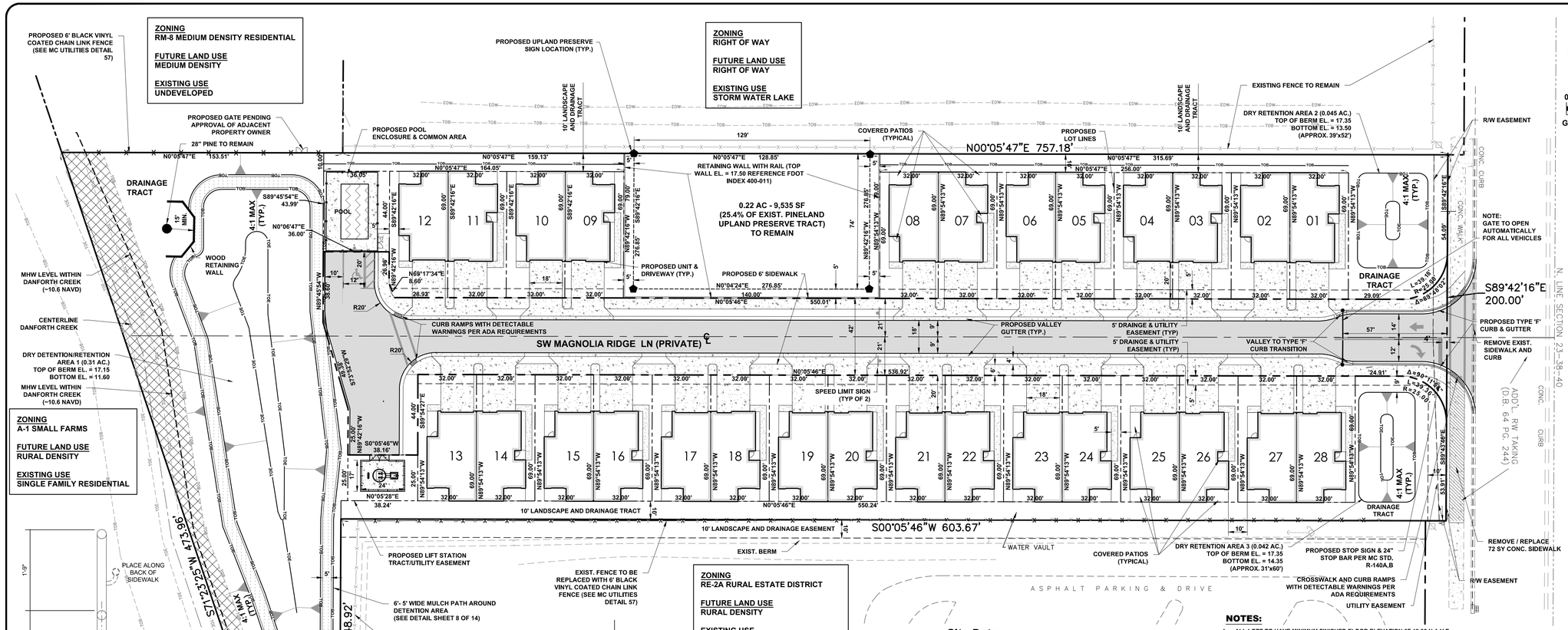
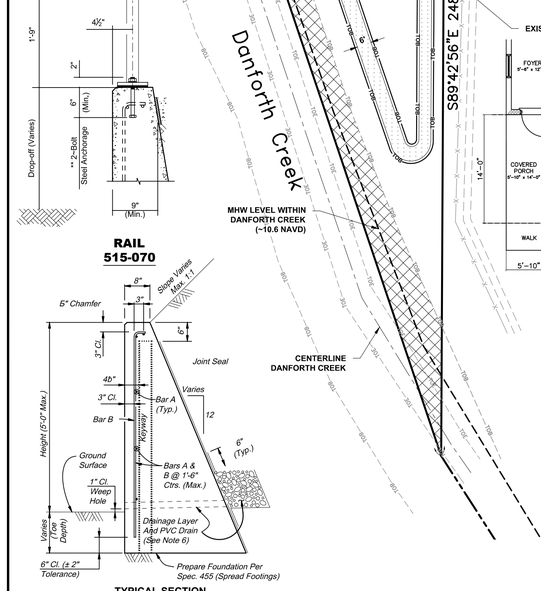
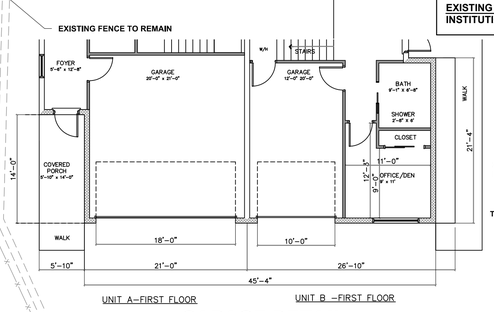
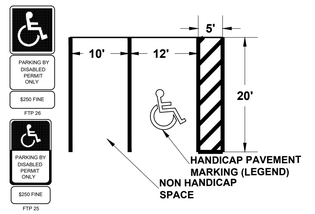





