

SITE DATA

EXISTING FUTURE LAND USE	RURAL DENSITY
EXISTING ZONING	RE-2A
PROPOSED FUTURE LAND USE	RURAL DENSITY
PROPOSED ZONING	PUD
PARCEL ID #	20-39-37-000-000-11-0
MAXIMUM NUMBER OF PERMITTED DWELLING UNITS	9
TOTAL UNITS	9
MAXIMUM DENSITY	0.50 DU/AC
GROSS DENSITY	0.49 DU/AC

TOTAL SITE AREA	792,965.48 S.F./ 18.20 AC.
TOTAL MAXIMUM IMPERVIOUS AREA	(25%) 195,790 S.F./ 4.5 AC.
Lot (Includes House, Driveways, Walkways, Pools, Deck, etc.)	195,790 S.F./ 4.5 AC.
TOTAL MINIMUM PERVIOUS AREA	(75%) 597,175 S.F./ 13.7 AC.
Lot	597,175 S.F./ 13.7 AC.
MINIMUM	50%
OPEN SPACE, REQUIRED	75% TOTAL, ALL LOTS
OPEN SPACE, PROVIDED	75% TOTAL, ALL LOTS

BUILDING DATA	
PRODUCT TYPE	SINGLE FAMILY HOMES
PROPOSED LOTS	9
MINIMUM OPEN SPACE PER LOT	75%
GROSS DENSITY	0.49 DU/AC
MINIMUM LOT WIDTH	175'
PROPOSED HEIGHT	3 STORIES OR 40'

BUILDING SETBACK	
CENTERLINE	65'
FRONT	32' MIN.
SIDE/CORNER	30'
REAR	30' MIN.

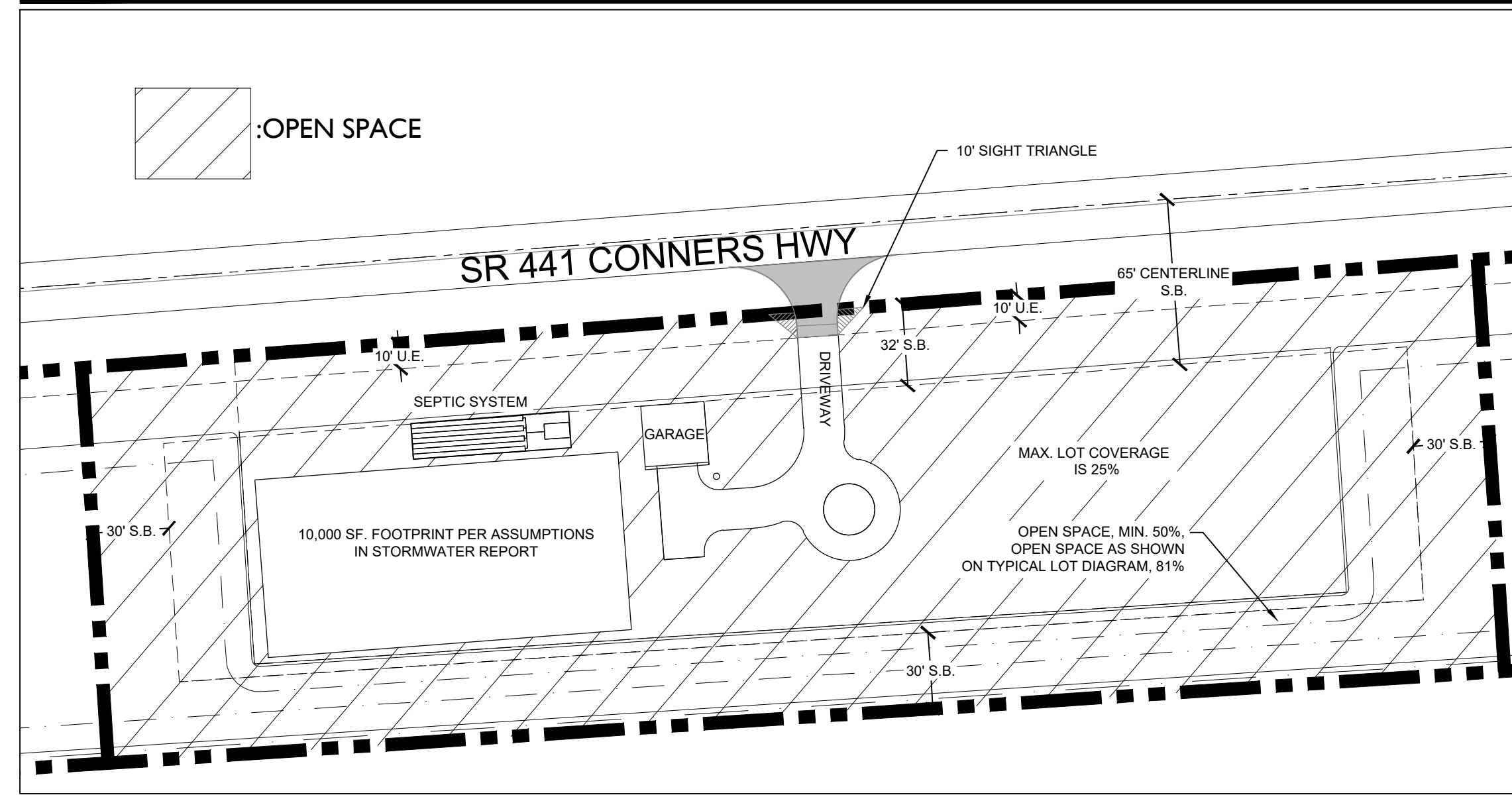
REQUIRED PARKING	
9 SINGLE FAMILY HOMES @ 2 SPACES PER UNIT	18 SP.
PROVIDED PARKING	
GARAGES AND/OR DRIVEWAYS	18 SP.

