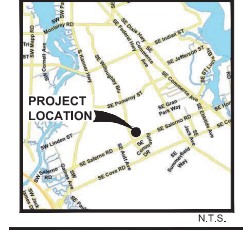


Future Land Use Designation: Estate Density (2 upa)
Existing Zoning: R-2
Existing Use: Existing Single Family Homes



Key / Location:

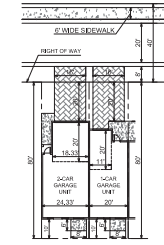


Project Team:

Applicant: Meritage Homes
1400 Cambridge Blvd., Suite 1000
West Palm Beach, Florida 33409
Land Planner /
Landscape Architect: Lucido & Associates
701 SE Ocean Blvd.
Suite, Florida 33409
Engineer: The MCM Group, Inc.
10975 S.E. Federal Highway
Hobe Sound, Florida 33455
Surveyor: Cadwell & Wheeler, Inc.
7500 Ocala Road, Suite 100
Boca Raton, Florida 33434
Environmental
Consultant: EW Consultants, Inc.
1000 SE Monrovia Commons Blvd., Suite 208
Boca Raton, FL 33408

S.E. TOWER DRIVE

50' PUBLIC RIGHT-OF-WAY



Typical Lot/Unit Dimensions
Scale: 1" = 20'

Future Land Use Designation:
Rural Density
Existing Zoning:
A-1A
Existing Use:
Existing Single Family Homes
& Vacant

LEGEND
LAKE LITTORAL ZONE
UPLAND TRANSITION ZONE
PROPERTY LINE
TOP OF BANK
EDGE OF WATER

Willoughby Townhomes PUD

Martin County, Florida

Revised
Final Site Plan

Date	By	Description
1/13/2023	S.L.S.	Minor Technical Adjustments

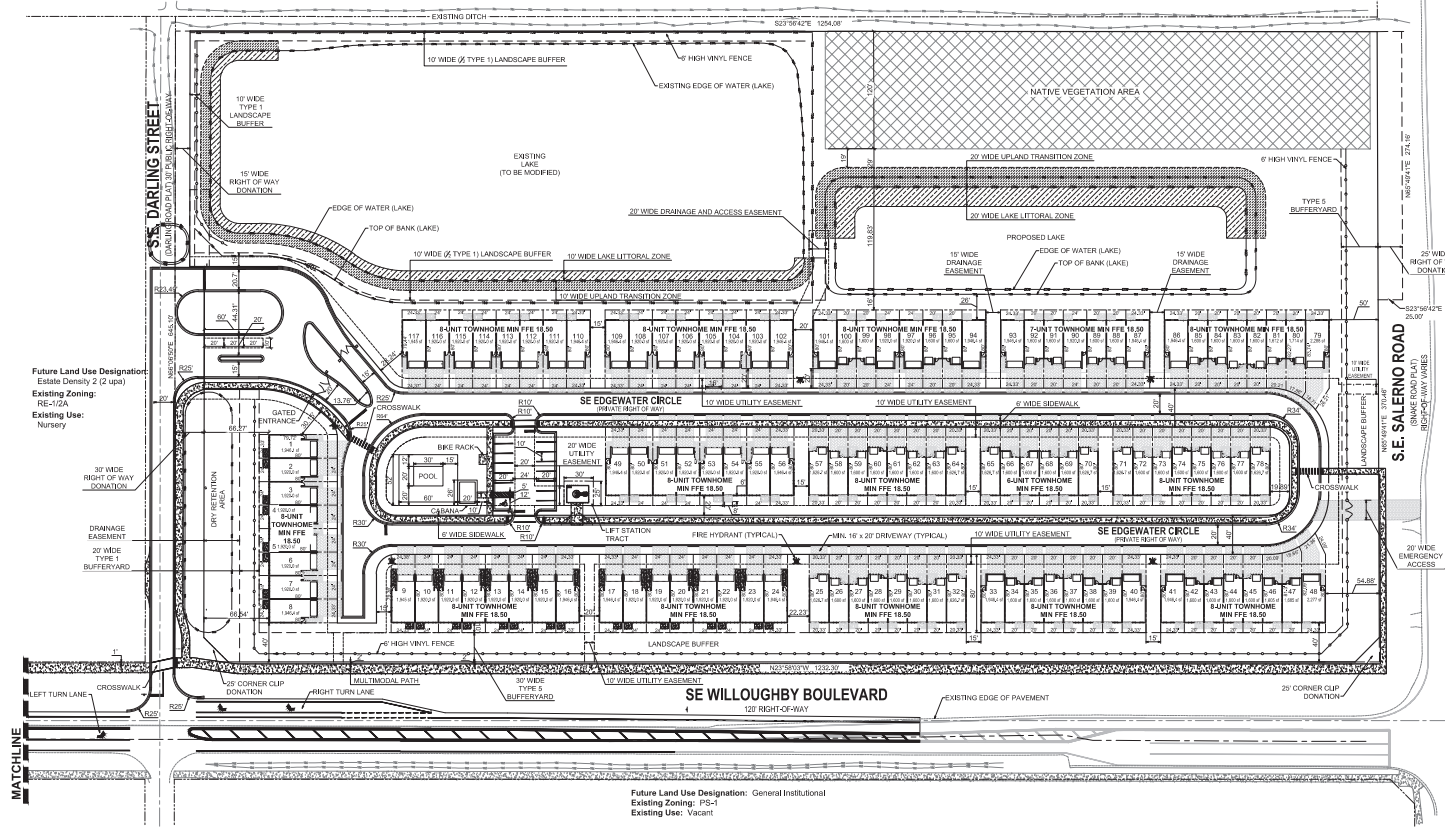
Site Data		
Total Site Area:	800,469 sf	18,376 ac
Less Right of Way Dedication:	23,359 sf	0.53 ac
Site Area:	777,110 sf	17.84 ac
Existing Use:	Vacant / Single Family Home	
Zoning:	PUD	
Future Land Use:	Commercial / Office / Residential	
Parcel I.D. Numbers:	55-38-41-000-064-0008-3 55-38-41-000-064-0008-4 55-38-41-000-064-0008-5 55-38-41-000-064-0008-6 55-38-41-000-064-00011-1 55-38-41-000-064-00012-2	

