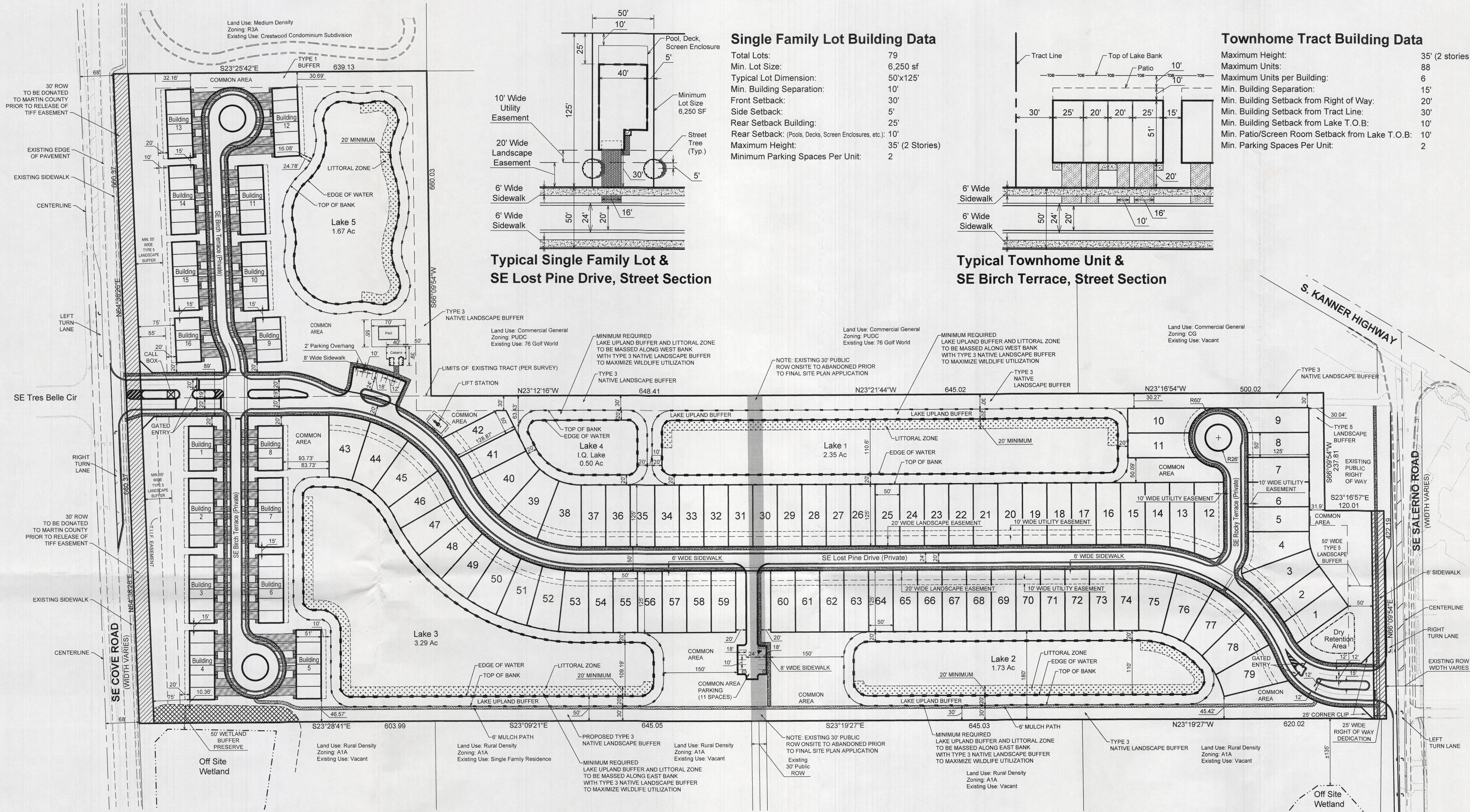




Single Family Lot Building Data

Total Lots:	79
Min. Lot Size:	6,250 sf
Typical Lot Dimension:	50'x125'
Min. Building Separation:	10'
Front Setback:	30'
Side Setback:	5'
Rear Setback Building:	25'
Rear Setback: (Pools, Decks, Screen Enclosures, etc.):	10'
Maximum Height:	35' (2 Stories)
Minimum Parking Spaces Per Unit:	2