## LEGEND

- SITE BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- SETBACK LINE
- LOT LINE
- CENTERLINE DANFORTH CREEK
- EXIST. EDGE OF PAVEMENT
- PROP. EDGE OF PAVEMENT
- TOB — PROP. TOP OF BANK
- TOE — PROP. TOE OF SLOPE
- PROP. CONCRETE WALK/DRIVEWAYS
- PROP. ASPHALT
- PROP. MULCH PATH
- PROP. MARTIN COUNTY DANFORTH CREEK DRAINAGE EASEMENT
- REMOVE/REPLACE EXIST. SIDEWALK

NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE
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

## Site Data:

| | |
|---|---|
| Existing Zoning: | RM-8 |
| Zoning: | PUD-R, RESIDENTIAL PLANNED UNIT |
| Future Land Use Designation: | MEDIUM DENSITY |
| Existing Use: | Vacant |
| Use: | Residential |
| Total Site Area: | 155,187 s.f. (3.563 Ac.) (100.0%) |
| Number of Units: | 28 Units |
| Gross Residential Density: | = 28 Units / 3.56 Ac = 7.86 Units / Ac |
| Impervious Area: | 76,363 s.f. (1.753 Ac.) (49.21%) |
| Buildings (Includes Covered Patios): | 36,036 s.f. (0.827 Ac.) (23.22%) |
| Pavement/Curb: | 16,794 s.f. (0.386 Ac.) (10.82%) |
| Driveways: | 15,274 s.f. (0.351 Ac.) (9.84%) |
| Sidewalks: | 5,804 s.f. (0.133 Ac.) (3.74%) |
| Lift Station Area: | 410 s.f. (0.009 Ac.) (0.26%) |
| Danforth Creek Below M.H.W. | 1200 s.f. (0.028 Ac.) (0.77%) |
| Pool Area: | 845 s.f. (0.019 Ac.) (0.54%) |
| Pervious Area: | 78,824 s.f. (1.810 Ac.) (50.79%) |
| Landscape Area & Drainage Tract: | 9,725 s.f. (0.223 Ac.) (6.27%) |
| Pineland Upland Preserve Tract: | 9,535 s.f. (0.219 Ac.) (6.14%) |
| Pineland Upland Preserve Buffer: | 1,515 s.f. (0.035 Ac.) (0.98%) |
| Dry Retention Areas: | 17,298 s.f. (0.397 Ac.) (11.15%) |
| Green Areas on Site | 27,567 s.f. (0.633 Ac.) (17.76%) |
| Green Area Flowing to Danforth Creek: | 13,184 s.f. (0.303 Ac.) (8.50%) |
| Preserve Area Calculation: | |
| Pine Flatwood Area: | 37,462 s.f. (0.86 Ac.) |
| 25% Required | 9,375 s.f. (0.22 Ac.) (25.00%) |
| Pineland Upland Preserve Tract (to remain): | 9,535 s.f. (0.22 Ac.) (25.50%) |

## Lot Data

| | |
|---|---|
| MIN. LOT AREA | 2,208 s.f. |
| MIN. LOT WIDTH | 32 ft |
| MIN. FRONT SETBACK | 20 ft |
| MIN. SIDE SETBACK | 0, 5 ft (One Side) |
| MIN. REAR SETBACK | 0* ft |
| MIN. CENTERLINE TO BUILDING SETBACK | 40 ft |

Landscape & Drainage Tract at rear of all lots

## Building Data

| | |
|---|---|
| Maximum Height: | 30 Feet (2 Story) |
| Minimum Building Separation: | 10' |

## Parking

Required

| | |
|---|---|
| 28 Units with 2 spaces per unit | 28 x 2 = 56 spaces |
| | 56 spaces |

Provided

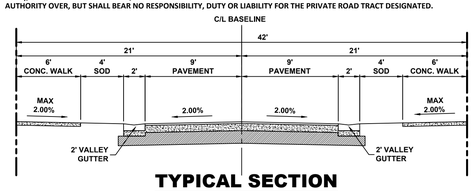
| | |
|---|---|
| 28 Units with 1 spaces Driveway | 28 x 1 = 28 spaces |
| 14 Units with 2 spaces in Garage | 14 x 2 = 28 spaces |
| 14 Units with 1 spaces in Garage | 14 x 1 = 14 spaces |
| 2 spaces pool | 2 spaces |
| | 72 spaces |

Includes 1 Handicap Space

* Parking provided represents the required parking for a Single Family Dwelling pursuant to Section 4.624, Parking Rates