NOTE:
LDR Section 3.201.C.2.1.(1)
Guest houses permitted, provided that:
(a) The gross floor area of a guest house shall not exceed 50 percent of the gross floor area of the principal dwelling unit
(b) A guest house cannot be rented
(c) Guest houses shall only be allowed on lots in conjunction with a single-family dwelling.

- GENERAL NOTES:**
- All prohibited vegetation species shall be removed from the entire site prior to the issuance of any Certificate of Occupancies.
 - The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
 - All improvements shall be constructed as shown on Final Site Plans in accordance with Article III, Martin County zoning code.
 - Models, sales centers and construction trailers shall be permitted in accordance with Article III, Martin County zoning code.
 - For existing or proposed utilities, no tree shall be planted where it could, at mature height, conflict with overhead power lines. Large trees [height at maturity of more than thirty (30) feet] shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height tree [height at maturity between twenty (20) and thirty (30) feet] shall be offset at least twenty (20) feet and small trees [height at maturity of less than (20) feet] require no offset.
 - No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Palms should be planted at a distance equal to or greater than the average frond length plus two (2) feet from power lines.
 - Water and sewer to be provided by well and septic.
 - During construction activities, existing native vegetation to be preserved (if any) shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barricades shall be used on site to preserve the vegetation to be used for this purpose.
 - The property owner shall be required to provide adequate easements to ensure non-exclusive access to duly licensed cable television services to persons residing in this development. The easement shall specifically provide for the use by the franchised cable television system.
 - Local adoption of the FEMA Flood Insurance Rate Map (FIRM) Series in the federally mandated North American Vertical Datum of 1988 (NAVD88) is forthcoming. Following adoption of the new maps, building permit applications will be required to be prepared in the new NAVD88 vertical datum. It is possible that a new base flood elevation has been established on the new Map Series that may impact the potential to obtain flood insurance or affect the rate at which flood insurance may be obtained.
 - On future construction plans all Finished Floor Elevations 'FFE' shall be NAVD 88.
 - No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space.
 - Individual driveways to be permitted and constructed by each lot owner. FDOT driveway permit application shall be processed through the local FDOT maintenance office as a Category A residential driveway in accordance with the FDOT standards. Driveway locations to each lot shall be separated a minimum of 660 feet per the FDOT driveway permit application documents.
 - Individual well and septic system permits shall be permitted by each lot owner.
 - Each lot shall meet the minimum tree requirement of one (1) Tree for each ten thousand (10,000) square feet of lot area.
 - POA is responsible for maintaining the PUD's drainage and stormwater management system according to the Stormwater Management System Maintenance Plan
 - Driveway on lots 5 shall be designed and routed in order to preserve tree #1, #2, and #107.

