

Lucido & Associates

Land Planning / Landscape Architecture

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (561) 467-1301, Fax (561) 467-1303
800 Highland Avenue, Orlando, Florida 32803 (407) 839-3701, Fax (407) 872-0869

SITE DATA

Total Site Area: 251.01 ac.
Total Units: 293 units
Gross Density: 1.17 units per acre
Future Land Use: Low Density & Medium Density PUD
Zoning:

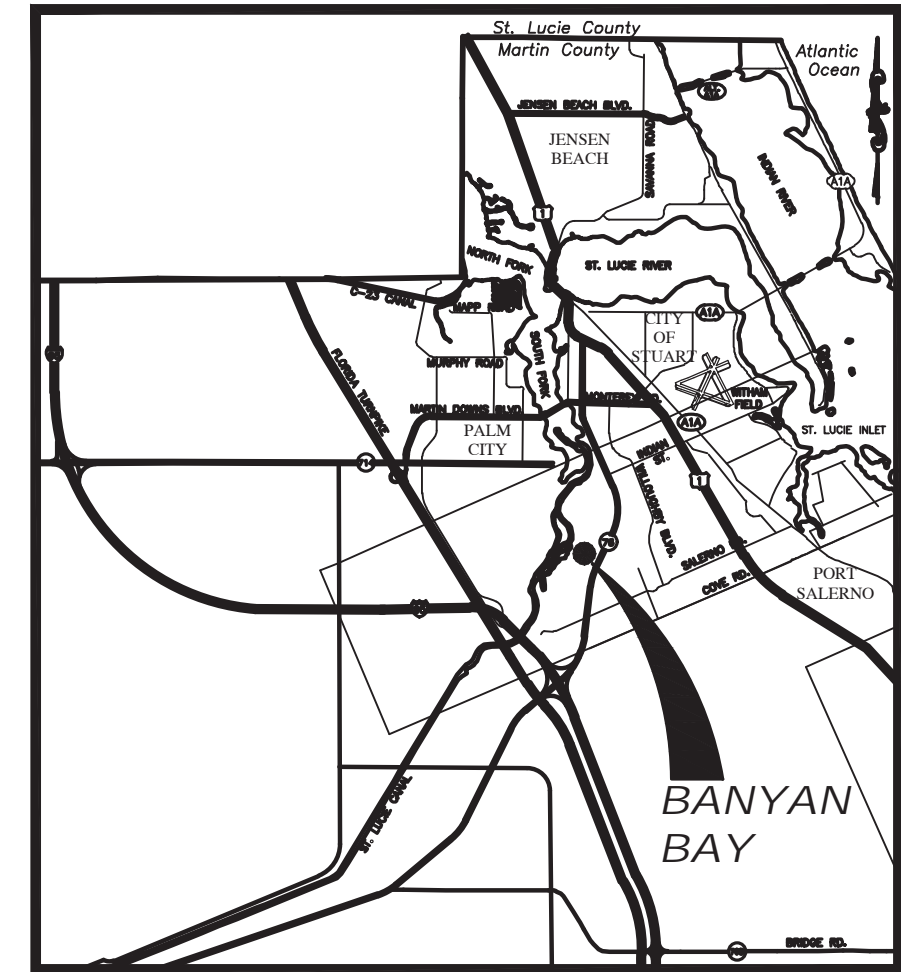
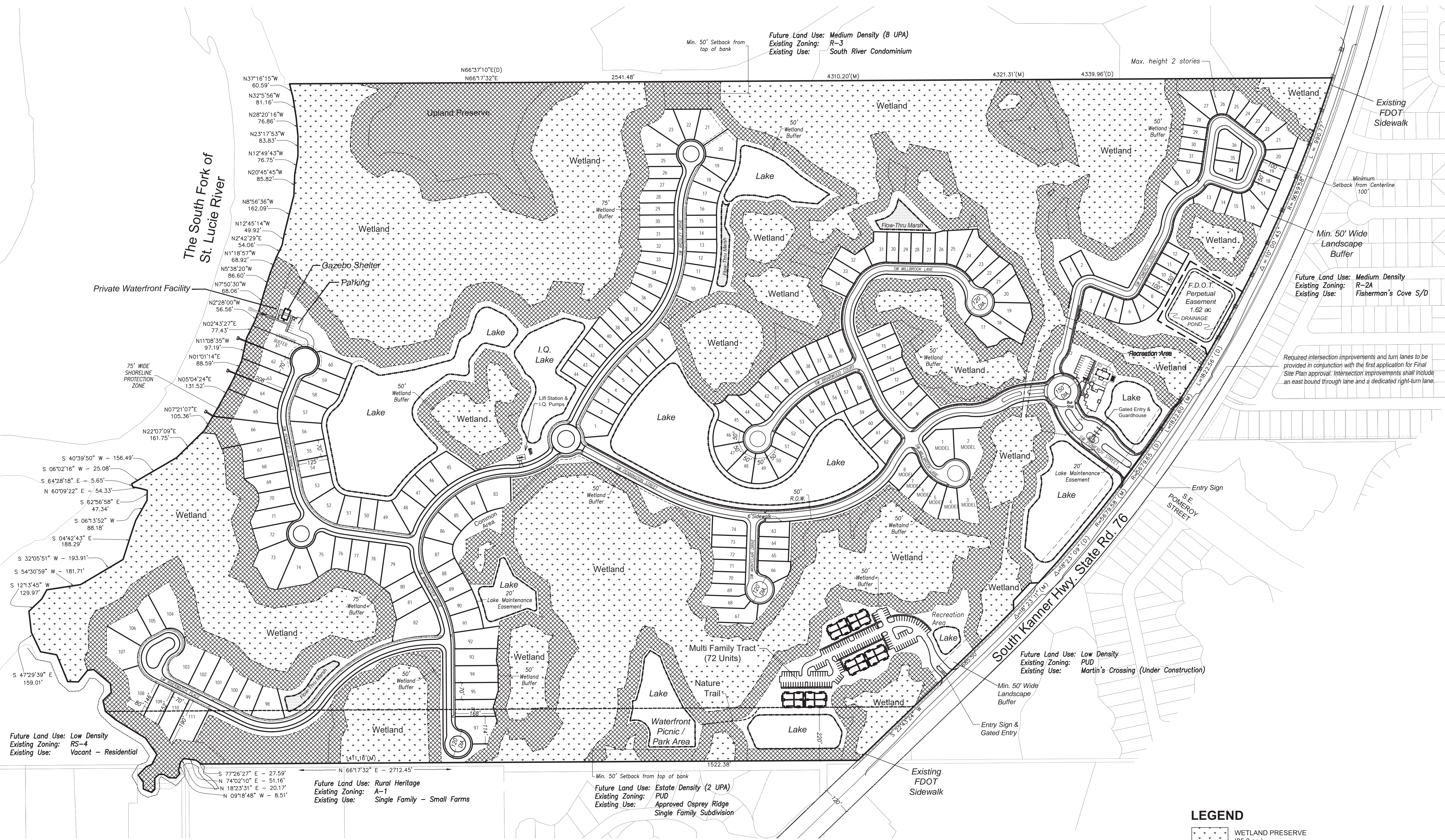
Product Types:
Single Family: 221 units
36 lots @ min. 50' x 100'
118 lots @ min. 50' x 125'
67 lots @ min. 70' x 125'
Multi-family: 72 units (3 buildings)

Total Site Area: 251.01 ac.
Pervious Area: 86.89 ac. (35%)
Right-of-Way: 7.48 ac.
Single Family Residential Lots: 7.70 ac.*
Recreation Tract (Clubhouse): 0.20 ac.
Private Waterfront Facilities (Phase 2B): 0.30 ac.
Single Family Residential Lots (Phase 2C): 1.03 ac.*
Multi-family Tract (Phase 3): 1.80 ac.*
Wetland Buffers, Shoreline Protection Zone & Upland Preserve: 61.3 ac.
DOT Perpetual Easement (non-open water): 0.63 ac.
Phase 2 Native Landscape Buffer: 0.76 ac.
Other Landscape or Common Areas: 5.78 ac.

