



Client & Applicant: D.R. Horton
6123 Lyons Road, Suite 100
Coconut Creek, Florida 33073

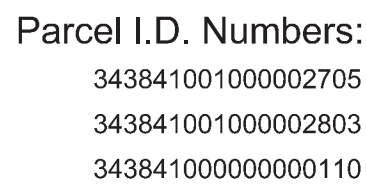
The Preserve At Park Trace

PUD
Revised
Master / Final
Site Plan




SCALE: 1" = 200'
 REG. # 1018
 Thomas P. Lucido

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Total Site Area:	97.04 acres
Required Open Space	48.52 acres (50%)

Lakes:	4.90 acres*
Wetland Preserve	
(Includes 1.94 ac Wetland Creation Area):	38.14 acres**
Total Open Space Provided:	81.87 acres (84%)

*Common area includes lake banks, landscape areas and other developed uplands that will be maintained as open space by the Homeowners Association.

**As per Goal 4.3, MCGCMP, wetlands and landlocked water bodies may be used in calculating open space as long as a minimum of 40 percent of the upland property consists of open space.

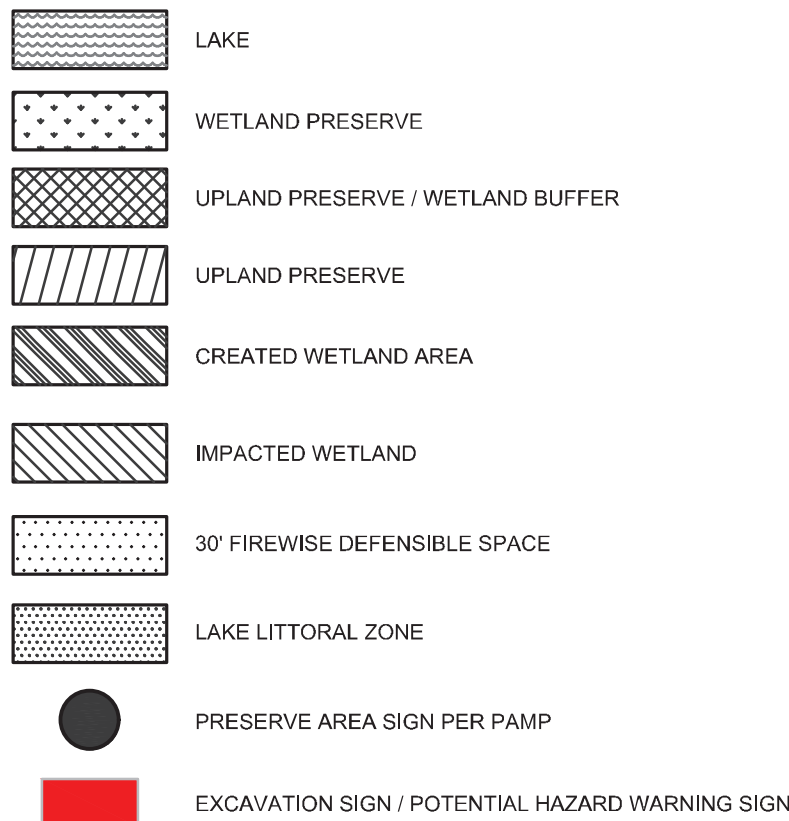
Product Type:	Single Family
Proposed Min. F.F.E.:	20.00 NAVD (all lots)
Maximum Height:	30 feet (2-stories)
Minimum Lot Size:	50' x 100' (5,000 sf)
Minimum Open Space:	20% per lot
Building Setbacks	
Front:	25'
Side:	5'
Rear:	10' (5' For Accessory Structures)

2 spaces per unit @112 units = 224 spaces
Parking Provided: 224 spaces*
Includes 2 car garage plus 1 driveway space

Existing "Common" Native Upland Habitat: 57.0 acres
Existing "Unique/Rare" Native Upland Habitat: 0

Required Upland Preserve: 14.25 acres (25%)
 Provided Upland Preserve: 24.66 acres (36%)*
 *Includes 4.5 acres of upland preserve and
 20.16 acres of wetland buffer preserve

- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize and reduce dust and noise. Barricades 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.
- Proposed signs within 200' of wetlands must demonstrate no potential wetland impacts or be provided with an impermeable barrier approved by the Florida Water Management District and the Martin County Engineer.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove ground, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Growth Management Department Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure on-going removal of prohibited and invasive non-native plant species from these areas, (Code 4.343.A.13, LDR)
- Irrigation Water Source: IQ water supplied by Martin County Utilities supplemented with water use permit.
- Preserve Area Boundary Markers: A permanent preserve area boundary marker shall be installed at one lot corner where it abuts the preserve area. The marker shall be installed immediately adjacent to the lot survey pin. If a larger preserve area sign already exists behind this lot, a preserve area boundary marker is not required. An example of an acceptable preserve area boundary marker is a 4x4 inch pressure treated post, permanently set into the ground.
- After approval of the design and construction of the preserve area by the Growth Management Department Environmental Division for final prior to installation, a County Environmental Inspector will verify marker installation and its correct location at the time of the environmental final inspection prior of the Certificate of Occupancy (C.O.).
- Additional 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 roads shown hereon are private roads that will be owned and maintained by the homeowners association.



