

General Notes

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barriercides shall be used on site to preserve the vegetation to be retained.
- Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
- All exotic plant species shall be removed and all required landscaping for an affected phase shall be installed prior to the issuance of a Certificate of Occupancy.
- Refer to landscape plans for landscape details and specifications.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- Irrigation Water Source: Existing and/or modified water use permits.
- Preserve Area signs measuring at least 11 inches by 14 inches in size shall be posted in conspicuous locations along the Preserve Area boundary at a frequency of no less than one (1) sign per 500 feet.
- The stormwater management area is to be maintained with planted native vegetation, in perpetuity.

Preserve Area Data

Total Area Site: 199,884 sf 4.59 ac
 Existing Scrub: 54,450 sf 1.25 ac
 Required Upland Preserve: 1.15 ac / 25.0%
 (25% of Total Site Area or 4.59 ac x 0.25 = 1.15 ac)
 Provided Upland Preserve: 1.15 ac / 25.0%
 *Does Not Include the 5' Wide 0.03 ac Strip Under the Power Lines

Building Data

Gross Floor Area: 13,046 sf
 Height: Max. 35' / Provided: 15'-5" (Mean Roof Height)
 Building Coverage: 7%
 Open Space: 159,981 sf / 3.67 ac 80%
 Setbacks: Provided
 Front 9'4"
 Rear 50.71'
 Side 244.71'

Parking Requirements

Parking Provided: 49 Spaces
 Includes 2 Handicap Spaces

Site Data

Total Area: 199,884 sf 4.59 ac
 Existing Use: Undeveloped & Golf Course
 Proposed Use: Employee Housing & Golf Course
 Existing Zoning: PUD
 Existing Future Land Use: Estate Density 2-UPA
 Parcel I.D. Number: 19404300000004208
 Impervious Area: 39,903 sf 0.92 ac 20%
 Buildings: 13,046 sf 0.30 ac
 Vehicular Use: 20,693 sf 0.48 ac
 Sidewalks and other Concrete Areas: 6,166 sf 0.14 ac
 Pervious Area: 159,981 sf 3.67 ac 80%
 Landscape / Buffers: 35,984 sf 0.83 ac
 Dry Retention: 12,375 sf 0.28 ac
 Native Landscape: 37,048 sf 0.85 ac
 Preserve: 60,222 sf 1.15 ac
 Existing Golf Course: 24,352 sf 0.56 ac

Key / Location:



Project Team:

Client & Property Owner: Jupiter Hills Club, Inc.
 11800 SE Hill Terrace
 Tequesta, Florida 34984

Land Planner / Landscape Architect: Lucido & Associates
 701 East Ocean Boulevard
 Stuart, Florida 34984

