

Drawing Name: J:\Projects Active\18-360 Mariner Village Square Plat\Site Plan\ Dec 02, 2019 - 5:53pm 18-360 Mariner Village Square PUD - Final Site Plan - Phase 2 Infrastructure.dwg

Future Land Use: Low Density
Existing Zoning: PUD
Existing Use: Mariner Sands Golf Course

Future Land Use: Low Density
Existing Zoning: PUD
Existing Use: Mariner Sands



lucido & associates

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Key / Location:

Project Team:

| | |
|---|--|
| Applicant: | Ribbon Ventures, LLC P.O. Box 418 Boynton Beach, FL 33435 |
| Land Planner / Landscape Architect / Environmental Planner: | Lucido & Associates 701 SE Ocean Boulevard Stuart, FL 34994 |
| Engineer / Traffic Engineer / Surveyor: | Bowman Consulting Group 301 SE Ocean Blvd., Suite 301 Stuart, FL 34994 |
| Attorney: | Terry McCarthy McCarthy, Summers et al 2400 SE Federal Highway - 4th Floor Stuart, FL 34994 |

Mariner Village Square PUD

Martin County, Florida

Phase 2 Plat Infrastructure Final Site Plan

| Date | By | Description |
|-----------|--------|-------------------|
| 8.29.2019 | S.L.S. | Initial Submittal |
| 12.3.2019 | S.L.S. | 1st Resubmittal |

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SCALE: 1" = 60'

0 30' 60' 120'



REG. # 1018
Thomas P. Lucido

| | | |
|------------------|--|--------|
| Designer | S.L.S. | Sheet |
| Manager | MC | 1 of 1 |
| Project Number | 16-490 | |
| Municipal Number | --- | |
| Computer File | 18-360 Mariner Village Square PUD - Final Site Plan - Phase 2 Infrastructure.dwg | |

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Legend

 Upland Preserve

 Wetland Buffer

 Wetland Preserve

 Boundary, Lot, Tract Line

 Phase 2 Plat Infrastructure
(Limits of Clearing and Grading)

 Stormwater Dry Detention Area
(Top of Bank)

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.

| Site Data | |
|------------------------------------|-------------------------------|
| Lot 2 (See Final Site Plan) | |
| Total Site Area: | 132,450 s.f. (3.04 ac.) |
| Impervious Area: | 103,132 s.f. (2.37 ac.) (78%) |
| Buildings Footprint: | 38,475 s.f. (1.20 ac.) |
| Pavement: | 52,124 s.f. (0.88 ac.) |
| Covered Parking: | 12,533 s.f. (0.29 ac.) |
| Pervious Area: | 29,318 s.f. (0.67 ac.) (22%) |
| Landscape \ Open Space Areas: | 29,318 s.f. (0.67 ac.) |
| Access Tract | |
| Total Site Area: | 24,441 s.f. (0.56 ac.) |
| Impervious Area: | 24,441 s.f. (0.56 ac.) (100%) |
| Pavement: | 24,441 s.f. (0.56 ac.) |
| Pervious Area: | 0 s.f. (0.00ac.) (0%) |
| Preserve Tracts | |
| Total Site Area: | 121,027 s.f. (2.79 ac.) |
| Wetland: | 39,130 s.f. (0.90 ac.) |
| Upland Buffer: | 81,897 s.f. (1.89 ac.) |
| Stormwater Tract | |
| Total Site Area: | 116,741 s.f. (2.68 ac.) |
| Impervious Area: | 33,436 s.f. (0.77 ac.) (29%) |
| Existing Lake: | 33,436 s.f. (0.77 ac.) |
| Pervious Area: | 83,305 s.f. (1.91ac.) (71%) |
| Landscape \ Open Space Areas: | 49,879 s.f. (1.14 ac.) |
| Stormwater Treatment Areas: | 33,426 s.f. (0.77 ac.) |
| Lot 3* | |
| Total Site Area: | 117,032 s.f. (2.68 ac.) |
| Cleared and Filled Areas: | 55,371 s.f. (1.26 ac.) |
| Undisturbed Areas: | 61,661 s.f. (1.42 ac.) |
| Lot 4* | |
| Total Site Area: | 290,603 s.f. (6.67 ac.) |
| Cleared and Filled Areas: | 42,357 s.f. (0.97 ac.) |
| Undisturbed Areas: | 231,321 s.f. (5.31 ac.) |
| Stormwater Treatment Areas: | 16,925 s.f. (0.39 ac.) |

| Lot & Tract Areas | |
|-------------------------|---------------------------------|
| Lot 2: | 132,450 s.f. (3.04 ac.) |
| Lot 3: | 117,032 s.f. (2.68 ac.) |
| Lot 4: | 290,603 s.f. (6.67 ac.) |
| Access Tract: | 24,441 s.f. (0.56 ac.) |
| Stormwater Tract: | 116,741 s.f. (2.68 ac.) |
| Preserve Tracts: | 121,027 s.f. (2.79 ac.) |
| Total Site Area: | 802,294 s.f. (18.42 ac.) |

| Site Data | |
|------------------------------|--|
| Existing Zoning: | PUD |
| Future Land Use Designation: | General Commercial |
| Existing Use: | Existing Office and Vacant |
| Parcel Control Numbers: | 31-38-42-000-014-00010-6 31-38-42-008-000-00042-9 |

* Note
Refer to Revised Master Plan for overall Pervious/Impervious are calculations.