- Lots adjacent to forested preserve areas shall maintain a 30' defensible space that will be maintained in accordance with "firewise" principles including the removal of trash and debris and restricting landscape to fire resistant species.
- No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space to preserve areas.
- Homes shall have Class A asphalt or fiberglass shingles, slate or clay tiles, cement, concrete or metal roofing or terra cotta tiles.
- Homes shall have non-combustible or fire resistant siding and soffits.

Total Site Area:	97.04 ac
Wetlands:	36.20 ac
Uplands:	60.84 ac
Maximum Upland Density @ 2 upa =	121 units
Maximum Wetland Density @ 1 upa =	36 units
Total Maximum Units: 157 (1.61 upa)	
Proposed Units: 112 (1.2 upa)	

Lake Perimeter Shoreline - 4,917 lf

Lake Perimeter Shoreline - 4,917 lf
 Required Upland Transition Zone Area (Linear Footage of Lake x 10 sf)
 Lake 1 - 1,950 lf
 Lake 2 - 1,440 lf
 Lake 3 - 904 lf
 Lake 4 - 623 lf
 Total - 4,917 lf

Lake 1 - 19,490 sf
Lake 2 - 14,380 sf
Lake 3 - 9,030 sf
Lake 4 - 6,320 sf
Total - 49,220 sf (1.13 Acres)

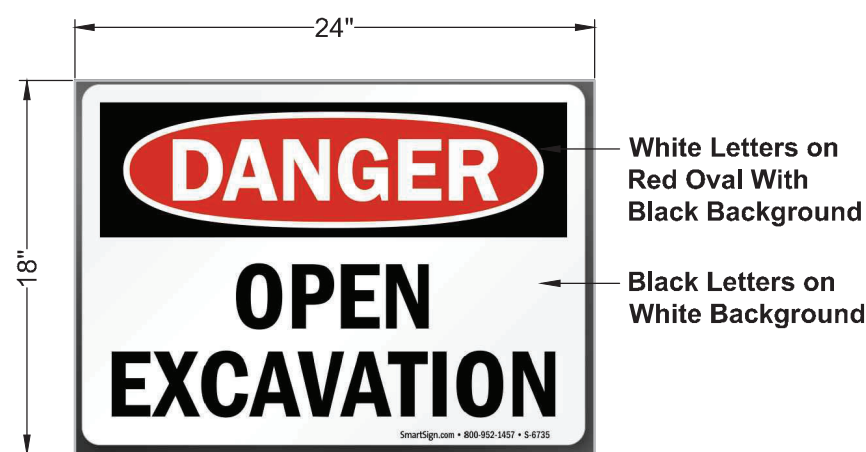
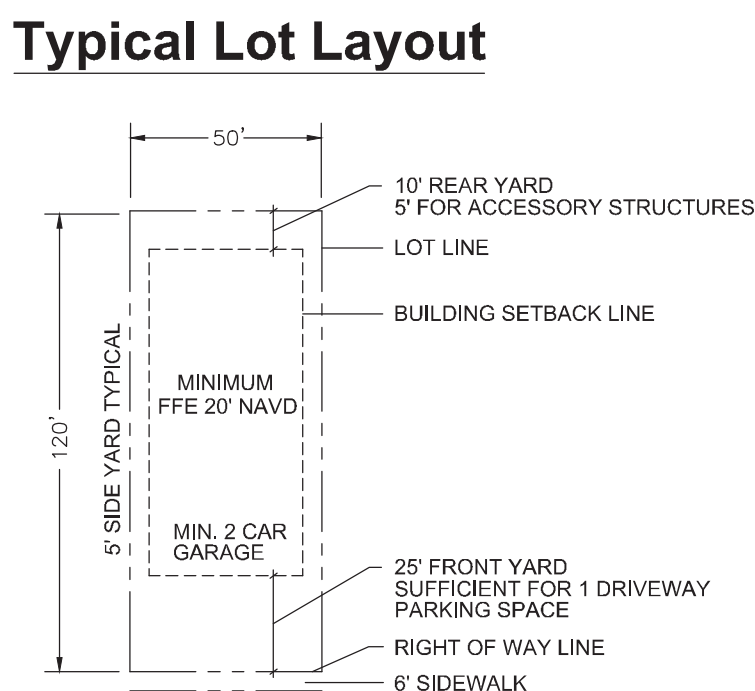
Required Upland Buffer (Linear Footage of Lake x 10 sf)

