

Project Team:

Client/Property Owner:
Cove/Salerno Partners, LLC
3383 SW 42nd Ave., Suite 1
Palm City, FL 34990

Land Planner / Landscape Architect:
Lucido & Associates
701 E Ocean Blvd.
Stuart, FL 34994

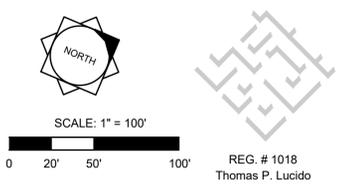
Engineer:
Melissa Corbett
The Micor Group
10975 SE Federal Highway
Hobe Sound, FL 33455

Surveyor:
Stephen Brown
619 E 5th Street
Stuart, FL 34994

Traffic Engineer:
Susan O'Rourke
O'Rourke Engineering & Planning
669 SE Federal Highway, Suite 402
Stuart, FL 34994

Showcase PUD
Master Site Plan
 Martin County, Florida

Date	By	Description
02.25.19	SAW	Initial Submittal
09.19.19	SLS	1st Resubmittal
02.04.20	SLS	2nd Resubmittal

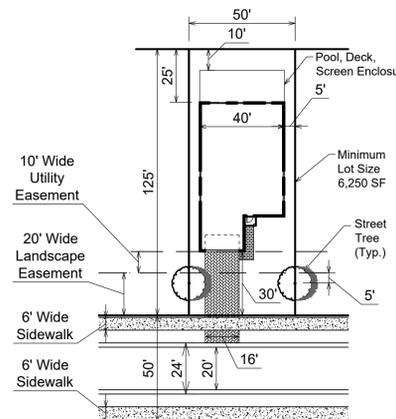


REG. # 1018
 Thomas P. Lucido

Designer: S.L.S. Sheet
 Manager: M.C.
 Project Number: 18-695
 Municipal Number: ---
 Computer File: 18-695 Showcase PUD - Master Site Plan.dwg

Single Family Lot Building Data

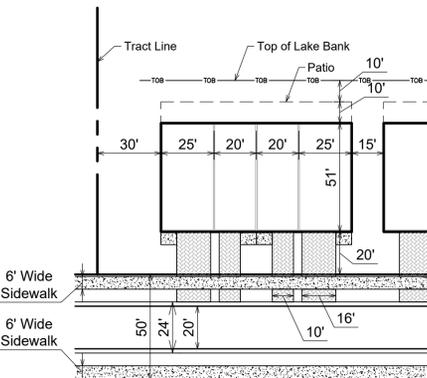
Total Lots: 79
 Min. Lot Size: 6,250 sf
 Typical Lot Dimension: 50'x125'
 Min. Building Separation: 10'
 Front Setback: 30'
 Side Setback: 5'
 Rear Setback Building: 25'
 Rear Setback: (Pools, Decks, Screen Enclosures, etc.): 10'
 Maximum Height: 35' (2 Stories)
 Minimum Parking Spaces Per Unit: 2