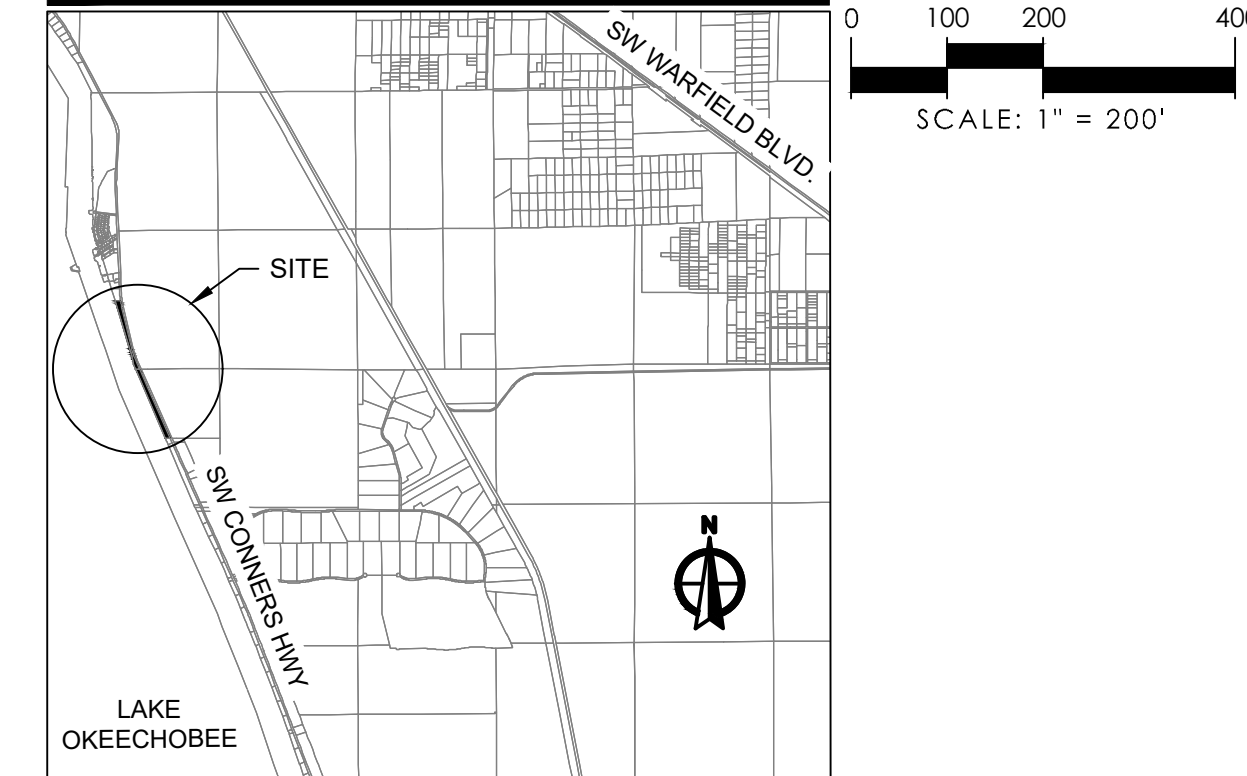
TYPICAL LOT PLAN AND OPEN SPACE DIAGRAM

SCALE: 1:50



- NOTES:**
- LOT LAYOUT AS SHOWN IS FOR REFERENCE ONLY. LOT OWNER TO PROVIDE SITE PLAN & LOT GRADING PLAN AT TIME OF BUILDING PERMIT APPLICATION IN ACCORDANCE WITH MARTIN COUNTY MIN. REQUIREMENTS.
 - INDIVIDUAL DRIVEWAYS TO BE PERMITTED AND CONSTRUCTED BY EACH LOT OWNER. FDOT DRIVEWAY PERMIT APPLICATION SHALL BE PROCESSED THROUGH THE LOCAL FDOT MAINTENANCE OFFICE AS A CATEGORY A RESIDENTIAL DRIVEWAY IN ACCORDANCE WITH FDOT STANDARDS. DRIVEWAY LOCATIONS TO EACH LOT SHALL BE SEPARATED A MINIMUM OF 660 FEET PER THE FDOT DRIVEWAY INFORMATION GUIDE AS SHOWN ON THE SITE PLAN. LOT OWNER SHALL SUBMIT A COPY OF THE APPROVED SITE PLAN WITH THE FDOT DRIVEWAY PERMIT APPLICATION DOCUMENTS.
 - INDIVIDUAL WELL AND SEPTIC SYSTEM PERMITS SHALL BE PERMITTED BY EACH LOT OWNER. APPLICATIONS SHALL BE PROCESSED THROUGH THE MARTIN COUNTY HEALTH DEPARTMENT IN ACCORDANCE WITH CHAPTER 62-532 F.A.C. FOR THE DOMESTIC WELL PERMIT AND CHAPTER 64E-6 FOR THE ONSITE SEPTIC SYSTEM PERMIT.
- FIRE PREVENTION NOTES:**
- LOT OWNERS ARE REQUIRED TO IDENTIFY THE NEEDED FIRE FLOW REQUIREMENTS FOR ALL BUILDINGS / STRUCTURES. FIRE FLOW CALCULATIONS SHALL BE PREPARED BY A PROFESSIONAL ENGINEER CURRENTLY LICENSED IN THE STATE OF FLORIDA FOR EACH NEWLY CONSTRUCTED BUILDING PER FLORIDA ADMINISTRATIVE CODE SECTION 61G15-32.004.
