

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. Barriercades 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 permit.
- 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:	94'
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:	194043000000004208	
Impervious Area:	39,903 sf	0.92 ac 20%
Buildings:	13,046 sf	0.30 ac
Vehicle Use:	20,693 sf	0.48 ac
Sidewalks and other Concrete Areas:	6,164 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:	50,222 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 Troy, Florida 34465
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34984
Engineer:	Conrad Consulting, Inc. P.O. Box 307 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 200 NE Roberts Street Jensen Beach, Florida 34957

Jupiter Hills Village PUD Phase IX (Employee Housing)

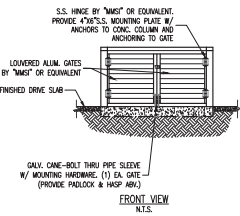
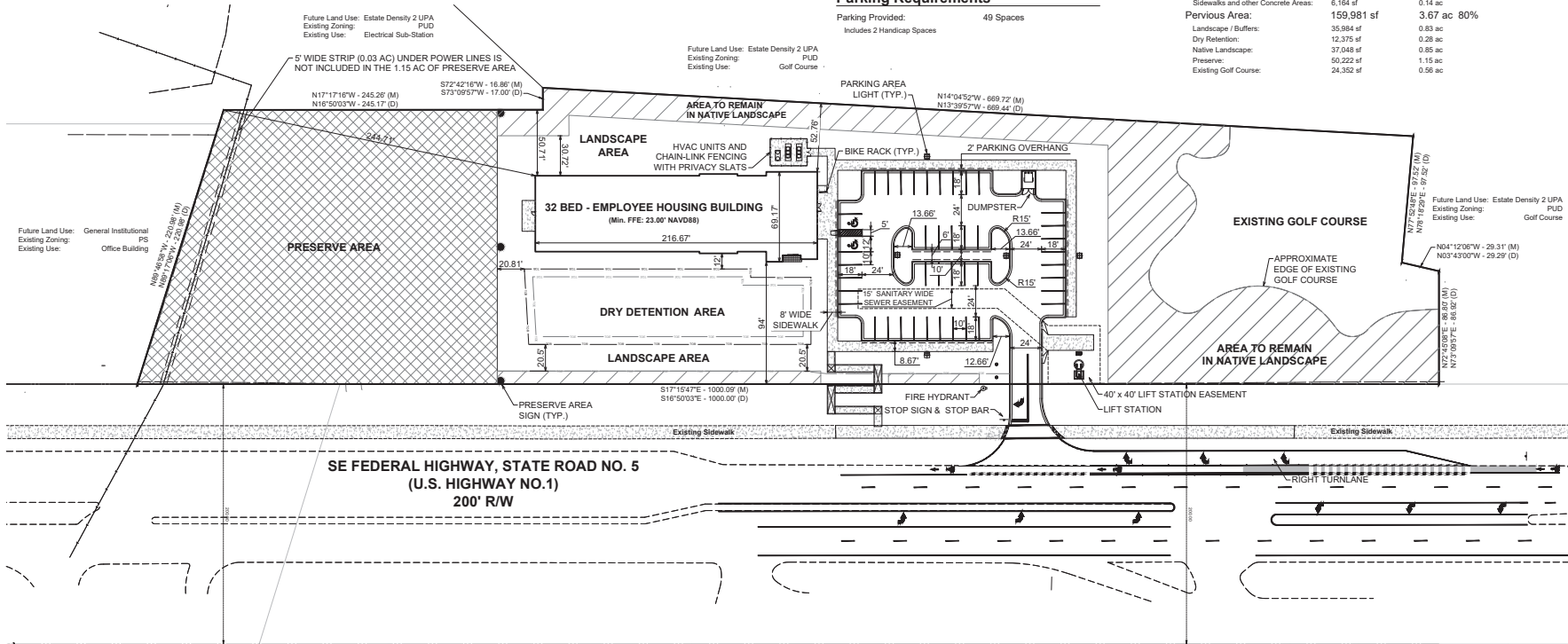
Martin County, Florida

Final Site Plan

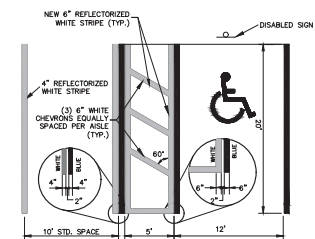
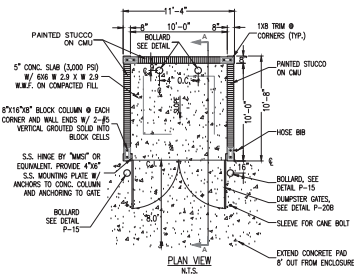
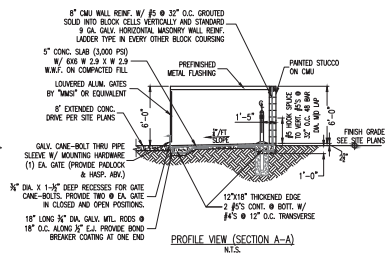
Date	By	Description
10.10.2023	S.L.S.	Initial Submittal
4.4.2024	S.L.S.	1st Resubmittal
6.20.2024	S.L.S.	2nd Resubmittal
9.24.2024	S.L.S.	3rd Resubmittal
11.26.2024	S.L.S.	4th Resubmittal

Designer	SLS	Sheet
Manager	BN	1 of 1
Project Number	21-290	
Municipal Number	---	
Computer File	22-190 Jupiter Hills Final Site Plan.dwg	

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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 885A.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF MARKINGS.