Impervious Area: 164.12 ac (65%)
Right-of-Way: 8.79 ac.
Single Family Residential Lots: 33.56 ac.
Lake Area: 20.8 ac.
Flow-Through Marsh Tracts: 1.24 ac.
Wetland Preserve: 85.3 ac.
Recreation Tract (Clubhouse): 0.53 ac.
Private Waterfront Facilities (Phase 2B): 1.40 ac.
Single Family Residential Lots (Phase 2C): 4.11 ac.
Multi-family Tract (Phase 3): 7.40 ac.
DOT Perpetual Easement (open water): 0.99 ac.

* Excludes: Wetland Buffer, Shoreline Protection Zone & Upland Preserve Areas

Open Space Data
Total Site Area: 251.01 ac
Total Open Space Required: 125.50 ac (50%)
Total Open Space Provided: 173.52 ac (69%)
Wetland Preserve: 85.30 ac
Wetland Buffers, Shoreline Protection Zone & Upland Preserve: 61.30 ac
Right-of-Way: 7.48 ac
Single Family Residential Lots: 7.70 ac*
Single Family Residential Lots (Phase 2C): 1.03 ac*
Multi-family Tract (Phase 3): 1.80 ac*
Flow-thru Marsh Tracts: 1.24 ac
Recreation Tract (Clubhouse): 0.20 ac
Private Waterfront Facilities (Phase 2B): 0.30 ac
FDOT Perpetual Easement: 0.63 ac
Phase 2C Native Landscape Buffer: 0.76 ac
Other Landscape/Common Areas: 5.78 ac
* Excludes: Wetland Buffer, Shoreline Protection Zone & Upland Preserve Areas



Vicinity Map

NOT TO SCALE

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 5 phases, (see phasing schedule.)
- All project street names to be included on the applicable final site plan consistent with the requirements of Martin County.
- 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.
- Waterfront uses and recreation site design are for illustrative purposes only. Final design is subject to "Special Condition #22 of the PUD Agreement" and may vary at the time of final site plan application.
- Final design for all SR76 access points shall be coordinated with FDOT and Martin County prior to final site plan application.
- Details and specifications for the common areas and multifamily tracts shall be provided in conjunction with final site plan application.
- All preserve areas associated with the entire PUD are to be established and actively managed in perpetuity via the PAMP recorded with the 7th PUD amendment.
- Lots adjacent to forested preserve areas shall maintain a 30' defensible space that will be maintained in accordance with "firewise" principles including the removal of trash and debris and restricting landscape to fire resistant species.
- No primary structure or attached secondary structure shall be constructed within the 30 foot defensible space to preserve areas.

Building Data

Single Family Lots: 221

Building Setbacks

Front:
Front Loaded Garage - Right of Way: 25'
Side-Loaded Garage - Right of Way: 15'
Non-Garage Portion of House - Right of Way: 15'
Side:
Right of Way - Building (Corner Lot): 15'
Property Line - Building: 5'
Rear:
Rear Building - Property Line: 10'

Maximum Height: 2 Stories and 30 ft.
Maximum Lot Coverage: 80%
Minimum Open Space: 20%
Minimum Parking Sizes: 2 car garage per unit

*Note
Buildings must be setback a minimum of 10' from preserve areas.
All other accessory uses (pools, decks, etc.) must be setback a minimum of 5' from preserve area.