Product Type:	Townhome
Total Units:	117 Units
Gross Density:	6.4 u.p.a.

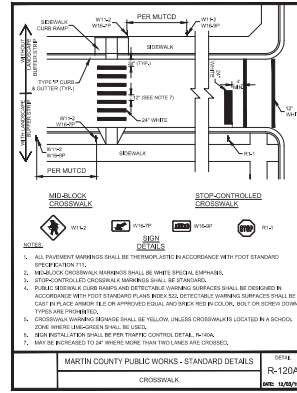
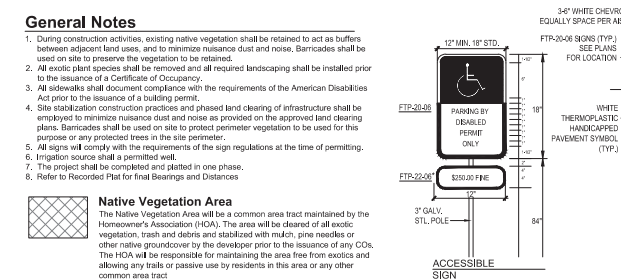
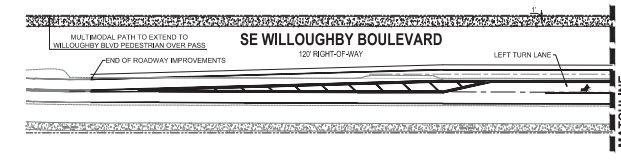
Site Areas		
Impervious Area:	462,171 sf	10.61 ac 59.5%
Building:	120,483 sf	2.77 ac
Pavement:	189,172 sf	3.95 ac
Lakes:	182,516 sf	4.19 ac
Pervious Area:	314,939 sf	7.23 ac 40.5%
Native Area:	66,857 sf	1.54 ac
Buffers & Common Areas:	240,682 sf	5.52 ac
Dry Retention Area:	7,400 sf	0.17 ac

Design: — Sheet
Manager: —
Project Number: —
Municipal Number: —
Computer File: 20-026 Willoughby Townhomes - Final Site Plan.dwg

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Future Land Use Designation: General Institutional
Existing Zoning: I-5
Existing Use: Vacant



Building Data	
Minimum Open Space:	310,884 sf 7.14 ac 40.0%
Provided Open Space:	314,939 sf 7.23 ac 40.5%
Maximum Height Proposed:	30 / 2 Stories
Maximum Building Coverage	
Allowed: 40% = 310,884 sf / 7.14 ac	
Provided: 15% = 120,483 sf / 2.77 ac	
Building Setbacks	
Front Building Setback:	20'
Rear Building Setback:	10'
Parking Requirements	
Parking Required:	234 Spaces
2 spaces per unit @117 units	
Parking Provided:	249 Spaces
Residential:	234 Spaces
Amenity Center:	15 Spaces
Open Space Data	
Total Site Area:	17.84 acres
Required Open Space:	8.92 acres (50%)
Total Upland Area:	17.84 acres
Required Upland Open Space:	7.14 acres (40.0%)
Provided Upland Open Space:	7.23 acres (40.5%)
Provided Lake Open Space:	4.19 acres (23.5%)
Total Open Space Provided:	11.42 acres (64.0%)

*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.