*Lake 1 -	19,490 sf
*Lake 2 -	14,380 sf
*Lake 3 -	9,030 sf
Lake 4 -	6,320 sf
Total -	49,220 sf (1.13 Acres)

*Upland Buffer Requirements for Lakes 1-3 to be met by preserve native vegetation

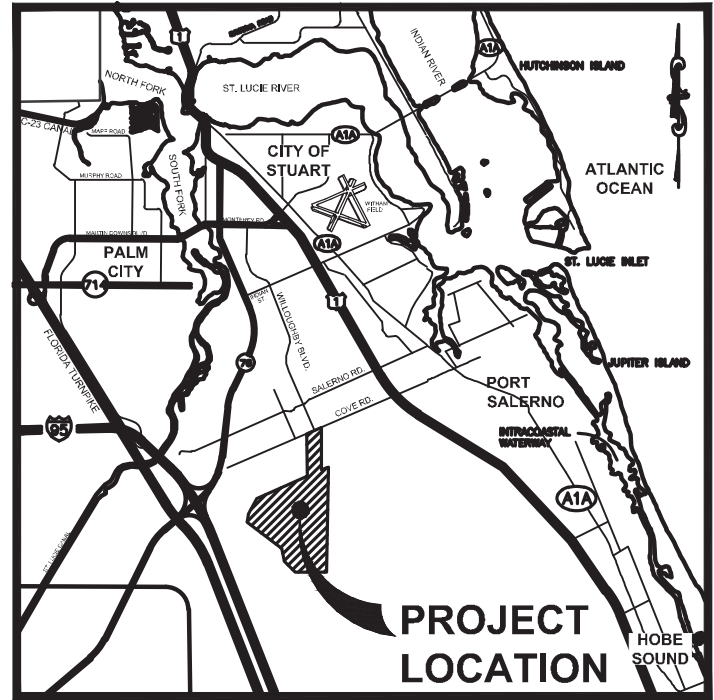
The property owner, or successors in interest, or agent, if any, shall be jointly and severally responsible for the following:

- a. Regular maintenance of all landscaping to be kept alive and in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds, and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching and other maintenance, as needed and in accordance with acceptable horticultural practices;
- b. Repair or replacement of required walls, fences, or structures to a structurally sound condition;
- c. Regular maintenance, repair or replacement, where necessary, of any screening or buffering required by this division;
- d. Perpetual maintenance to prohibit the re-establishment of harmful exotic species within landscaping and preservation areas; and
- e. Replacement of any required landscaping in easement areas that may be disturbed by future maintenance.



Potential Hazard
Warning Sign (See Plan For Sign Locations)

Key / Location:



Project Team:

Client & Applicant:	D.R. Horton 6123 Lyons Road, Suite 100 Coconut Creek, Florida 33073
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	EDC 10250 SW Village Parkway - Suite 201 Port Saint Lucie, Florida 34987
Surveyor:	Geo Point Surveying, Inc. 4152 W. Blue Heron Blvd. Riviera Beach, Florida 33404
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd. Suite 208 Stuart, Florida 34996

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Stuart Florida

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SCALE: 1" = 50'

0 25' 50' 100'

REG. # 1018
Thomas P. Lucido

Designer SJS
Manager MC
Project Number 19-290
Municipal Number ---

Sheet
2 of 7

Computer File 19-290 - The Preserve at Park Trace - Revised Master-Final Site Plan - PUD.dwg

