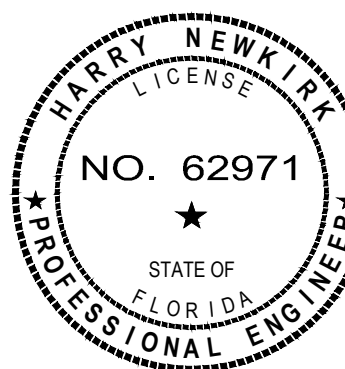
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Transportation, Landscape Architecture



SUBDIVISION LAYOUT PLAN  
CRESTWOOD PUD  
U.S. HIGHWAY 1  
EDGEWATER, FL 32132

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PROJECT No: 2022-91  
DATE: MARCH 2022  
DESIGN BY: HHN  
DRAWN BY: DAB  
CHECKED BY: HHN  
SCALE: 1" = 100'

DRAWING NUMBER