## NOTES:

1. ALL LOTS TO HAVE MINIMUM FINISHED FLOOR ELEVATION 0F 18.05 N.A.V.D.
2. ALL AREAS WITH RESIDENTIAL LOTS PROPOSED TO BE 2,208 SF (28 LOTS TOTAL)
3. WATER AND WASTEWATER SERVICES SHALL BE PROVIDED BY MARTIN COUNTY UTILITIES DEPARTMENT.
4. ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AND STORM WATER MANAGEMENT AREAS AS PROVIDED ON THE APPROVED PLANS WITH THE DEVELOPMENT ORDER. ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).
5. ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE SIGN REGULATIONS AT THE TIME OF PERMITTING.
6. THE APPLICANT WILL REQUEST THAT THE MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT (GMD) PERFORM A FIELD INSPECTION TO DETERMINE IF BARRICADES HAVE BEEN PROPERLY INSTALLED ON THE SITE PRIOR TO ANY LAND CLEARING.
7. 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 FOR THIS PURPOSE. (comprehensive plan, Section 9-11).
8. THE PROPERTY IS LOCATED IN FEDERAL FLOOD ZONE "X", REFERENCE FEMA MAP NO. 12085C0163G, COMMUNITY NO. 120161, PANEL 0163, SUFFIX G, EFFECTIVE DATE MARCH 16, 2015.
9. ELEVATIONS AS SHOWN HEREON REFERENCE NAVD 1988.
10. THE CONSTRUCTION OF THE ENHANCED LANDSCAPING SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT FOR A RESIDENTIAL UNIT, EXCEPT FOR SUCH LANDSCAPING LOCATED ON OR BEHIND A RESIDENTIAL LOT IN WHICH EVENT SUCH LANDSCAPING FOR THAT AREA SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY
11. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC IN ACCORDANCE WITH FDOT INDEX # 17346.
12. ALL CROSSWALK / SIDEWALK TO COMPLY WITH LATEST ADA GUIDELINES.
13. ALL SIGNS TO BE POST MOUNTED IN ACCORDANCE WITH MARTIN COUNTY STANDARDS UNLESS OTHERWISE NOTED. STREET SIGN LOCATIONS TO BE COORDINATED WITH MARTIN COUNTY.
14. NEW CONSTRUCTION (INCLUDING FILL ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF TEN FEET FOR PRIMARY STRUCTURES.
15. BOUNDARY MARKER WILL BE PLACED AT THE CORNERS OF RESIDENTIAL LOTS ABUTTING PRESERVE AREAS. ADDITIONAL SIGNS WILL BE AT LEAST 11"x14" IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
16. GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE FOOT VERTICAL TO FOUR FEET HORIZONTAL. ALL SLOPES SHALL BE PROPERLY STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ADMINISTRATOR.
17. THE PRIVATE ROAD TRACT (OR WHATEVER IT MAY BE CALLED ON THE PLAT) SHOWN ON THIS PLAT OF MAGNOLIA RIDGE OF PALM CITY IS HEREBY DECLARED TO BE THE PROPERTY OF THE MAGNOLIA RIDGE OF PALM CITY HOMEOWNERS' ASSOCIATION AND SHALL BE CONVEYED BY DEED TO THE ASSOCIATION, FOR ACCESS AND UTILITY PURPOSES (INCLUDING CATV), AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR THE PRIVATE ROAD TRACT DESIGNATED.




### Open Space Calculation (Min. 50% Req'd):

| | | | |
|---|---|---|---|
| Landscape Area & Drainage Tract: | 9,725 s.f. | (0.223 Ac.) | (6.3%) |
| Upland Preserve (to remain): | 9,535 s.f. | (0.219 Ac.) | (6.1%) |
| Upland Preserve Buffer: | 1,515 s.f. | (0.035 Ac.) | (1.0%) |
| Dry Retention Areas: | 17,298 s.f. | (0.397 Ac.) | (11.1%) |
| Green Areas: | 40,751 s.f. | (0.936 Ac.) | (26.3%) |
| | 78,824 s.f. | (1.810 Ac.) | (50.8%) |


• 301 NW Flagler Ave, Ste. 201
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007657
CAPTEC Engineering, Inc.
Civil Engineering Professionals


DATE: 9/26/19
DRAWN BY: MDR
DESIGNED BY: HLT
CHECKED BY: JWC
PROJECT No.: 1746
HORZ. SCALE: 1" = 30'
VERT. SCALE: N/A
CADD FILE: 1746 site plan

| NO. | DATE | BY | REVISIONS |
|---|---|---|---|
| 4 | 5-15-2020 | MDB | LABELED CENTERLINE DANFORTH |
| 3 | 5-4-2020 | MDB | PERMITS SET |
| 2 | 12-10-19 | MDB | REVISIONS PER MARTIN COUNTY COMMENTS |
| 1 | 8/28/19 | RTM | REVISIONS PER MARTIN COUNTY COMMENTS |

SCALE VERIFICATION
0 — 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

# MAGNOLIA RIDGE OF PALM CITY
MARTIN COUNTY, FLORIDA

## P.U.D. MASTER / FINAL SITE PLAN


Joseph W. Capra
301 N.W. Flagler Ave., Ste. 201
Stuart, Florida 34994
P.E. No. 37638


Printed Date:

JOB No.: 1746
SHEET 1 OF 1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