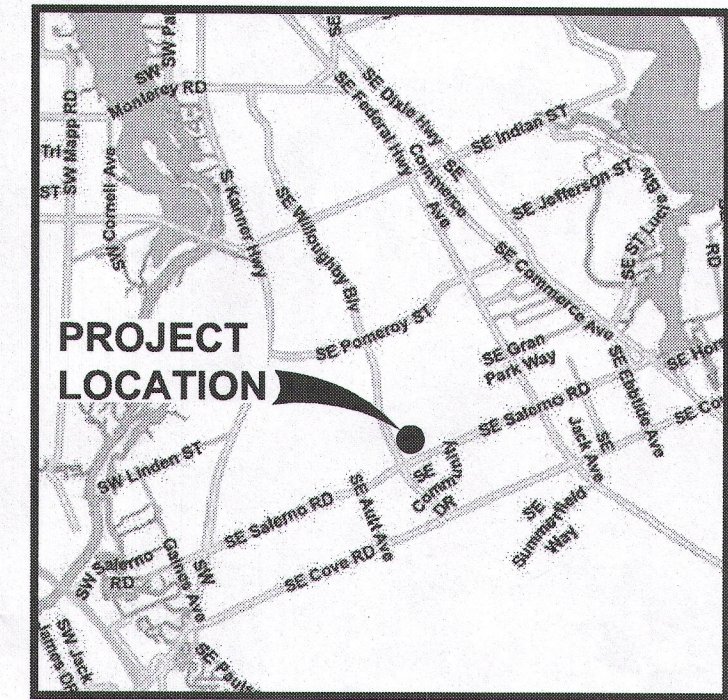


Future Land Use Designation: Estate Density (2 upa)
Existing Zoning: R-2
Existing Use: Existing Single Family Homes

Key / Location:



N.T.S.

Project Team:

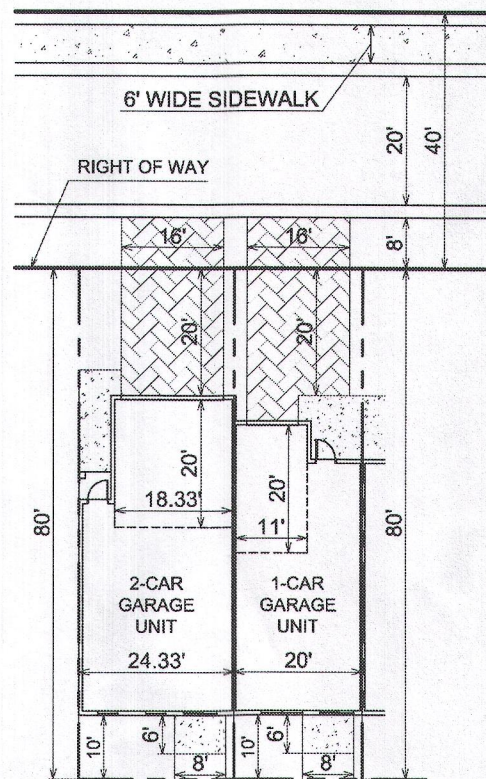
Applicant: Meritage Homes
1400 Centrepark Blvd., Suite 1000
West Palm Beach, Florida 33401
Land Planner / Landscape Architect: Lucido & Associates
701 East Ocean Boulevard
Stuart, Florida 34994
Engineer: The MilCor Group, Inc.
10915 S.E. Federal Highway
Hobe Sound, Florida 33455
Surveyor: Caulfield & Wheeler, Inc.
7900 Glades Road, Suite 100
Boca Raton, Florida 33434
Environmental Consultant: EW Consultants, Inc.
1000 SE Monterey Commons Blvd, Suite 208
Stuart, FL 34996

Willoughby Townhomes PUD

Martin County, Florida

Final Site Plan

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

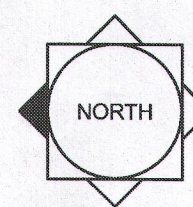


Date	By	Description
5.10.2022	S.L.S.	Change plan title to Final Site Plan
7.26.2022	S.L.S.	1st Resubmittal

Site Data		
Total Site Area:	800,197 sf	18.37 ac
Less Right of Way Dedication:	23,087 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:	55-38-41-000-064-00084-3 55-38-41-000-064-00083-4 55-38-41-000-064-00082-5 55-38-41-000-064-00081-6 55-38-41-000-064-00011-1 55-38-41-000-064-00010-2	

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%
Buildings:	120,483 sf	2.77 ac	
Pavement:	189,172 sf	3.65 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	



SCALE: 1" = 60'