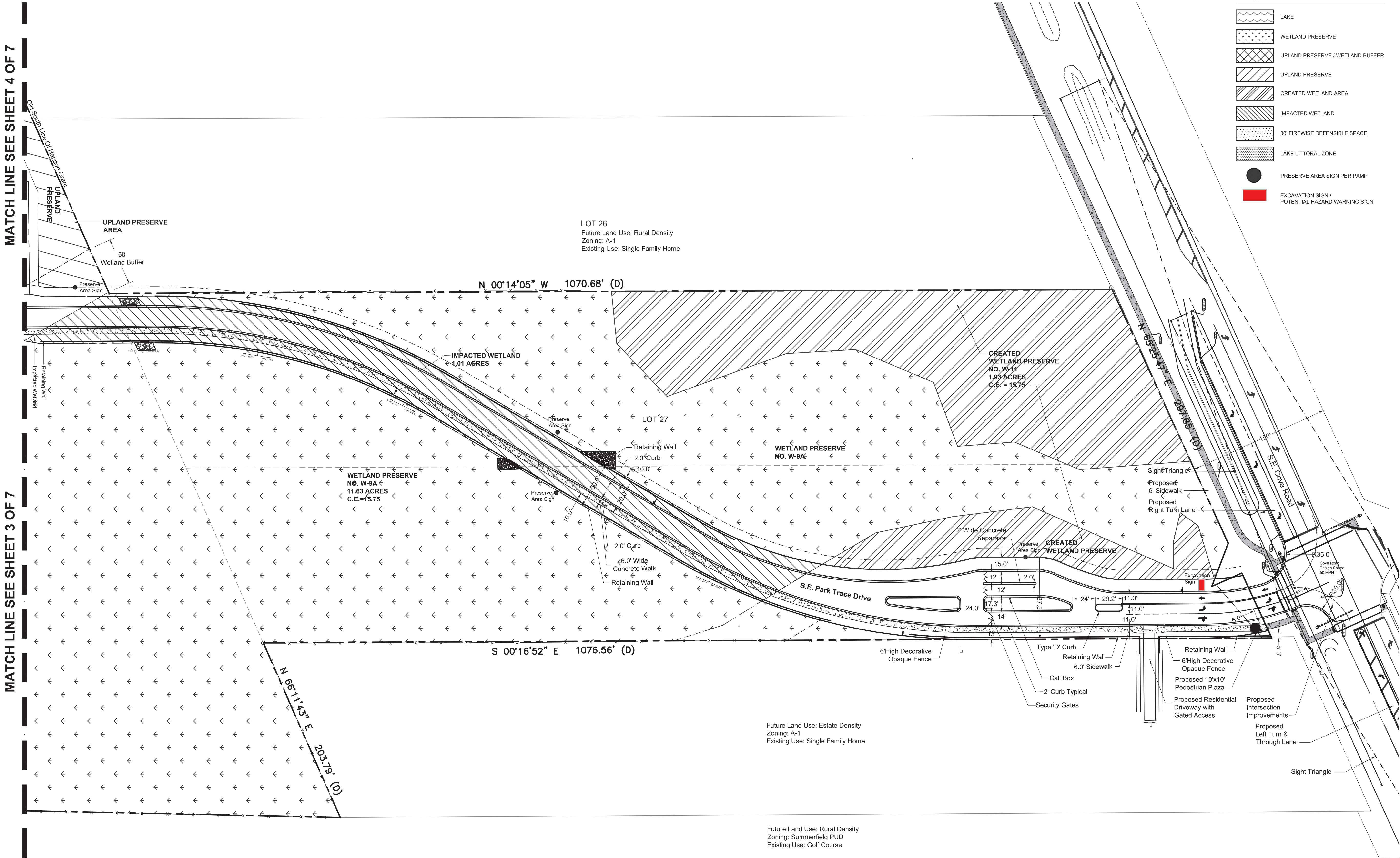
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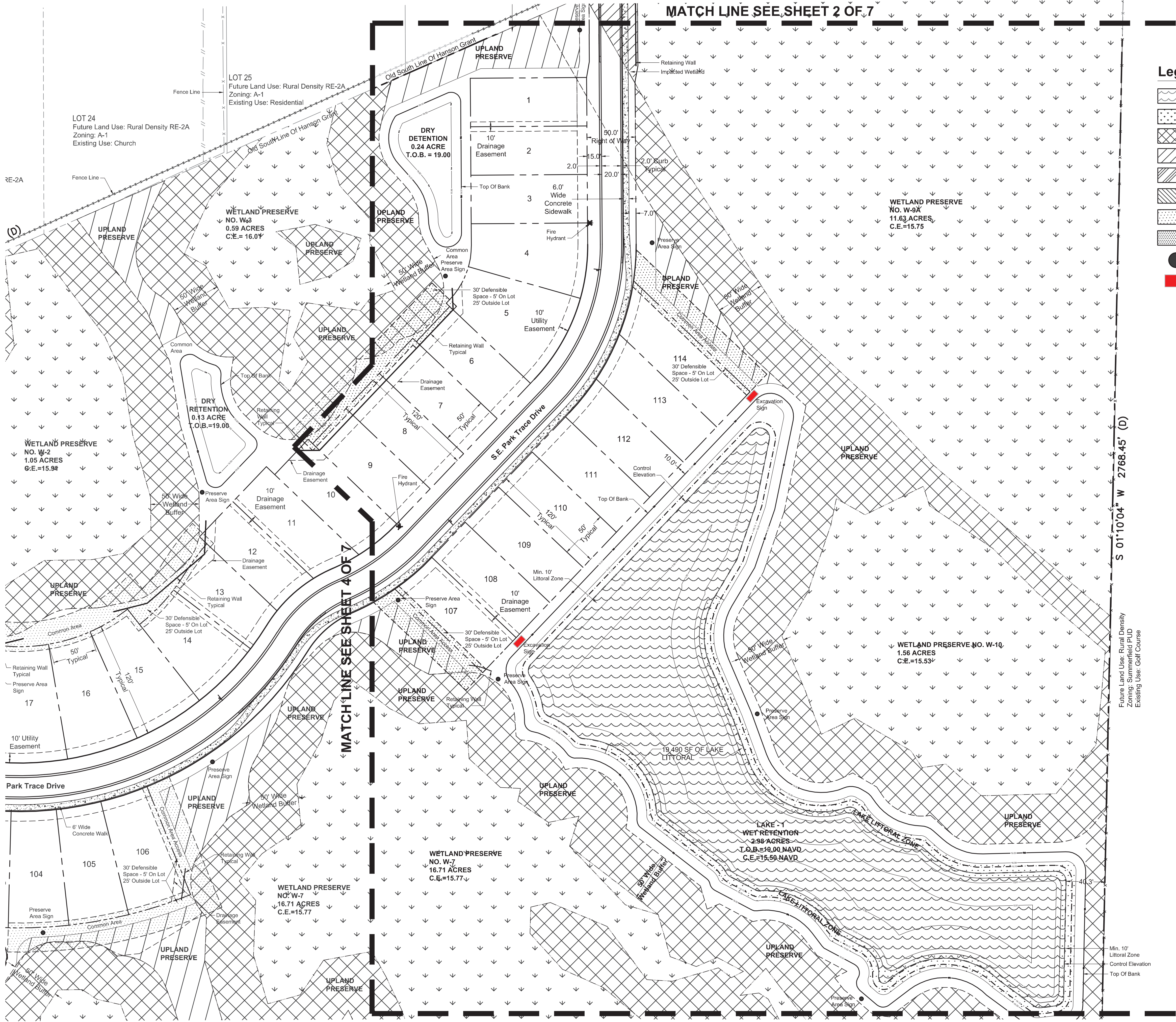
	LAKE
	WETLAND PRESERVE
	UPLAND PRESERVE / WETLAND BUFFER
	UPLAND PRESERVE
	CREATED WETLAND AREA
	IMPACTED WETLAND
	30' FIREWISE DEFENSIBLE SPACE
	LAKE LITTORAL ZONE
	PRESERVE AREA SIGN PER PAMP
	EXCAVATION SIGN / POTENTIAL HAZARD WARNING SIGN

MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 3 OF 7



Drawing Name: J:\Projects Active\19-290 Via Claudia - The Preserve at Park Trace\Site Plan\ Oct 26, 2023 - 5:35pm 19-290 - The Preserve at Park Trace - Revised Master-Final Site Plan - PUD.dwg



MATCH LINE SEE SHEET 2 OF 7

MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 6 OF 7

Legend

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lucido & associates

701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:

PROJECT LOCATION

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North

SCALE: 1" = 50'

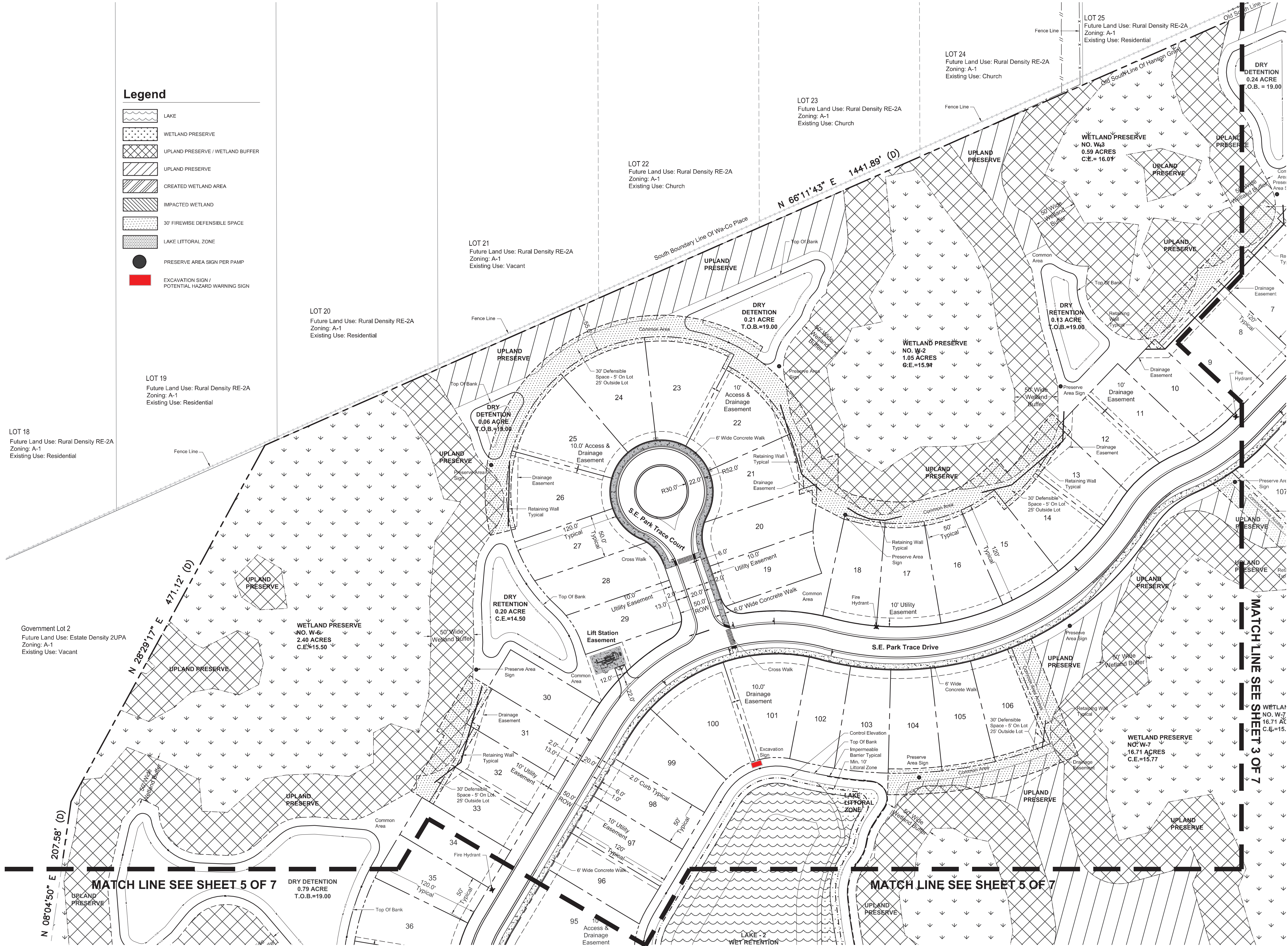
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Thomas P. Lucido