 - THE MINIMUM FIRE FLOW AND FLOW DURATION REQUIREMENTS FOR ONE AND TWO-FAMILY DWELLINGS HAVING A FIRE FLOW AREA THAT DOES NOT EXCEED 5,000 SQUARE FEET (334.5 SQUARE METERS) SHALL BE 1,000 GPM (3,785 L/MIN) FOR ONE HOUR.
 - DEVELOPMENT UNABLE TO MEET THE FIRE FLOW REQUIREMENTS MUST PROVIDE THE FOLLOWING:
 - A. ALL STRUCTURES THAT ARE IN EXCESS OF 1,000 SQUARE FEET OR TWO STORIES OR GREATER IN HEIGHT SHALL BE PROVIDED WITH A SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D, STANDARD FOR THE INSTALLATION OF SPRINKLER SYSTEMS IN ONE AND TWO-FAMILY DWELLINGS AND MANUFACTURED HOMES. COMPLIANCE WITH ALL OTHER PROVISIONS OF THE NATIONAL FIRE PROTECTION ASSOCIATION IS REQUIRED. SPECIFICALLY, STABILIZED ROADS AND HYDRANT INSTALLATIONS SHALL BE COMPLETED BEFORE ISSUANCE OF BUILDING PERMITS PURSUANT TO NFPA 241.

LOCATION MAP



LEGEND

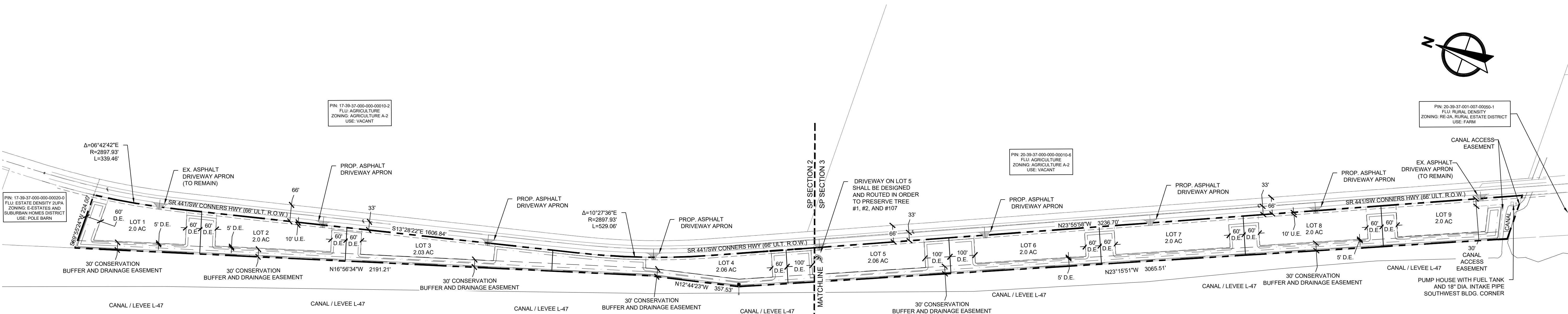
- AC = ACRES
- BBL=BASE BUILDING LINE
- D.U. = DWELLING UNITS
- EX. = EXISTING
- FFE= FINISHED FLOOR ELEVATION
- FLU = FUTURE LAND USE
- PDR = PROPERTY DEVELOPMENT REGULATIONS
- R = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.F. = SQUARE FEET
- S.B.= SETBACK
- U.E. = UTILITY EASEMENT
- T.B.A.=TO BE ABANDONED
- TYP.=TYPICAL