REG. # 1018
Thomas P. Lucido

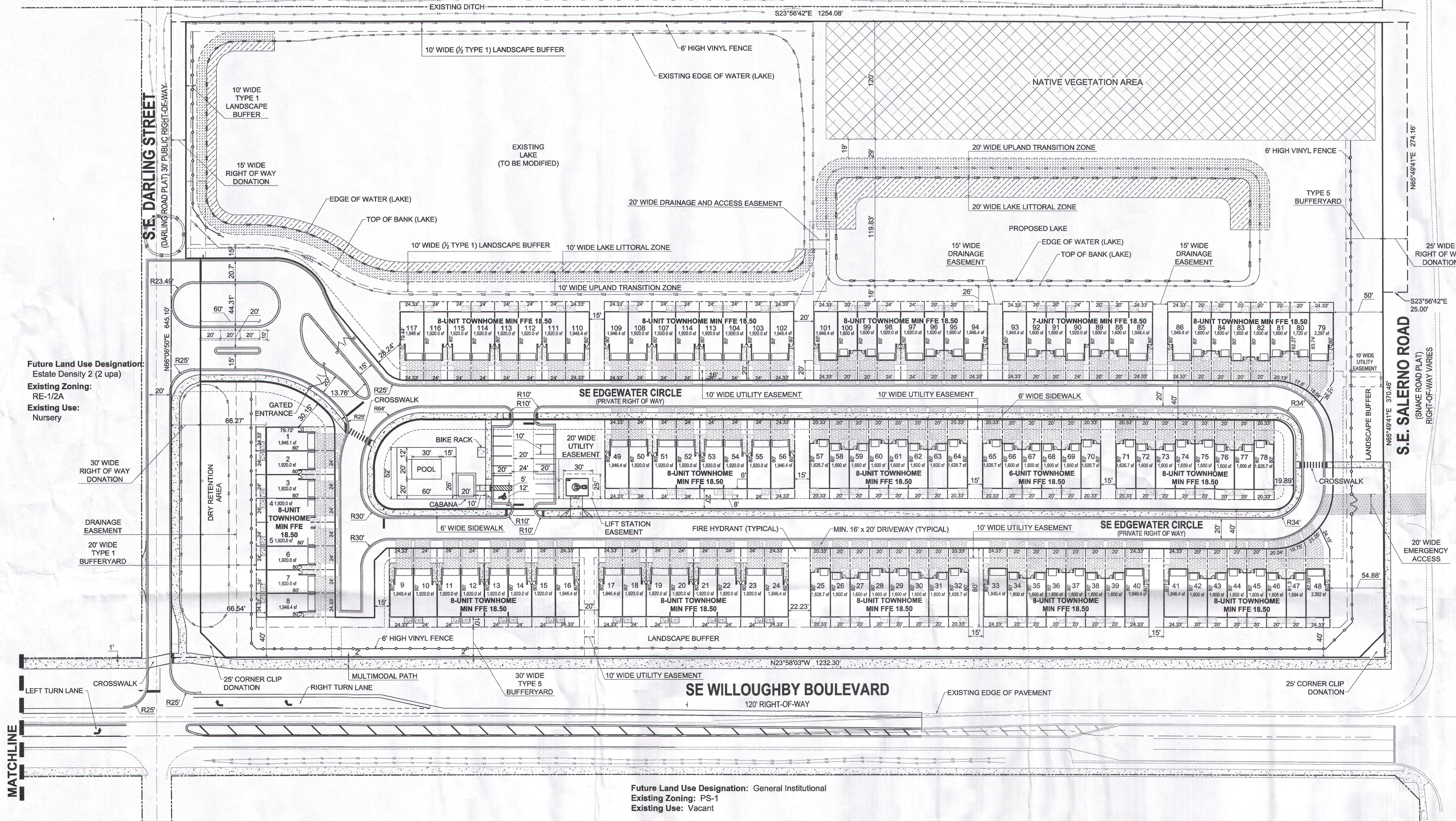
Designer: ---
Manager: ---
Project Number: ---
Municipal Number: ---
Computer File: 20-626 Willoughby Townhomes - Final Site Plan.dwg