Designer	SJS	Sheet
Manager	MC	3 of 7
Project Number	19-290	
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NORTH

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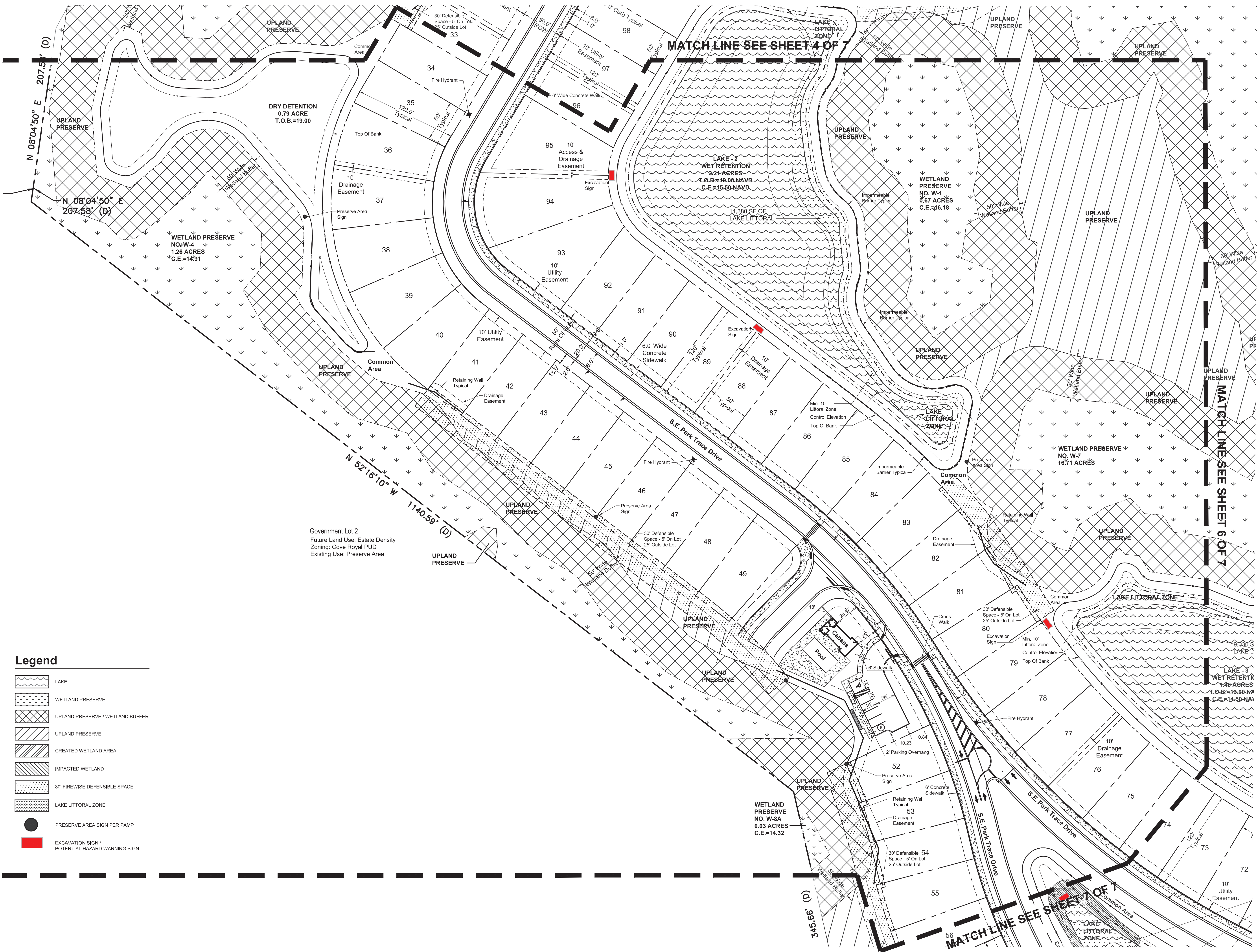
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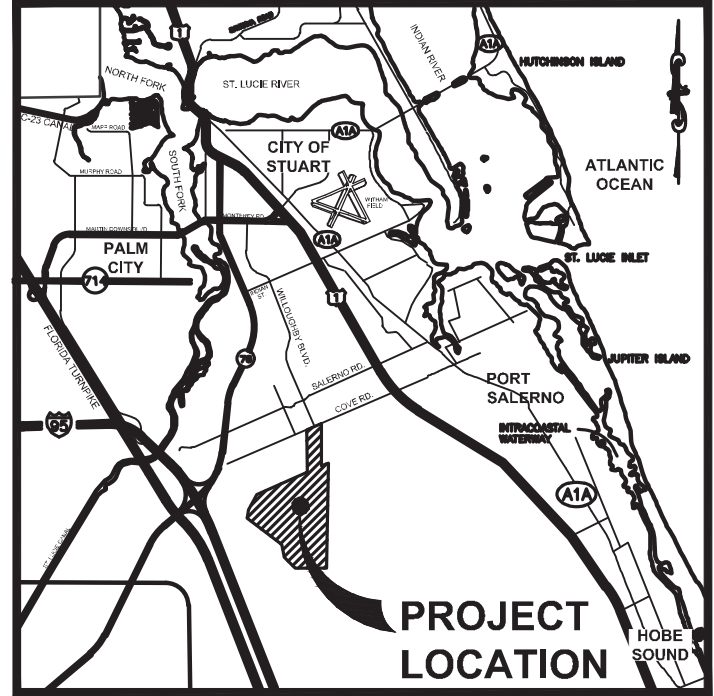
