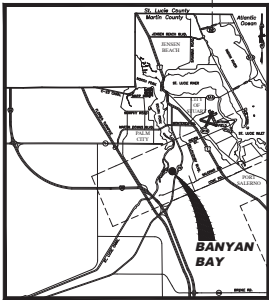
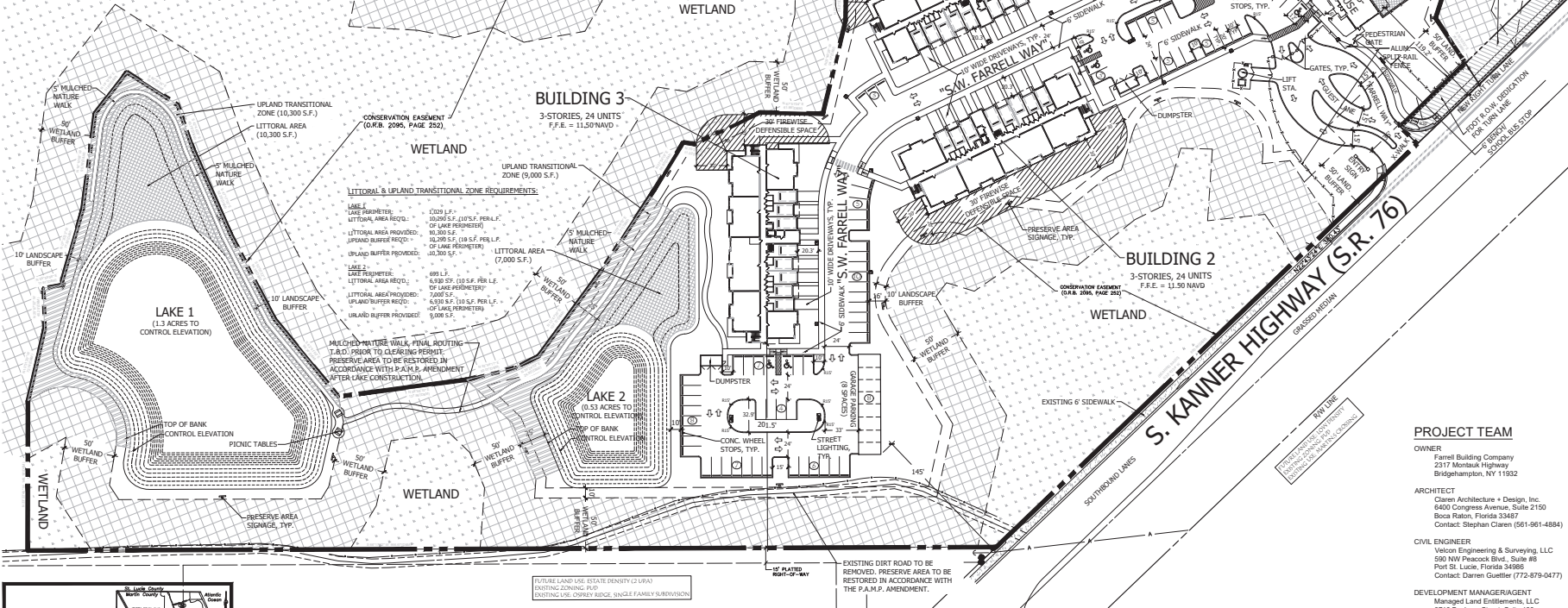


GENERAL NOTES

1. NEW CONSTRUCTION INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS SHALL BE SETBACK A MINIMUM OF TEN FEET FEET FOR PRIMARY STRUCTURES.
2. SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS: BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE FIVE FEET.
3. PRESERVE SIGNS WILL BE AT LEAST 11" X 14" IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO MORE THAN ONE (1) SIGN PER 500 FEET.
4. GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ADMINISTRATOR.

FUTURE LAND USE: LOW DENSITY RESIDENTIAL
EXISTING ZONING: PUD
EXISTING USE: SINGLE FAMILY UPHASE 1 - BANYAN BAY



VICINITY MAP

SITE DATA:

APPLICATION/PROPERTY/LAND USE DATA

NAME OF APPLICATION: BANYAN BAY PHASE 3 RESIDENTIAL
PARCEL ID: 41384100800000020
FUTURE LAND USE: LOW DENSITY
ZONING DESIGNATION: PUD-R
EXISTING USE: VACANT
PROPOSED USE: 72 MULTI-FAMILY APARTMENTS

DEVELOPMENT DATA

TOTAL SITE AREA: 523,610.18 (12.02 ACRES)
R.O.W. DEDICATION: 2,128.68 S.F. (0.05 ACRES)
NET TOTAL SITE AREA LESS TURN LANE R.O.W.: 521,481.5 S.F. (11.97 ACRES)
PRESERVE AREA: *170,756.02 S.F. (3.92 ACRES)
TOTAL DEVELOPMENT AREA: 350,725.48 S.F. (8.05 ACRES)
*INCLUDES WETLANDS AND WETLAND BUFFERS.

