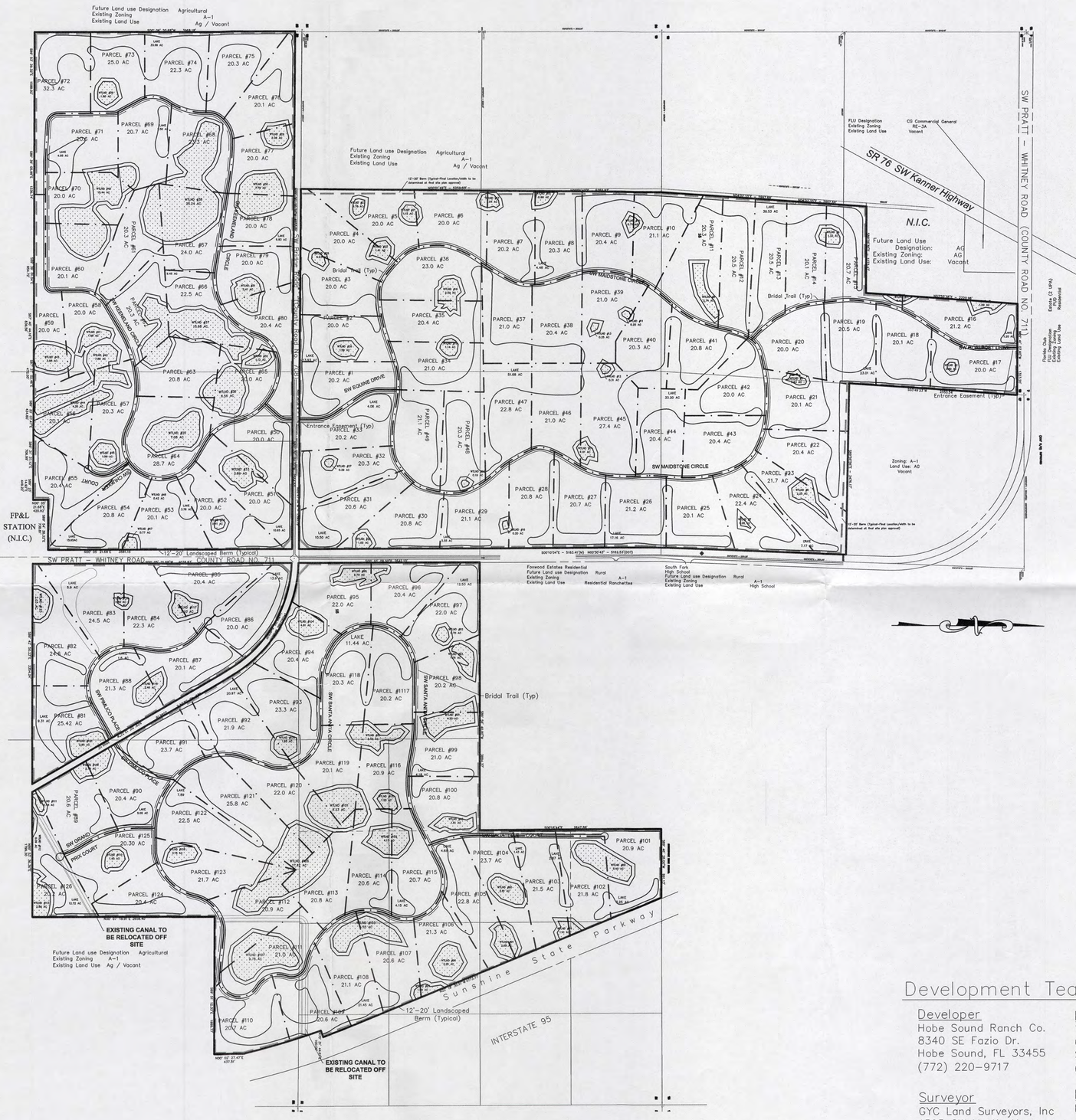

Lot Standards

Minimum Lot area	20.0 Acres
Minimum Lot Width	300'
Front Building Setabck	50'
Rear Building Setback	50'
Side Building Setback	50'
Corner Building Setback	50'
Maximum Building Height	30'
Minimum Open Space	50%

Preserve Setbacks:

Firewise defensible space	30'
Accessory Structures	5'