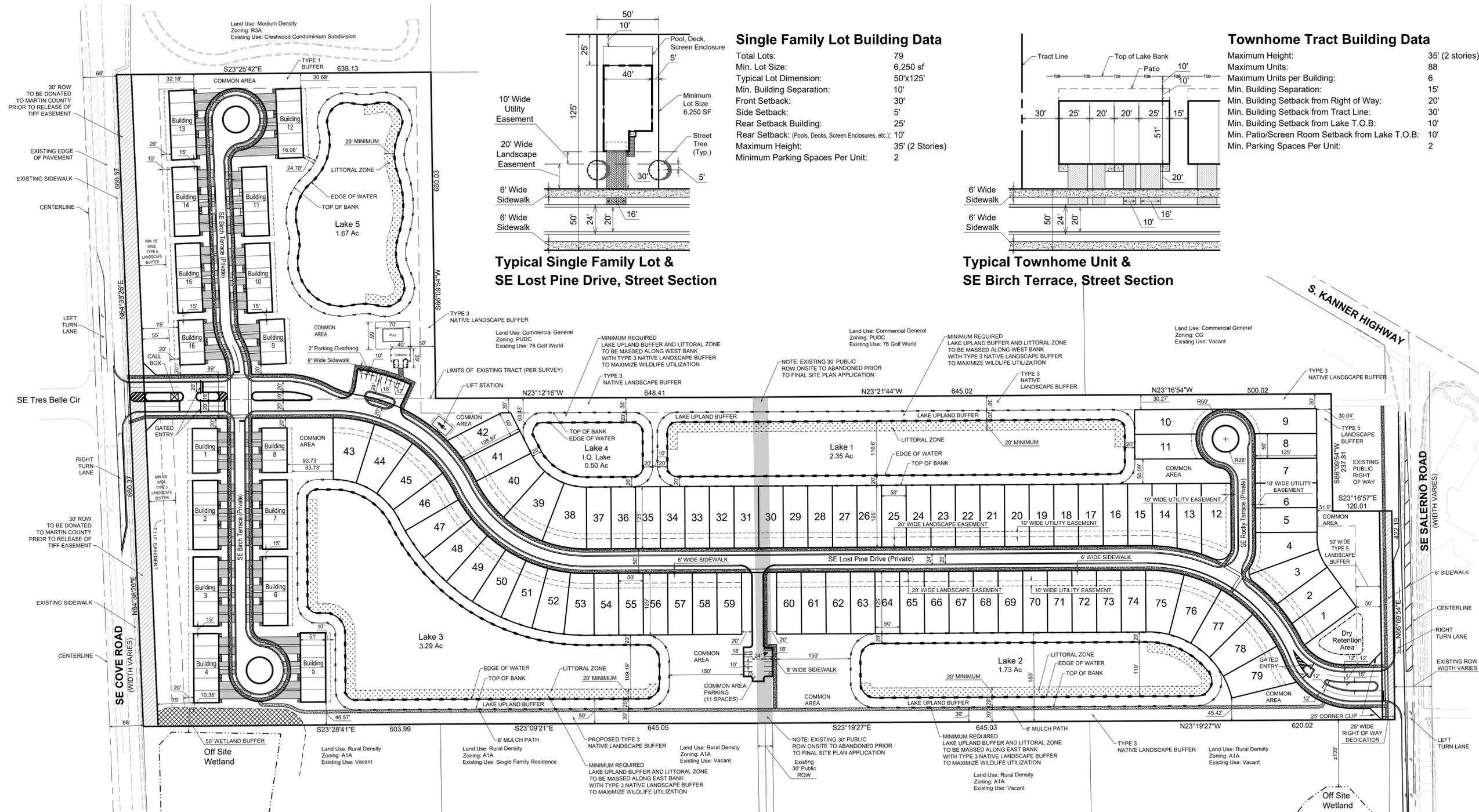
Typical Single Family Lot & SE Lost Pine Drive, Street Section

Townhome Tract Building Data

Maximum Height: 35' (2 stories)
 Maximum Units: 88
 Maximum Units per Building: 6
 Min. Building Separation: 15'
 Min. Building Setback from Right Way: 20'
 Min. Building Setback from Tract Line: 30'
 Min. Building Setback from Lake T.O.B.: 10'
 Min. Patio/Screen Room Setback from Lake T.O.B.: 10'
 Min. Parking Spaces Per Unit: 2



Typical Townhome Unit & SE Birch Terrace, Street Section



Site Data Overall

Total Site Area: 47.12 ac.
 Cove Road Right of Way (ROW) Donation: - 0.91 ac.
 Salerno Road ROW Donation: - 0.24 ac.
 30' Public ROW Abandonment: + 0.45 ac.
Site Area (Adjusted for Public ROW): 46.42 ac.