Townhome Tract Building Data

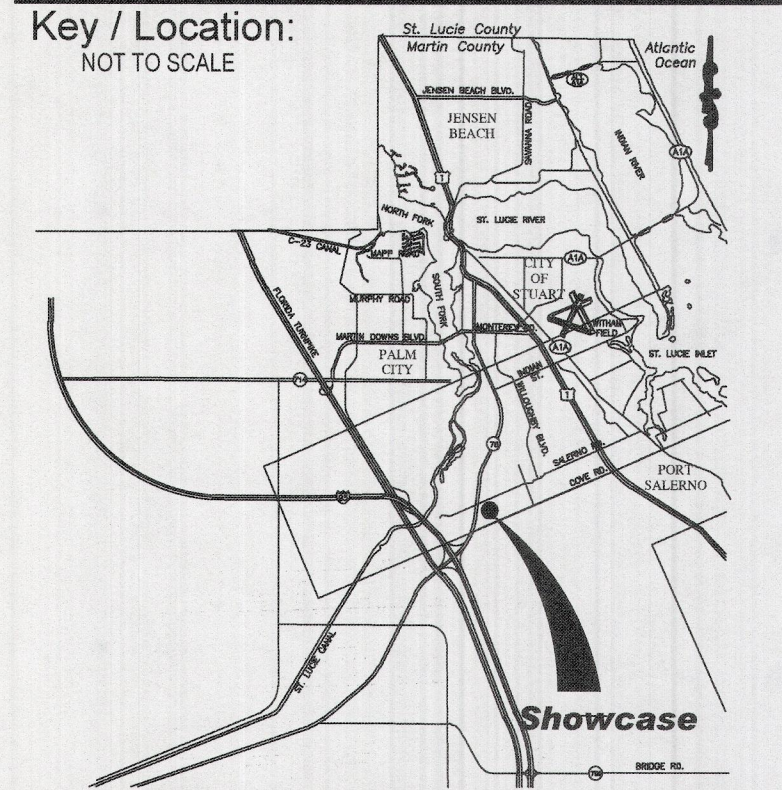
Maximum Height:	35' (2 stories)
Maximum Units:	88
Maximum Units per Building:	6
Min. Building Separation:	15'
Min. Building Setback from Right of Way:	20'
Min. Building Setback from Tract Line:	30'
Min. Building Setback from Lake T.O.B.:	10'
Min. Patio/Screen Room Setback from Lake T.O.B.:	10'
Min. Parking Spaces Per Unit:	2

Typical Single Family Lot & SE Lost Pine Drive, Street Section

Typical Townhome Unit & SE Birch Terrace, Street Section

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 888-9521, Fax (407) 888-9768

Key / Location:
NOT TO SCALE



Project Team:

Client/Property Owner
Cove/Salemo Partners, LLC
3393 SW 42nd Ave., Suite 1
Palm City, FL 34990

Land Planner / Landscape Architect
Lucido & Associates
701 E Ocean Blvd.
Stuart, FL 34994

Engineer
Melissa Corbett
The Milcor Group
10975 SE Federal Highway
Hobe Sound, FL 33455

Surveyor
Stephen Brown
619 E 5th Street
Stuart, FL 34994

Traffic Engineer
Susan O'Rourke
O'Rourke Engineering & Planning
669 SE Federal Highway, Suite 402
Stuart, FL 34994

Showcase PUD

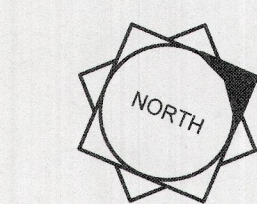
Master Site Plan

Martin County, Florida

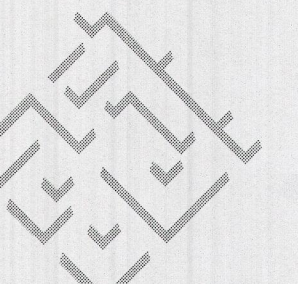
Date	By	Description
02.25.19	SAW	Initial Submittal
09.19.19	SLS	1st Resubmittal
02.04.20	SLS	2nd Resubmittal
03.31.20	SLS	Wetland Buffer Preserve