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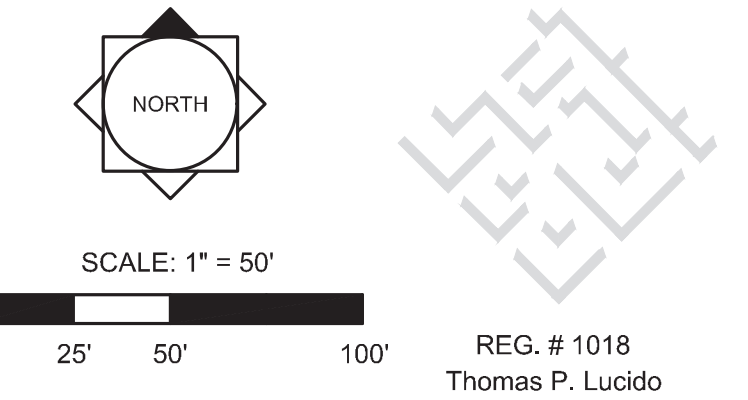
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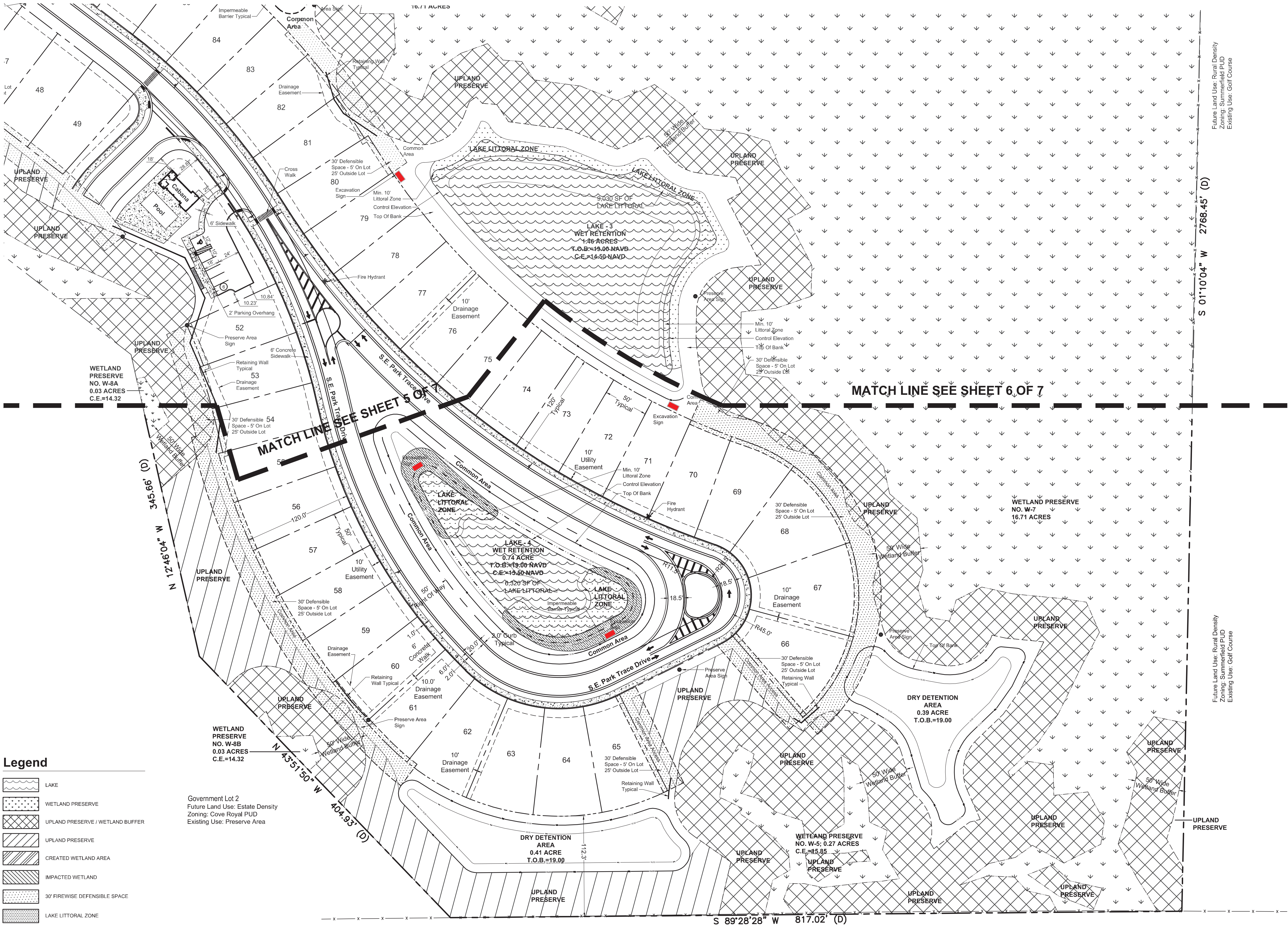
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PRESERVE AREA SIGN PER PAMP