1 of 1

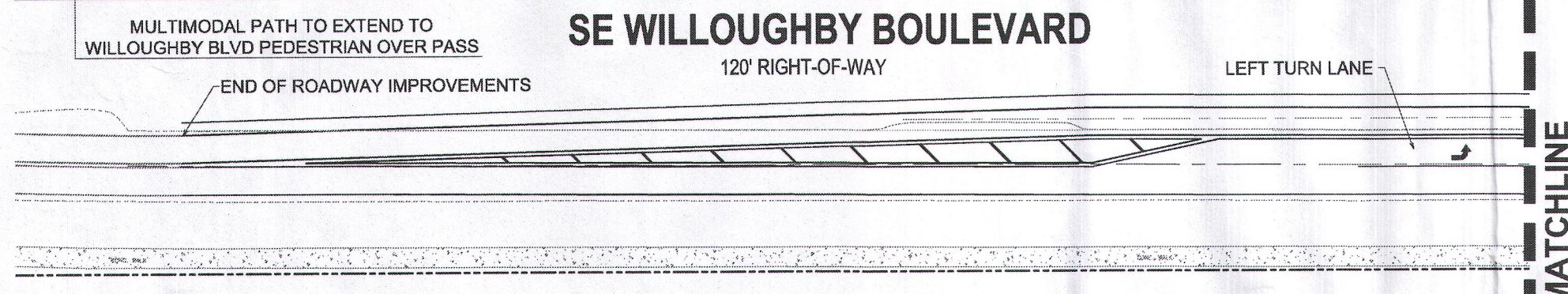
RECEIVED
OCT 31 2022

GROWTH MANAGEMENT
DEPARTMENT

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Future Land Use Designation: General Institutional
Existing Zoning: PS-1
Existing Use: Vacant



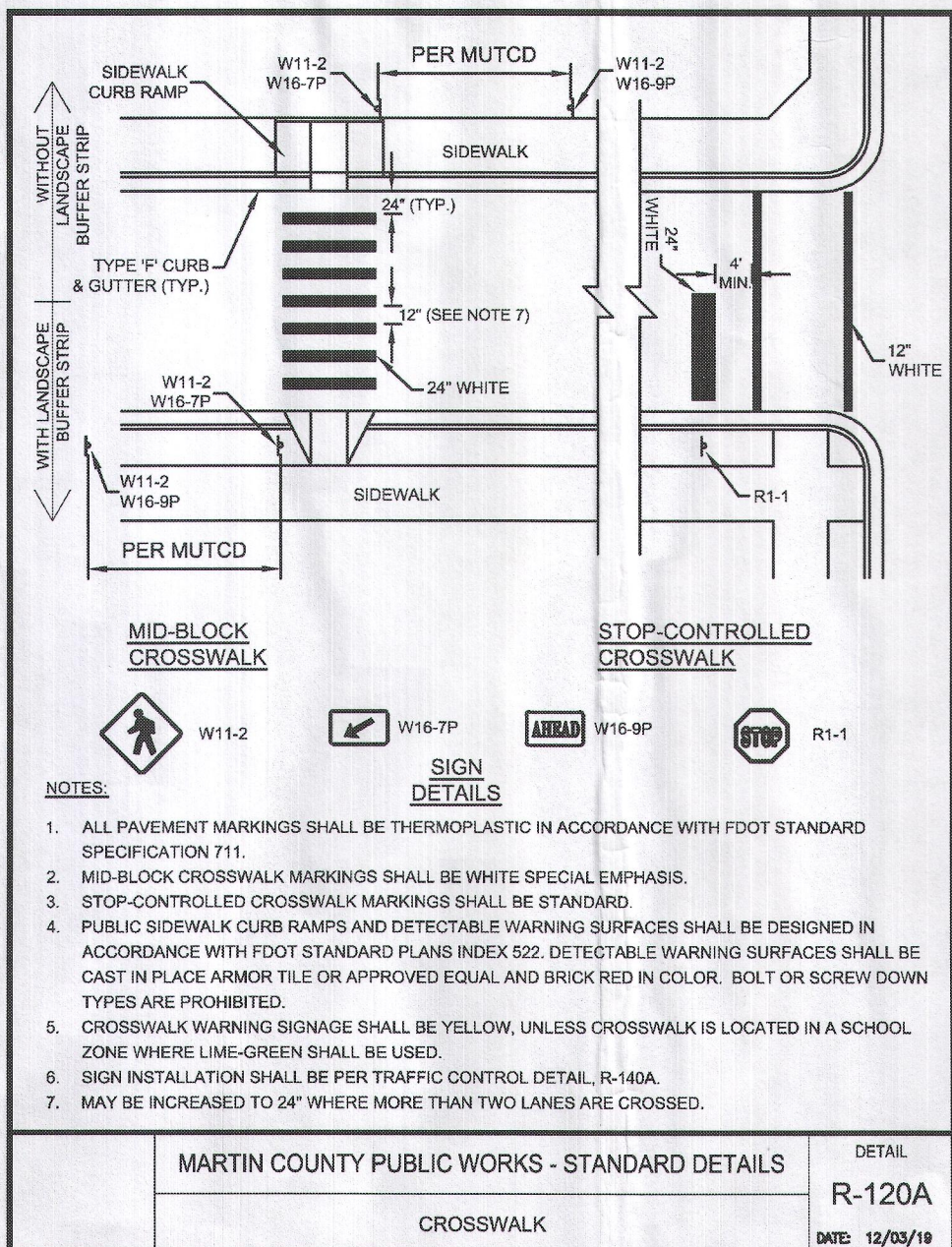
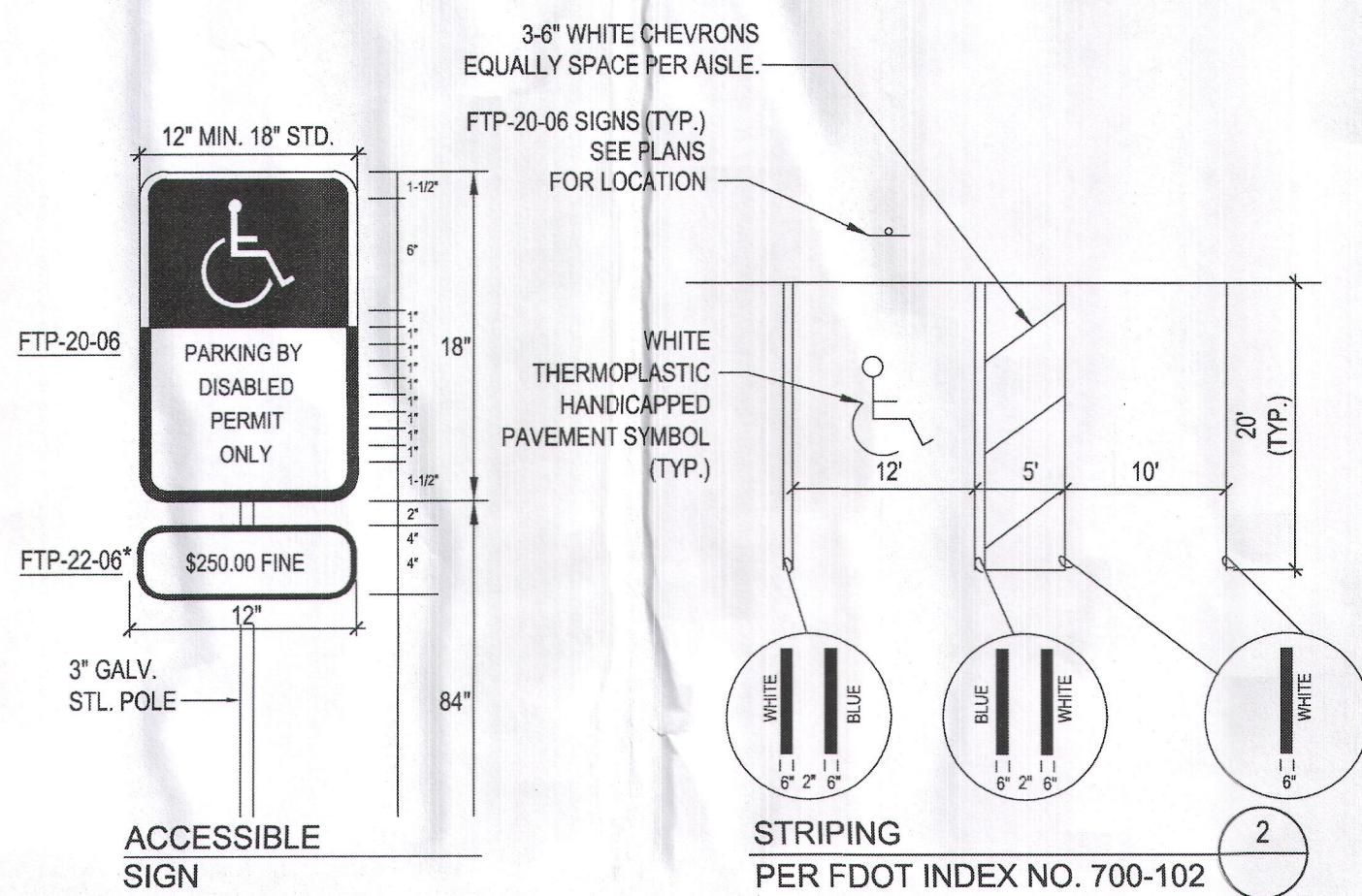
General Notes

- 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.
- All exotic plant species shall be removed and replaced with native landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- All sidewalks shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- Site stabilization construction practices and phased land clearing of infrastructure shall be employed to minimize nuisance dust and noise as provided on the approved land clearing plans. Barricades shall be used on site to protect perimeter vegetation to be used for this purpose or any protected trees in the site perimeter.
- All signs will comply with the requirements of the sign regulations at the time of permitting.
- Irrigation source shall be a permitted well.
- The project shall be completed and platted in one phase.



Native Vegetation Area

The Native Vegetation Area will be a common area tract maintained by the Homeowner's Association (HOA). The area will be cleared of all exotic vegetation, trash and debris and stabilized with mulch, pine needles or other native groundcover by the developer prior to the issuance of any COs. The HOA will be responsible for maintaining the area free from exotics and allowing any trails or passive use by residents in this area or any other common area tract



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, MCCGMP, 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.