OPEN SPACE

TOTAL OPEN SPACE: 50% (260,740.75 S.F., 5.99 AC.)
PROVIDED: 58.0% (302,490.47 S.F., 6.94 AC.)
PROJECT OPEN SPACE: 131,734.47 S.F., 3.02 AC. (25.3%)
(NOT INCL. PRESERVE AREA)
PRESERVE AREA: 70,729 S.F., 1.62 AC. (13.5%)
WETLAND: 100,027 S.F., 2.3 AC. (19.1%)
UPLAND: 170,756 S.F., 3.92 AC. (32.6%)

IMPERVIOUS AREA

TOTAL DEVELOPED AREA: 46,465 S.F., 1.07 AC. (8.9%)
BUILDINGS: 85,264.03 S.F., 1.96 AC. (16.4%)
PAVMT., SIDEWALKS, PADS, ETC.: 80,072 S.F., 1.84 AC. (15.4%)
LAKE AREA (CONTROL LEVEL): 70,729 S.F., 1.62 AC. (13.6%)
WETLAND:
TOTAL IMPERVIOUS AREA: 282,530.03 S.F., 6.16 AC. (54.2%)

BUILDING DATA

SETBACKS:
BUILDING TO PRESERVE: 10' MIN.
PROVIDED: 10'
BUILDING/PARKING TO S.R. 76: 50' MIN.
REQUIRED: 121.8'
PROVIDED: 212.3'
BUILDING TO ADJACENT PROPERTY (OUTSIDE OF PUD): 75' MIN.
REQUIRED: 212.3'
BUILDING HEIGHT: 3-STORIES (35 FEET MAX.)
PROVIDED: 3-STORIES (35')

PARKING DATA:

USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	72	2 SPACES/UNIT	144 SPACES
			TOTAL PARKING REQUIRED: 144 SPACES
			TOTAL PARKING PROVIDED: 145 SPACES
			HANDICAP SPACES REQ'D.: 5 SPACES
			HANDICAP SPACES PROV.: 7 SPACES

PROJECT TEAM

OWNER:
Farrell Building Company
2317 Montauk Highway
Bridgehampton, NY 11932
ARCHITECT:
Claren Architecture + Design, Inc.
5400 Congress Avenue, Suite 2150
Boca Raton, Florida 33487
Contact: Stephan Claren (561-961-4884)

CIVIL ENGINEER:
Velcon Engineering & Surveying, LLC
590 NW Peachock Blvd., Suite 400
Port St. Lucie, Florida 34986
Contact: Darren Guetter (772-879-0477)

DEVELOPMENT MANAGER/AGENT:
Managed Land Entitlements, LLC
3710 Buckeye Street, Suite 100
Palm Beach Gardens, Florida 33418
Contact: Michael Sanchez (561-568-8045)

LANDSCAPE ARCHITECT:
Litterick Landscape Architecture
2740 SW Martin Downs Blvd., #199
Palm City, Florida 34989
Contact: Jason Litterick (561-719-3876)

SURVEYOR:
Velcon Engineering & Surveying, LLC
590 NW Peachock Blvd., Suite 400
Port St. Lucie, Florida 34986
Contact: Darren Guetter (772-879-0477)



Litterick
Landscape
Architecture

2740 SW Martin Downs Blvd. #199
Palm City, FL 34989
561-719-3876
jason.litterick@yahoo.com

Project Name

PHASE 3
Banyan Bay P.U.D.
Martin County, Florida

Landscape Architect of Record



Jason M. Litterick, P.E.
(561-961-4884)

Scale: 1" = 50'-0"

Designed: JML
Drawn: JML
Approved: JML
Date: 8/11/21
Job no.: 21472
Revisions: 7.8.22

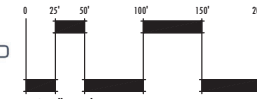
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SP-1



3710 BUCKEY STREET, SUITE 100, PALM BEACH GARDENS, FL 33418 • P 561.568.8045

Final Site Plan



Scale: 1" = 50'