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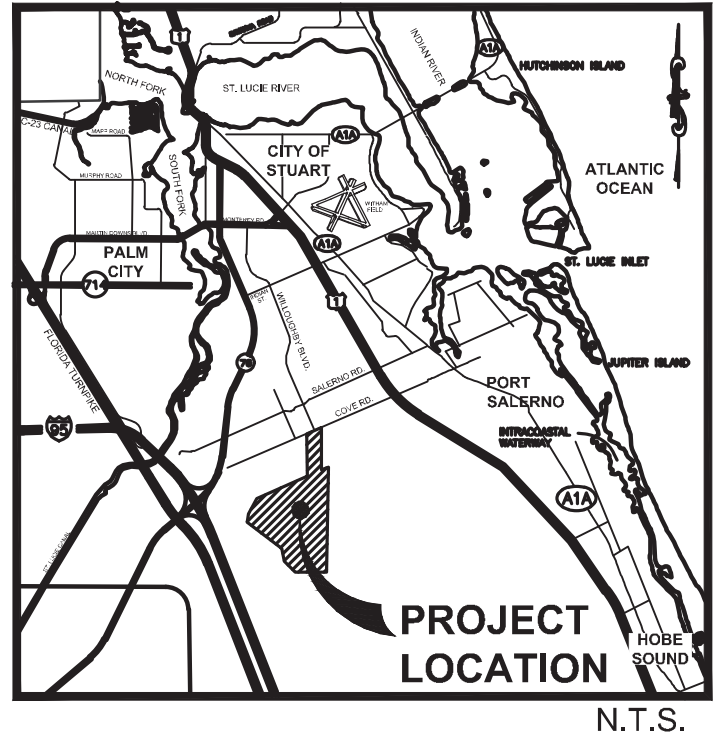
Government Lot 2
Future Land Use: Estate Density
Zoning: Cove Royal PUD
Existing Use: Preserve Area

Government Lot 2
Future Land Use: Institutional
Zoning: PR
Existing Use: Atlantic Ridge Preserve State Park

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