NO.	DATE	REVISION
1		

CERT. NO. 6091
1561.687.2220

WGI
wginco.com
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

PREPARED UNDER THE SUPERVISION OF
WGI, INC.
ON 2024-06-11



CHANCEY BAY RANCH PUD
MARTIN COUNTY, FLORIDA
MASTER AND FINAL SITE PLAN

DRAWN: P. J. BROWN
 CHECKED: M. J. BROWN
 DATE: 06/11/2024
 TIME: 10:15 AM
 PLOT: 10660.00
 PROJECT: CHANCEY BAY RANCH PUD

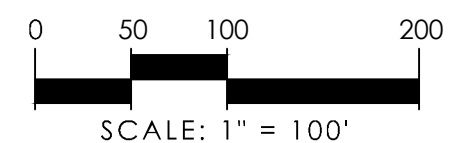
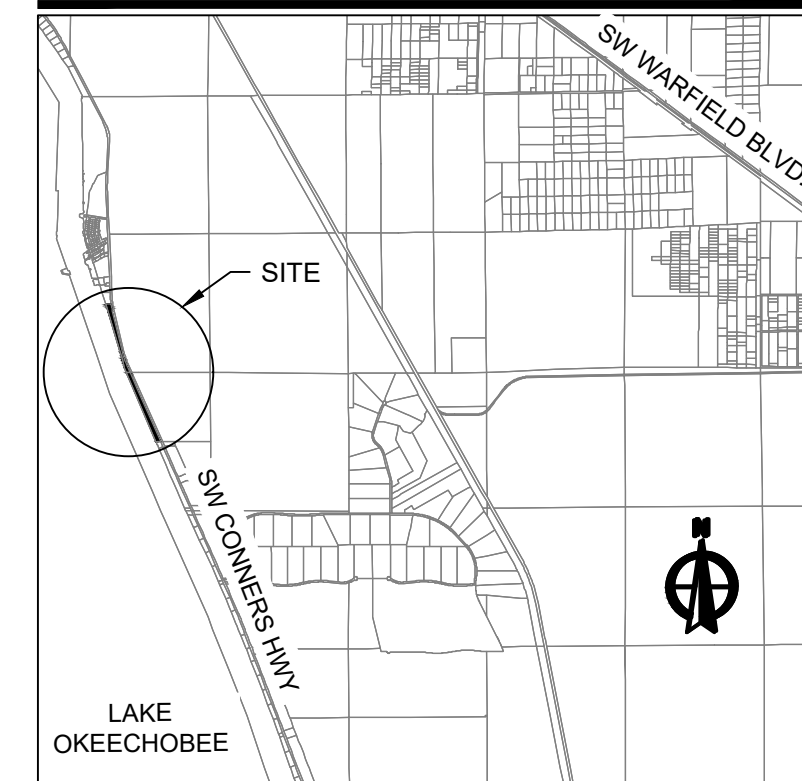
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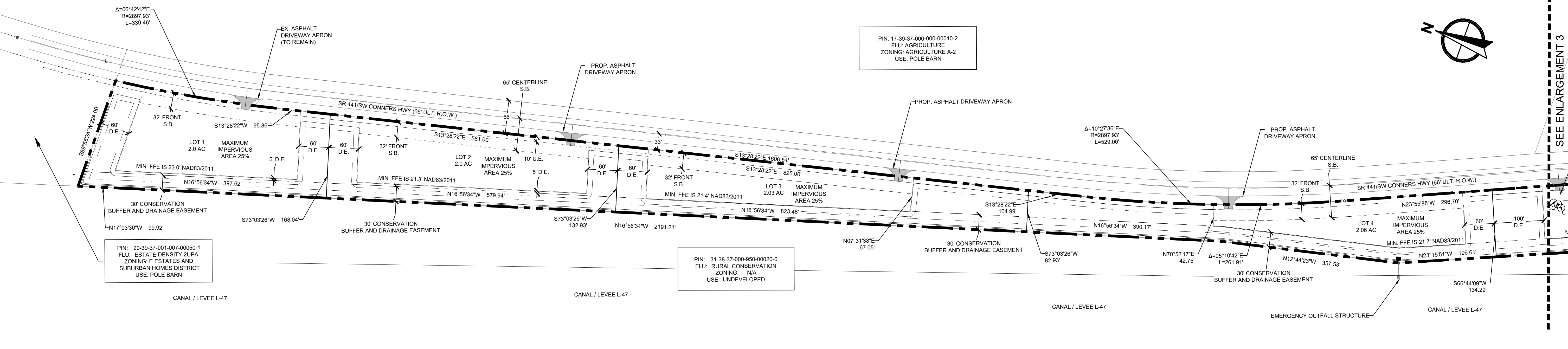
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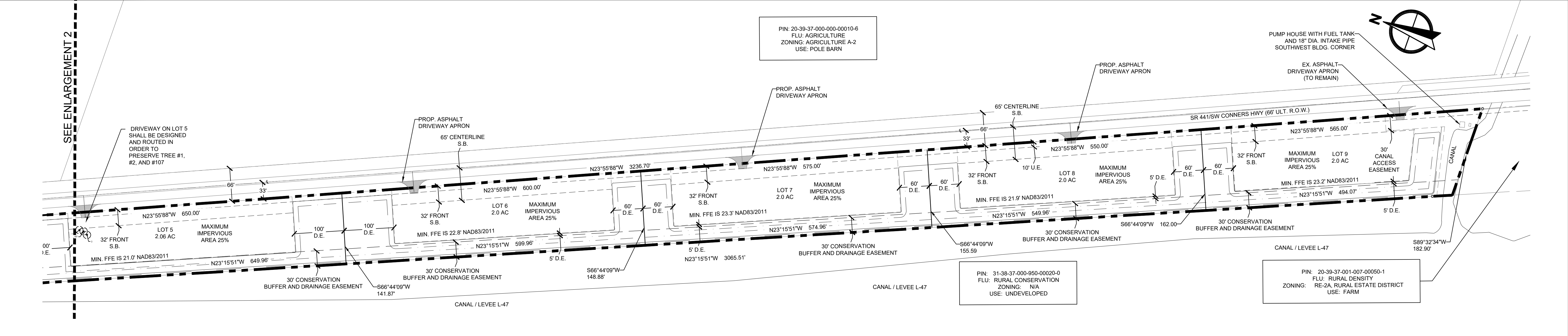
LOCATION MAP