General Notes

1. All signs shall meet requirements of Division 16, Article 4, LDR, Martin County Code.
2. Individual lots shall be clear of all exotic vegetation prior to the issuance of individual certificates of occupancy for that lot.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. The applicant shall notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing. Additionally, the applicant shall contact the Martin County Growth Management Department previous to any site work. All wetlands, upland preserve areas, individual trees or vegetation to be saved for landscape credit shall be barricaded according to Martin County guidelines.
5. Barricades must be offset at least ten feet outside the preserve areas or placed at the dripline of any canopy tree around which clearing is permitted, and must constructed in the following manner:
   - Rope: 1/4" diameter min, nylon or poly, yellow or orange
   - Rope may not be attached to vegetation
   - Surveyor ribbon is not acceptable
   - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
   - Lathe strips are not acceptable.
6. All Barricades must be maintained intact for the duration of construction. No alteration of preserve areas is permitted except in compliance with an approved Preserve Area Management Plan.
7. Storage of construction materials in preserve areas is not permitted.
8. Fill is not allowed to encroach into preserve areas.
9. Barricades must be offset at least ten (10) feet outside the preserve area or placed at the dripline of the canopy trees in any area for which clearing is proposed.
10. Direct access to all proposed lots to be restricted to interior road network.
11. Advisory or warning signs must be provided according to the guidelines.
12. Any proposed lighting will be directed away from any residential units, with the exception of uplighting on individual units, or adjacent roadways.
13. No alteration of Wetland Preserve, Upland Transition Zones is permitted except in compliance with a Preserve Area Management Plan approved by Martin County.
14. This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place."
15. Clearing of upland shall be limited to:
    A. What is necessary for roads, utilities installation and drainage improvements;
    B. There shall be no clearing of lots until a building permit has been issued for the lot.
16. Excavated material shall be for the benefit of lot owners and is not to be removed from the site.
17. The proposed development rates as a low hazard according to the Wildland Fire Risk and Hazard Severity Assessment Form provided by Florida Firewise Communities.
18. In all areas within this project not serviced by fire hydrants, all residential structures of more than 1000 sf of living area shall be required to have an interior fire sprinkler system.
19. In lieu of sidewalks this project will provide bridal and walking trails as approved with typical interior road section and along exterior roadways adjacent to the property's boundaries in keeping with the agricultural zoning and land use designated to this property by Martin County. Trails will be maintained by the property owners association.
20. The interior roadway system, trail system, landscaped berms, and any landscaping within those systems, fencing and landscaping along the roadways and trails, signage, surface water management system and any central irrigation, fire protection or water supply system, shall be owned, maintained and operated by the property owners association established for this project.
21. No impact to wetlands or wetland buffers are proposed or authorized with this master site plan.

Site Data

Total Site Area	2,653.42 Ac.
Total Lots	126 Lots
Gross Site Density	1 DU/21.06 Acres
Land Use	Agricultural
Zoning	AG-20A
Max. Building Ht.	30'

PCN
28-39-41-000-010-00010.00000
28-39-41-000-003-00000.70000
28-39-41-000-012-00000.80000
29-39-41-000-001-00000.90000
29-39-41-000-003-00000.50000
30-39-41-000-001-00000.70000
20-39-41-000-009-00000.10000
21-39-41-000-002-00010.20000
21-39-41-000-009-00100.80000
28-39-41-000-001-00020.70000
28-39-41-000-003-00000.70000
29-39-41-000-001-00010.70000

Pervious Area	Acres	%
Wetland Buffers	130.90	4.9%
Green Space	1106.39	41.7%
Sub-total	1237.29	46.6%
Impervious Area	**Acres**	**%**
Paving	33.33	1.3%
Lake (Proposed)	426.60	16.1%
Wetland Area	239.30	9.0%
Building	268.84	10.1%
Lot Pavement	448.06	16.9%
Sub-total	1416.13	53.4%
Total	2653.42	100%

Location Map

Development Team

Developer
Hobe Sound Ranch Co.
8340 SE Fazio Dr.
Hobe Sound, FL 33455
(772) 220-9717

Engineers
The MilCor Group, Inc.
6526 S Kanner Hwy #236
Stuart, Fl 34997
(772) 223-8850

Surveyor
GYC Land Surveyors, Inc
1505 SW Martin Hwy
Palm City, Florida 34990
(561) 286-8083

Environmental Consultant
Ecological Consulting of Florida
4755 SE Dixie Highway, #1197
Port Salerno Fl, 34992
(772)-220-7187

PLAN APPROVED
BY
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
DATE APPROVED: May 19, 2015
PROJECT COORDINATOR: GROWTH MANAGEMENT DEPARTMENT

RECEIVED
JUN 15 2015
GROWTH MANAGEMENT DEPARTMENT

No.	Date:	Revision:	By
1	5-8-15	REVISED PER MARTIN COUNTY	DW
2	5-11-15	REVISED PER COUNTY STAFF	DW
3	5-12-15	WETLAND/BOUNDARY REVISIONS	DW

Designed: M.G.C. 5-1-15
Drawn: A.T. 5-1-15
Checked: M.G.C. 5-1-15
Approved: M.G.C. 5-1-15
Date: 5-1-15
Project: S0103
File: Harmony RMSP 4-30-15.dwg

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1600 800 0 800 (IN FEET)
1 inch = 800 ft.

The MilCor Group, Inc.
6526 S. Kanner Hwy. #236 Stuart, Florida 34997
Phone: (772) 223-8850 Fax: (772) 223-8651
Web: www.themilcorgroup.com
Certificate of Authorization: 28246

REVISED MASTER SITE PLAN

HARMONY
MARTIN COUNTY, FLORIDA

Sheet No.
1

J:\S01 Seabranch\S0103 Harmony\S0103 Harmony\DWG\DESIGN\revised master site plan 4-30-15\Harmony RMSP 4-30-15.dwg, PRINTED BY: alext ON Tue, Jun 09 2015