Multi-Family Apartments: 72

Setbacks

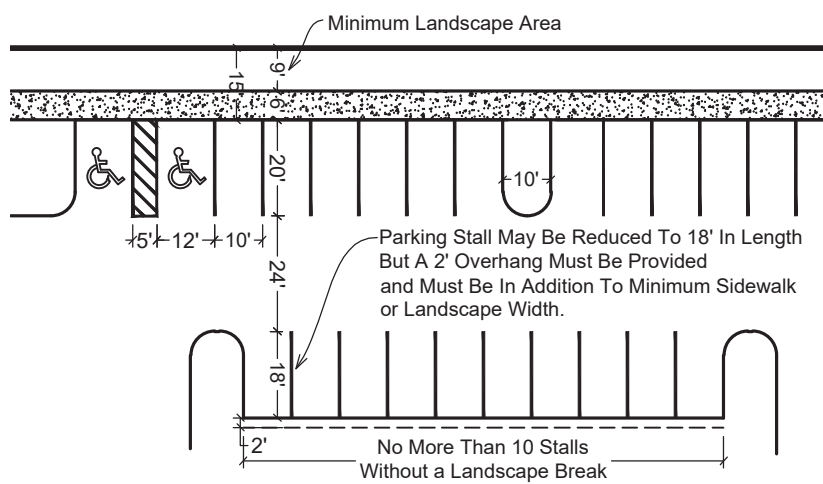
Building to parking tracts: 15'
Building to Preserve Area: 10'
Buildings/Parking to SR76: 50'
Buildings to adjacent property: 75'

Maximum Height: 3 Stories and 35 ft.
Minimum Open Space: 20%
Minimum Building Separation: 20'

Parking Requirements
2 Spaces Per Unit @ 72 Units = 144 Spaces

LEGEND

- WETLAND PRESERVE (85.3 ac.)
- WETLAND BUFFERS SHORELINE PROTECTION ZONE & UPLAND PRESERVE (61.3 ac.)
- FLOW THRU MARSH TRACTS (1.24 ac.)



Typical Parking Detail



Banyan Bay PUD

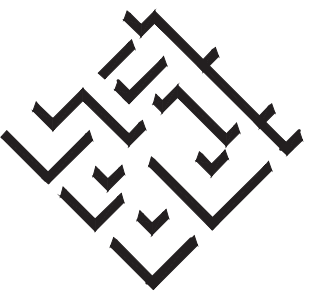
Revised Master Plan

Martin County, Florida

Scale: 1" = 200'
Drawn by: S.L.S.
Checked By: M.C.
Computer File: B-460 Banyan Bay Master Plan
Computer Station: S.L.S.
Project Number: 1100
Date: 8/3/2015

Revisions:
2/16 S.L.S. 10/27 148
12/25 S.L.S.