SP ENLARGEMENT 2



SP ENLARGEMENT 3



NO.	DATE	BY

CERT NO: 6091
 RESUBMITTAL (INITIAL SUBMITTAL PREPARED BY OTHERS)
 06/28/24
 1

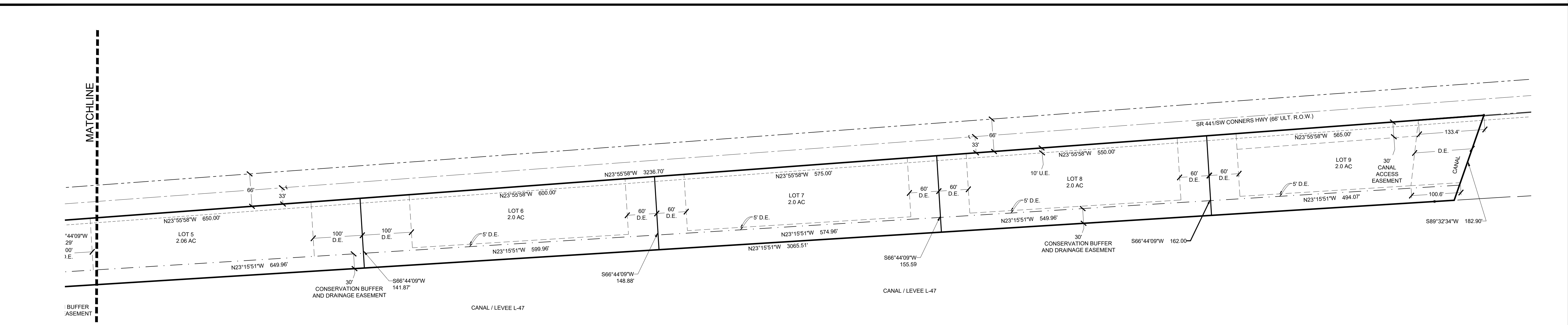
