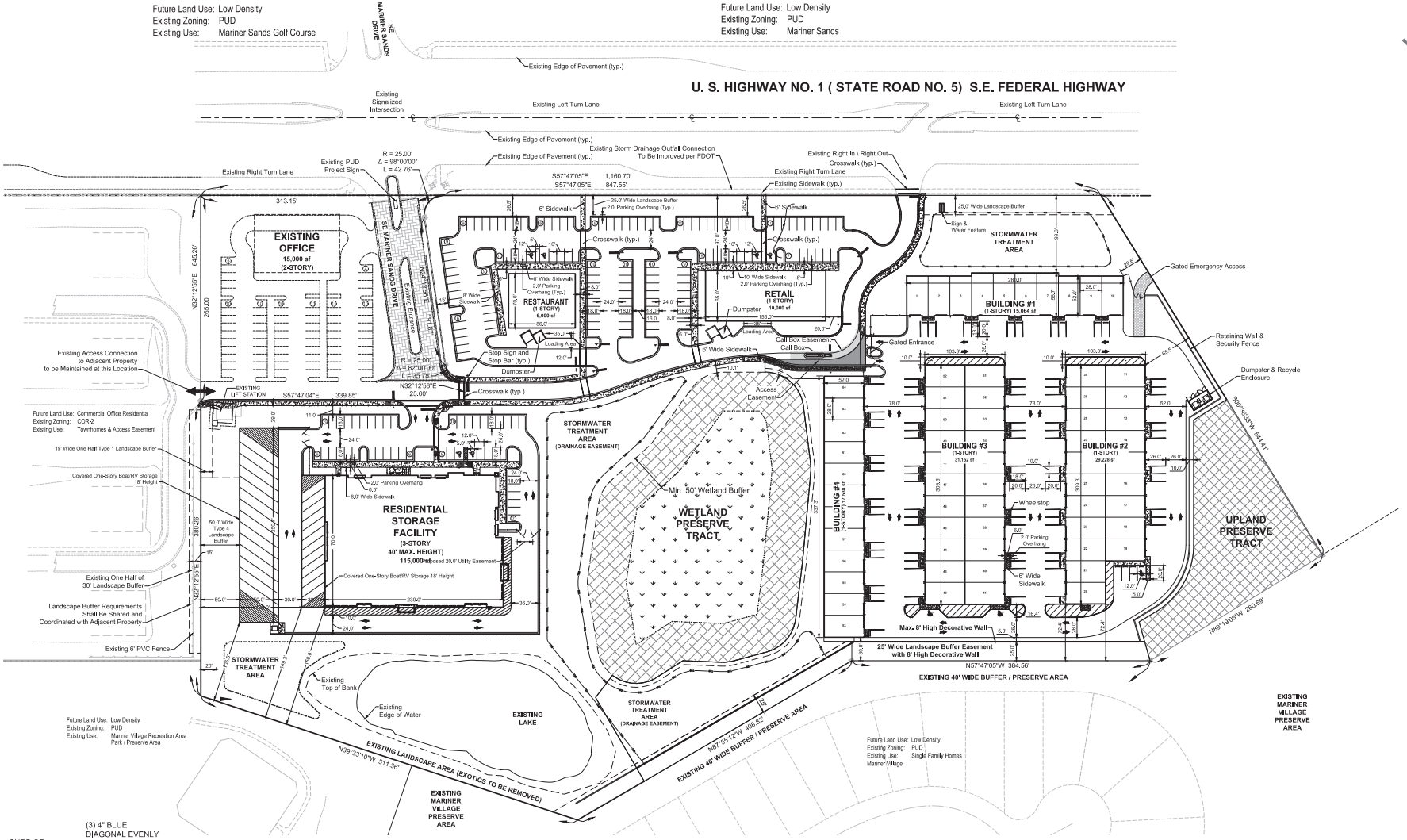
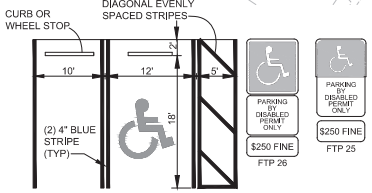




NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

Standard & Handicap Parking Space Detail

Not to Scale

Legend

Upland Preserve

Wetland Preserve

General Notes:

- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Proposed light poles shall be shielded to minimize excess glare to adjacent residential areas and roadways in accordance with Section 3.208 of Article 3.
- 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 protect the vegetation to be used for this purpose.
- All designated preserve areas must be barricaded and inspected by martin county prior to site clearing.
- Preserve areas may not be altered except in compliance with the Preserve Area Management Plan approved by Martin County.
- All signs shall be in accordance with Martin County applicable codes and ordinances in effect at the time of permit application.
- Lighting fixtures shall be a maximum of 30' in height within the parking lot area and a maximum of 20' in height within nonvehicular pedestrian areas.
- Maximum incidental light spillage onto nearby residential parcels shall be 0.2 foot candles as measured 8 feet above average grade at the property line of the receiving parcel.
- AC units and other roof-top mechanical devices shall be screened per Section 4.20.D.1 and Section 4.20.D.2, LDR's
- Awnings for each building to extend over all customer entrances per Section 4.20.G.1, LDR's.
- Min. 200 s.f. outdoor covered patio area with decorative planter boxes per Section 4.20.G.2, LDR's shall be provided for each building.
- 6 Bike inverted U-shaped bike rack and 6' long bench per Section 4.20.3B, LDR's shall be provided for each building.

Building Data

Maximum Height: (Existing and Proposed Structures)	40 Feet (3 Story)
Building Footprint Coverage:	16%
Open Space:	49.6%

Parking Requirements

Phase	Size, Use & Rate	Parking Required	Parking Provided
1	15,000 sf Office @ 1 per space per 300 sf	50 spaces	71 spaces*
2	115,000 sf Storage Facility @ 1 space per 1,500 sf	77 spaces	47 spaces
3	6,000 sf Restaurant @ 1.5 spaces per 100 sf	90 spaces	77 spaces
3	10,000 Retail @ 1 space per 250 sf	40 spaces	55 spaces
4	93,654 sf - 84 Unit Storage Facility @ 1 space per 1,500 sf	63 spaces	67 spaces
Total		**320 spaces**	**315 spaces**

* Not including the existing parking spaces in Phase 1, the parking provided (255 spaces) and the parking required (283 spaces) is within the 10% threshold authorized by Section 4.823A.2 LDR's

Site Data

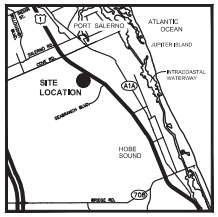
Total Site Area:	883,434 s.f. (20.28 Ac.)	
Impervious Area:	480,614 s.f. (11.03 Ac.)	(54.4%)
Building Footprints:	155,629 s.f.	(3.57 Ac.)
Pavement:	279,016 s.f.	(6.40 Ac.)
Covered Parking:	12,533 s.f.	(0.29 Ac.)
Existing Lake:	33,436 s.f.	(0.77 Ac.)
Pervious Area:	402,820 s.f. (9.25 Ac.)	(45.6%)
Landscape \ Open Space Areas:	198,665 s.f.	(4.56 Ac.)
Upland Preserve Area:	81,221 s.f.	(1.86 Ac.)*
Stormwater Treatment Areas:	64,145 s.f.	(1.48 Ac.)
Wetland Buffer:	49,367 s.f.	(1.13 Ac.)
Wetland Preserve:	39,129 s.f.	(0.90 Ac.)
Lake Bank:	13,450 s.f.	(0.31 Ac.)
Existing Zoning:	PUD	
Future Land Use Designation:	General Commercial	
Existing Use:	Existing Office and Vacant	

*Upland Preserve Calculations

Existing Native Upland Habitat:	3.0 Acres (Pine Flatwood)
Required Upland Preserve (25% of Existing):	0.75 Acres
Provided Upland Preserve:	0.76 Acres

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 223-2100, Fax (772) 223-2220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

Applicant:	Ribbon Ventures 7050 W Palmetto Park Rd Suite15-477 Boca Raton, Florida 33433
Land Planner / Landscape Architect / Environmental Planner:	Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994
Engineer / Traffic Engineer / Surveyor:	The MilCor Group, Inc. 10975 S.E. Federal Highway Hobe Sound, Florida 3345
Attorney:	Terry McCarthy McCarthy, Summers et al 2400 SE Federal Highway - 4th Floor Stuart, FL 34994

Mariner Village Square PUD

Martin County, Florida

Revised Master Plan

Date	By	Description
8.24.2021	S.L.S.	Initial Submittal
3.25.2022	S.L.S.	1st Resubmittal
7.28.2022	S.L.S.	2nd Resubmittal
11.2.2022	S.L.S.	3rd Resubmittal
2.1.2023	S.L.S.	Revised per Construction Plans

NORTH

SCALE: 1" = 60'

0 30' 60' 120'

REG. # 1018
Thomas P. Lucido

Designer	S.L.S.	Sheet
Manager	MC	1 of 1
Project Number	18-360	
Municipal Number	—	
Computer File	21-130 Mariner Village Square PUD - Master and Phasing Plan.dwg	

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Drawing Name: J:\Projects Active\21-130 Mariner Village Square Auto Vault\Site Plan\ Feb 02, 2023 – 1:38pm 21-130 Mariner Village Square PUD – Master and Phasing Plan.dwg