Engineer: Cdash Consulting, Inc.
 P.O. Box 327
 Stuart, Florida 34985

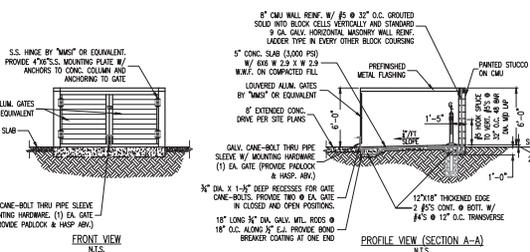
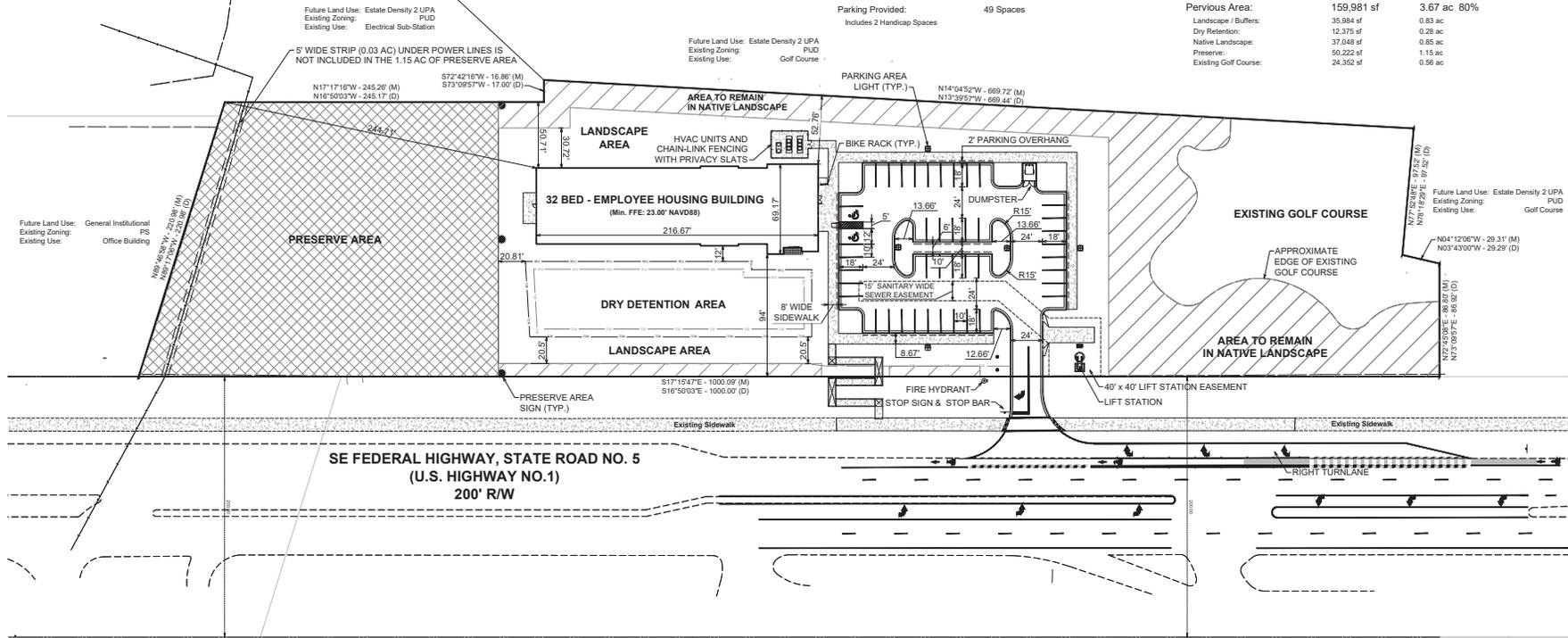
Surveyor: Northstar Geomatics
 P.O. Box 2371
 Stuart, Florida 34985

Architect: Brent Wood
 201 SE Ocean Blvd
 Stuart, Florida 34986

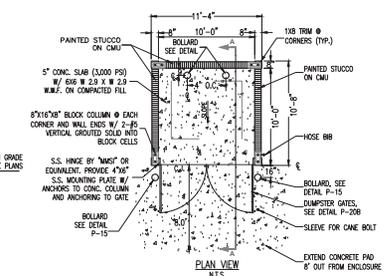
Environmental Consultant: Advanced Restoration Ecology
 2001 NE Roburia Street
 Jensen Beach, Florida 34957

**Jupiter Hills Village PUD
 Phase IX
 (Employee Housing)
 Martin County, Florida
 Final Site Plan**

Date	By	Description
10/10/2023	S.L.S.	Initial Submittal
4/4/2024	S.L.S.	1st Resubmittal
6/20/2024	S.L.S.	2nd Resubmittal
9/24/2024	S.L.S.	3rd Resubmittal
11/26/2024	S.L.S.	4th Resubmittal



Typical Dumpster Detail
 N.T.S.



Typical Handicap and Striping Detail
 N.T.S.

- NOTES:**
1. BLUE PAVEMENT MARKINGS SHALL BE TINTED TO MATCH SHADE: 15180 OF FEDERAL STANDARDS 555A.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.