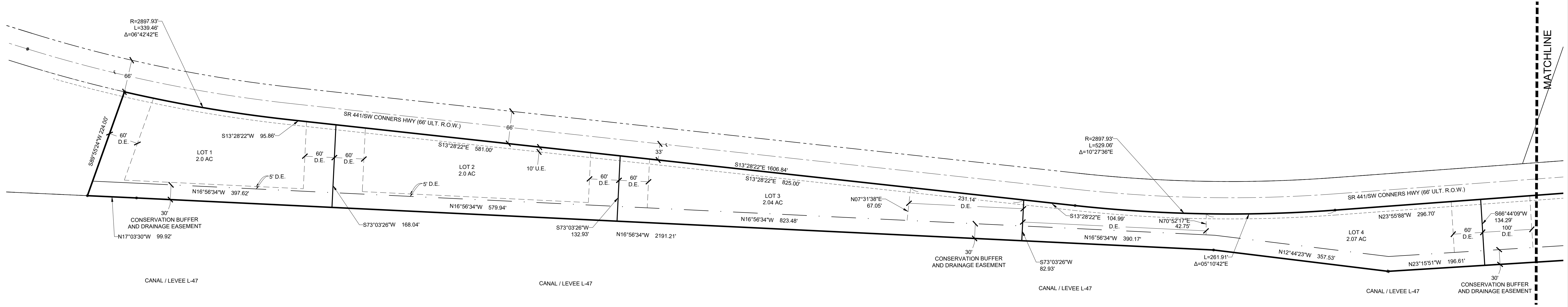
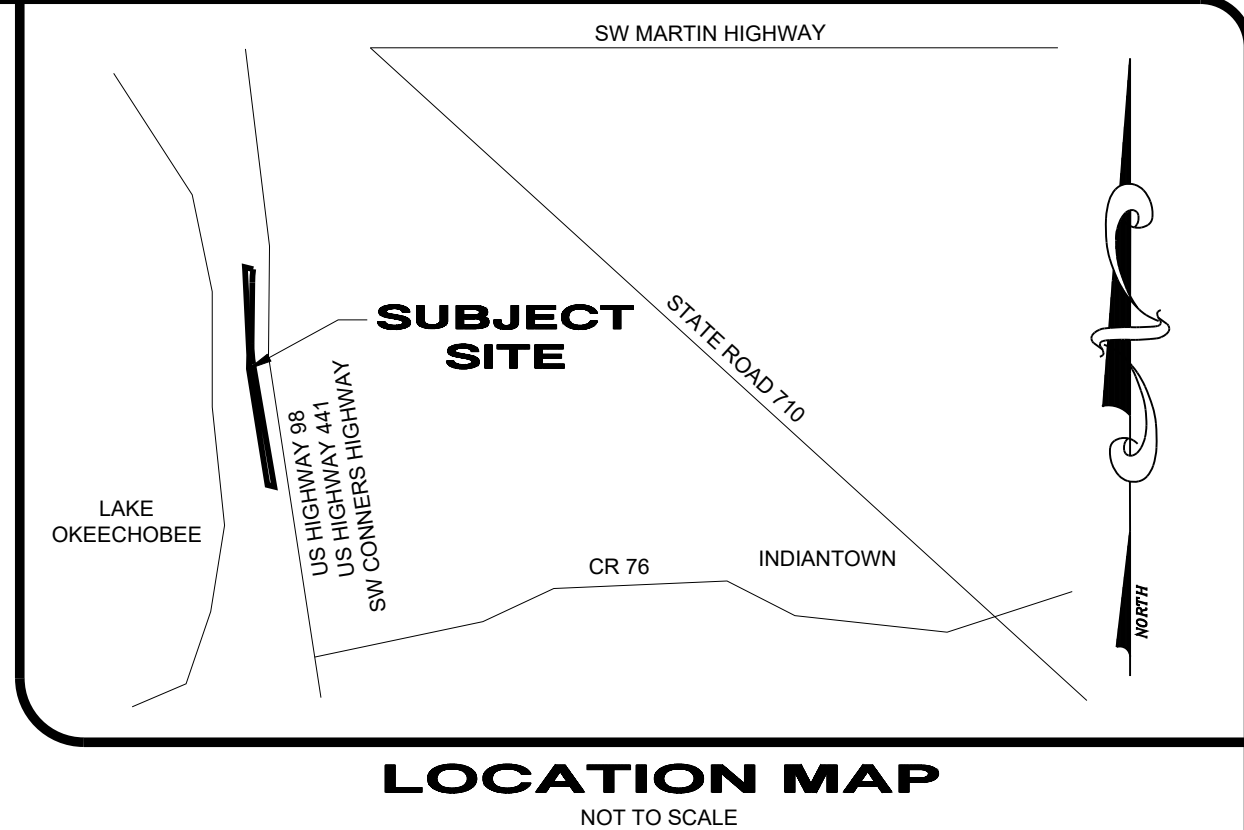
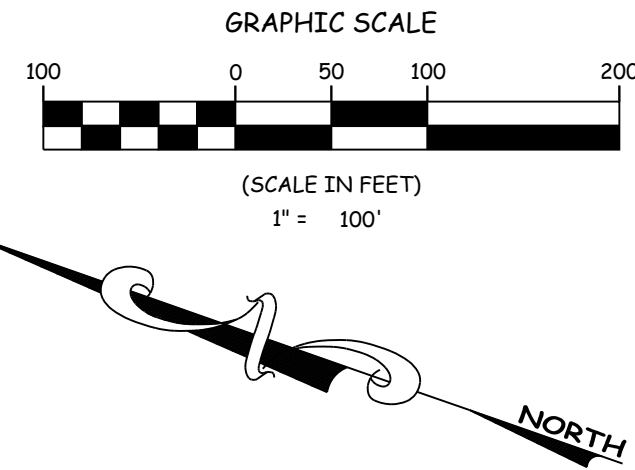
2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411