RECEIVED
APR 02 2020

GROWTH MANAGEMENT
DEPARTMENT



SCALE: 1" = 100'
0 20' 50' 100'



REG. # 1018
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	M.C.	
Project Number	18-695	
Municipal Number	---	
Computer File	18-695 Showcase PUD - Master Site Plan.dwg	

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Site Data Overall

Total Site Area:
Cove Road Right of Way (ROW) Donation:
Salerno Road ROW Donation:
30' Public ROW Abandonment:
Site Area (Adjusted for Public ROW):

Total Dwelling Units:
Single Family Homes:
Townhomes:

Gross Density (167 units / 47.12 ac):

Future Land Use:

Impervious Area:

Single Family Lots (80%)
Townhomes, Driveways and Patios
Private Right of Way
Common Area (Parking, Access, Cabana & Pool)
Lake

Pervious Area:

Single Family Lots (20%)
Private Road Right of Way
Dry Retention Area
Common Area
Lake Bank
Wetland Buffer Preserve

47.12 ac.
- 0.91 ac.
- 0.24 ac.
+ 0.45 ac.
46.42 ac.

167
79
88 (12 buildings)

3.5 units per acre

Low Density Residential

PUD

1,211,839 sf.	27.82 ac.	59.9%
425,269 sf.	9.76 ac.	21.0%
158,004 sf.	3.63 ac.	7.8%
191,199 sf.	4.39 ac.	9.5%
21,780 sf.	0.50 ac.	1.1%
415,587 sf.	9.54 ac.	20.6%

810,216 sf.	18.60 ac.	40.1%
106,317 sf.	2.44 ac.	5.2%
61,875 sf.	1.42 ac.	3.1%
4,994 sf.	0.11 ac.	0.3%
473,598 sf.	10.88 ac.	23.3%
153,456 sf.	3.52 ac.	7.6 %
9,976 sf.	0.23 ac.	0.5%

Open Space Data

Total Site Area: 46.42 acres
Required Open Space: 23.21 acres (50%)

Total Upland Area: 46.42 acres
Required Upland Open Space: 18.57 acres (40.0%)*
Provided Upland Open Space: 18.60 acres (40.1%)*

Single Family Lots:
Private Road ROW:
Dry Retention Area:
Common Area:
Lake Banks:
Wetland Buffer Preserve:
Provided Lake Open Space: 9.54 acres*

Total Open Space Provided: 28.14 acres (60.6%)*

*As per Goal 4.3, MCGMP, 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.

General Notes:

- Final landscape plans for the lake littoral zones, lake upland buffers, recreation area and other required landscape areas shall be submitted in conjunction with Final Site Plan application.
- During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained.
- The project shall be constructed in 2 phases, (see phasing plan).
- Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
- Proposed project signs shall be located in conjunction with final site plan application.
- 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.
- Proposed lakes within 200' of wetlands must demonstrate no potential wetland impacts or be provided with an impermeable barrier approved by the South Florida Water Management District and the Martin County Engineer.
- Wetland buffer preserve areas and upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Excavation and fill activities must maintain a minimum five (5) feet setback from preserve areas. The maximum slope of fill adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.

Legend

- Right of Way to be Donated
- Right of Way to be Abandoned
- Littoral Zone
- Wetland Preserve Buffer

- Notes:
- Accessible parking can be located on either side of the access aisle except for angled van spaces, which shall have access aisles on the passenger side of the parking space.
 - Pavement logo is optional. If provided recommended white (FDOT Index Drawing 17346).
 - The access aisle shall be striped diagonally to designate it as a no-parking area. (502.3.3). White Striping is recommended.
 - All spaces must be located on an accessible route so that users will not be compelled to walk or wheel behind parked cars behind his or her own vehicle. (553.5041(5)(a)).
 - Wheelstop may be deleted but sidewalk width must be widened by 2 feet to maintain the minimum required sidewalk width and allow for the vehicle overhang.

Standard & Accessible Parking Space Detail

Not to Scale