Total Dwelling Units: 167
 Single Family Homes: 79
 Townhomes: 88 (12 buildings)

Gross Density (167 units / 47.12 ac): 3.5 units per acre

Future Land Use: Low Density Residential PUD

Area	Area (sf)	Area (ac)	%
Impervious Area:			
Single Family Lots (80%)	425,269 sf.	9.76 ac.	21.0%
Townhomes, Driveways and Patios	158,004 sf.	3.63 ac.	7.8%
Private Right of Way	191,199 sf.	4.39 ac.	9.5%
Common Area (Parking, Access, Cabana & Pool)	21,780 sf.	0.50 ac.	1.1%
Lake	415,587 sf.	9.54 ac.	20.6%
Pervious Area:			
Single Family Lots (20%)	106,317 sf.	2.44 ac.	5.2%
Private Road Right of Way	61,875 sf.	1.42 ac.	3.1%
Dry Retention Area	4,994 sf.	0.11 ac.	0.3%
Common Area	473,598 sf.	10.88 ac.	23.3%
Lake Bank	153,456 sf.	3.52 ac.	7.6%
Wetland Buffer	9,976 sf.	0.23 ac.	0.5%

Open Space Data

Total Site Area: 46.42 acres
Required Open Space: 23.21 acres (50%)

Total Upland Area: 46.42 acres
Required Upland Open Space: 18.57 acres (40.0%)
Provided Upland Open Space: 18.60 acres (40.1%)*

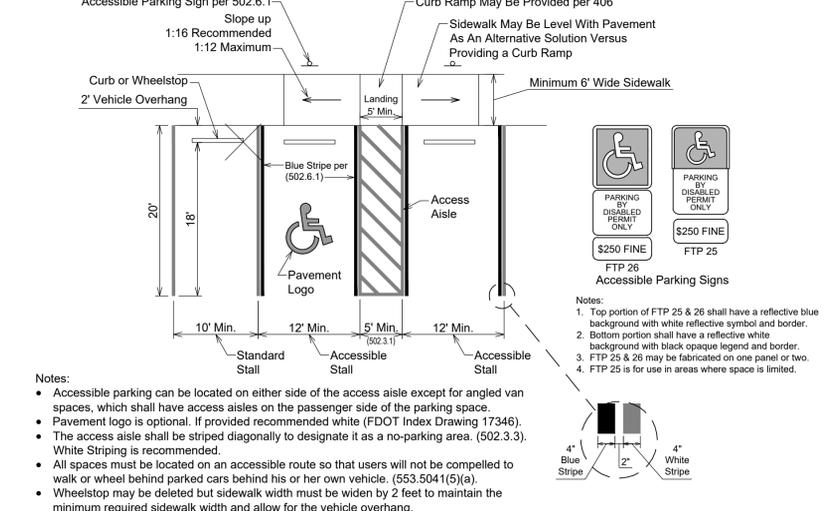
Single Family Lots:
 Private Road ROW:
 Dry Retention Area:
 Common Area:
 Lake Banks:
 Wetland Buffer:
Provided Lake Open Space: 9.54 acres*

Total Open Space Provided: 28.14 acres (60.6%)*

*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.

General Notes:

- Final landscape plans for the lake littoral zones, lake upland buffers, recreation area and other required landscape areas shall be submitted in conjunction with Final Site Plan application.
- 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.
- The project shall be constructed in 2 phases, (see phasing plan).
- Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
- Proposed project signs shall be located in conjunction with final site plan application.
- All exotic plant species shall be removed and all required landscaping for an affected phase shall be installed prior to the issuance of a Certificate of Occupancy.
- Proposed lakes within 200' of wetlands must demonstrate no potential wetland impacts or be provided with an impermeable barrier approved by the South Florida Water Management District and the Martin County Engineer.
- Wetland buffer preserve areas and upland preserves shall be protected from encroachment, construction and other activities by providing a minimum 10' setback from all proposed structures. Excavation and fill activities must maintain a minimum five (5) feet setback from preserve areas. The maximum slope of fill adjacent to the setback shall not exceed one (1) foot vertical to four (4) feet horizontal.



Standard & Accessible Parking Space Detail
 Not to Scale

- Notes:**
- Accessible parking can be located on either side of the access aisle except for angled van spaces, which shall have access aisles on the passenger side of the parking space.
 - Pavement logo is optional. If provided recommended white (FOT Index Drawing 17346).
 - The access aisle shall be striped diagonally to designate it as a no-parking area. (502.3.3). White striping is recommended.
 - All spaces must be located on an accessible route so that users will not be compelled to walk or wheel behind parked cars behind his or her own vehicle. (553.5041(5)(a)).
 - Wheelstop may be deleted but sidewalk width must be widened by 2 feet to maintain the minimum required sidewalk width and allow for the vehicle overhang.