PREPARED UNDER THE SUPERVISION OF
WGI, INC.
 ON 2024-06-11

CHANCEY BAY RANCH PUD
 MARTIN COUNTY, FLORIDA
MASTER AND FINAL SITE PLAN

SWIFT: 17/23/2024 8:52 AM
 PLOTTED BY: NERO BASSALL
 DRAWING: P:\1066010660.DWG
 Operator: New Photo Plotter 05/10/2024 08:52:59 AM. Plot File: Long

PRELIMINARY PLAT OF A PORTION OF SECTIONS 17 AND 20 TOWNSHIP 39 SOUTH RANGE 37 EAST



LEGAL DESCRIPTION

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2622, PG. 1248 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PORTION LYING IN SECTIONS 17 AND 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.20 ACRES MORE OR LESS.

ABBREVIATIONS

- Δ = ARC DELTA OR INCLUDED ANGLE
- AC = ACRES
- CL = CENTERLINE
- D.E. = DRAINAGE EASEMENT
- HWY = HIGHWAY
- L = LENGTH
- R = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.B. = SET BACK
- S.R. = STATE ROAD
- U.E. = UTILITY EASEMENT
- ULT. = ULTIMATE

LOT AREA SUMMARY

LOT	SQUARE FEET	ACRES
OVERALL	792965.49	18.204
1	87545.22	2.010
2	87252.44	2.003
3	88855.08	2.040
4	90075.33	2.068
5	89746.31	2.060
6	87218.95	2.002
7	87527.06	2.009
8	87331.90	2.005
9	87412.99	2.007

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFIED STATE OF FLORIDA
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922
Web Site: www.frsurvey.com



**PRELIMINARY PLAT OF
A PORTION OF SECTIONS 17 AND 20
TOWNSHIP 39 SOUTH
RANGE 37 EAST
FOR
CBR INVESTORS, LLC**

REV.	DATE	REMOVED FROM SET BACKS	REVISIONS

DRAWN BY:
D. KUPSICK
APPROVED BY:
G.P. WILLIAMS
SCALE:
1" = 100'
DATE:
09/30/2024
FIELD BOOK/PAGES
GPS UNIT 10

**JOB NUMBER:
14-006 B**

**SHEET:
1 OF 1**