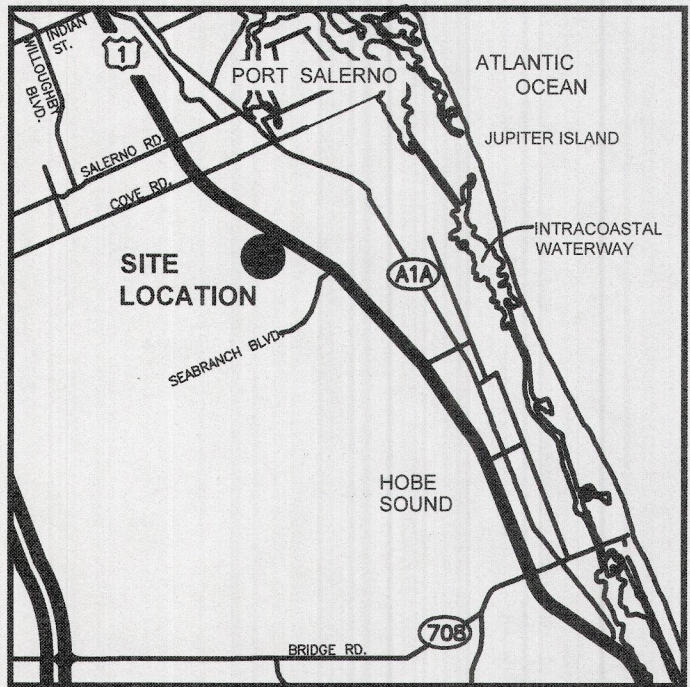


Key / Location:



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

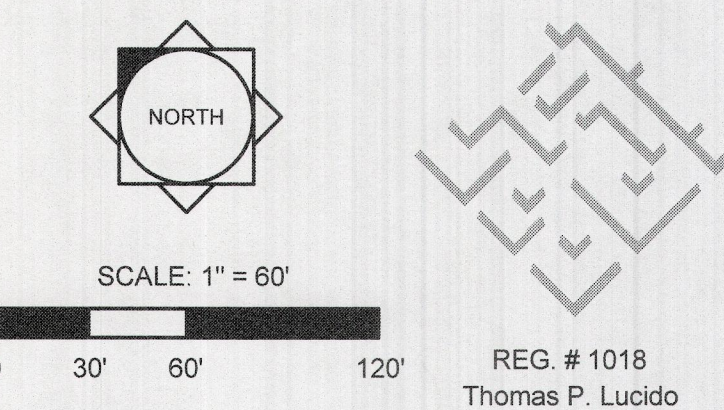
Phase 2  
Plat Infrastructure  
Final Site Plan

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

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GROWTH MANAGEMENT  
DEPARTMENT

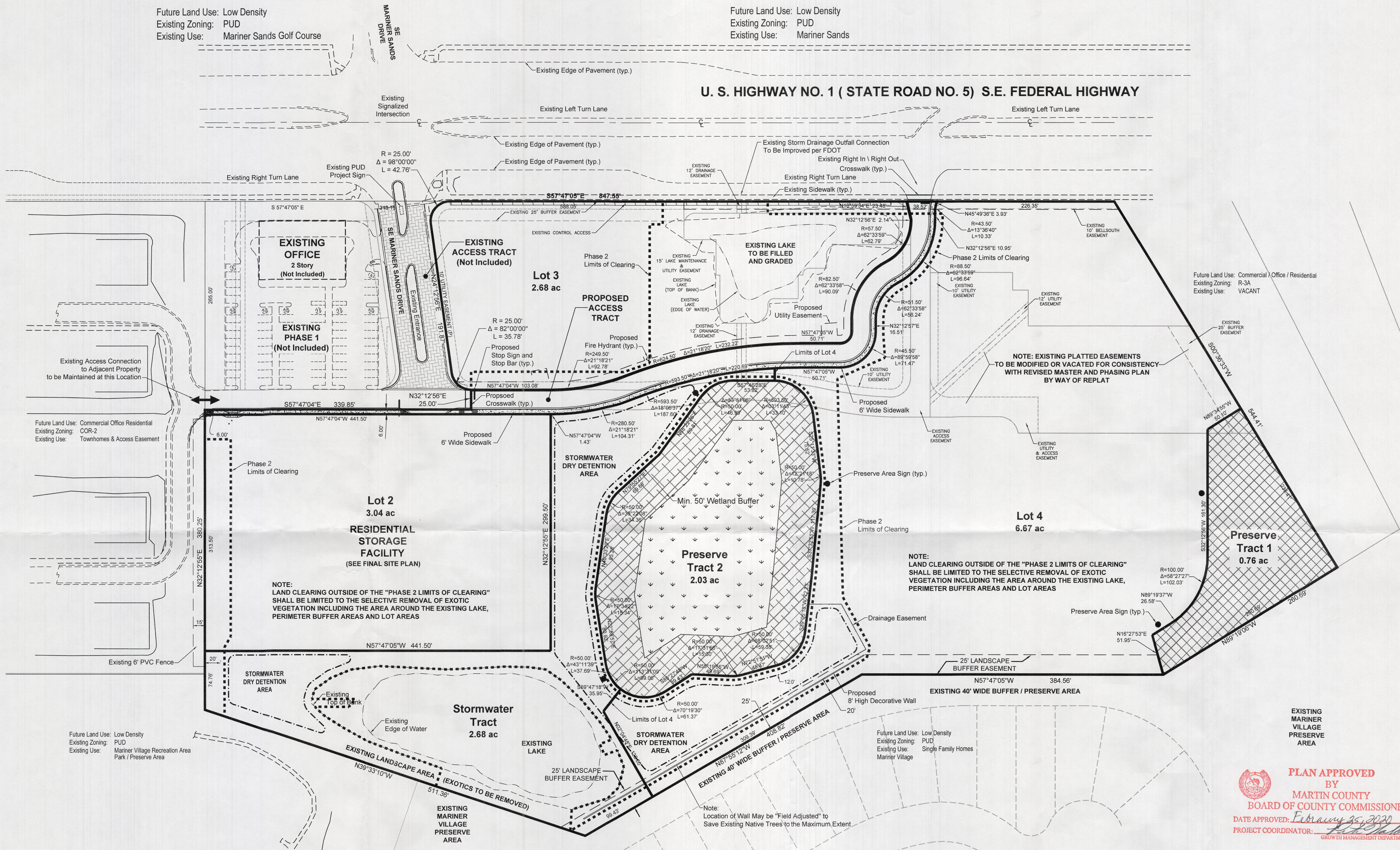


REG # 1018  
Thomas P. Lucido

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

1 of 1

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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. (0.00 ac.) (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. (1.91 ac.) (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.)

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

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