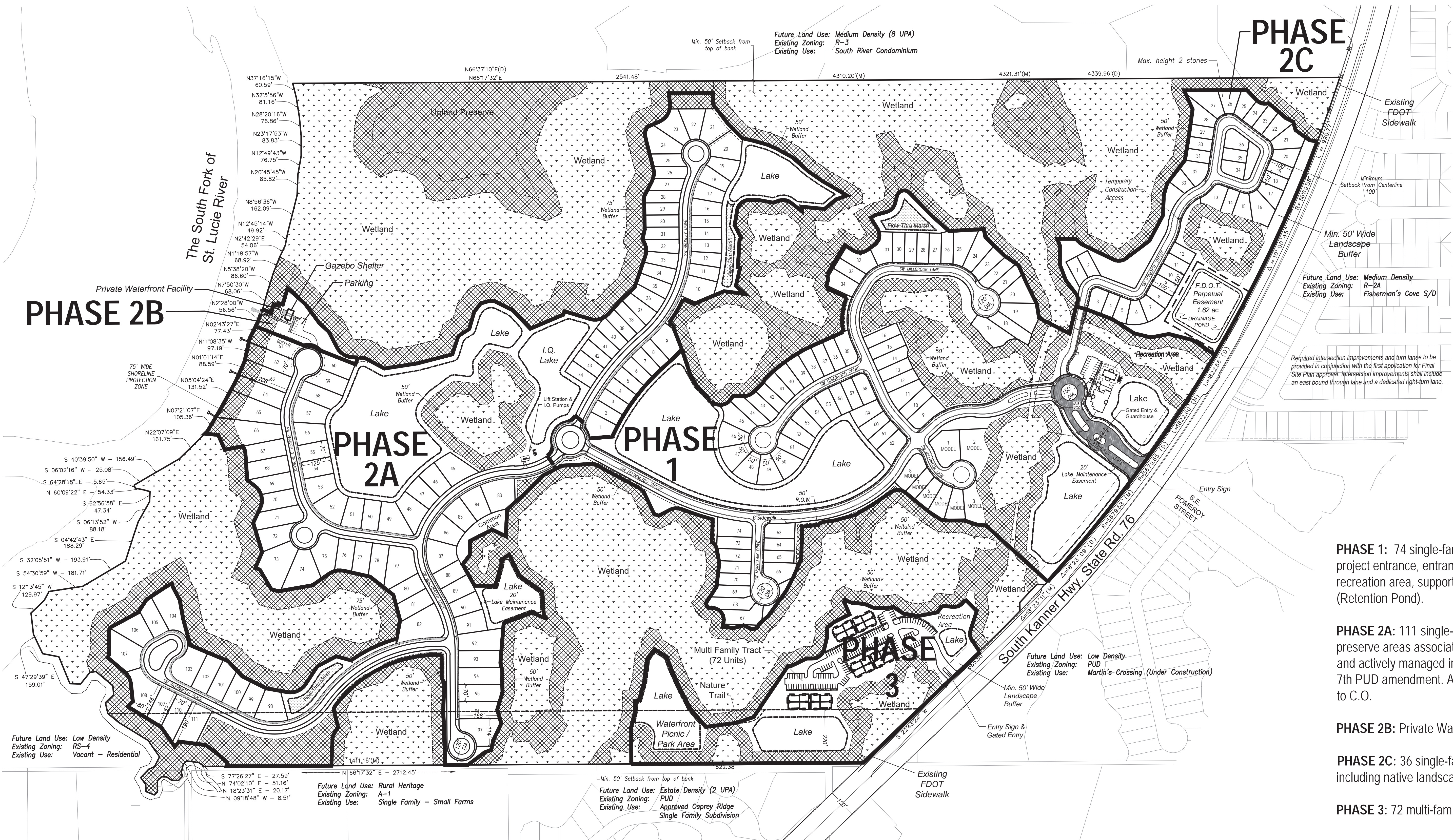
Sheet
1 of 1



Lucido & Associates

Land Planning / Landscape Architecture

701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220
100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (561) 467-1301, Fax (561) 467-1303
800 Highland Avenue, Orlando, Florida 32803 (407) 839-3701, Fax (407) 872-0869



PHASE 1: 74 single-family units (lots 1-8 the model center), main project entrance, entrance lakes, temporary stockpile areas, recreation area, supporting infrastructure and FDOT Easements (Retention Pond).

PHASE 2A: 111 single-family units and supporting infrastructure. All preserve areas associated with the entire PUD are to be established and actively managed in perpetuity via the PAMP recorded with the 7th PUD amendment. All PAMP improvements to be completed prior to C.O.

PHASE 2B: Private Waterfront Facility.

PHASE 2C: 36 single-family units and supporting infrastructure including native landscape buffer along SR 76 and FDOT Pond.

PHASE 3: 72 multi-family units including supporting infrastructure.

LEGEND

- Wetland Preserve (85.3 ac.)
- Wetland Buffer, Shoreline Protection Zone & Upland Preserve (61.3 ac.)
- Flow Through Marsh Tracts (1.24 ac.)



Banyan Bay PUD
Revised Phasing Plan
Martin County, Florida

Scale	1" = 200'	Revisions	22416
Drawn by	S.L.S.	2116	3.11.17
Checked By	M.C.	1418	12.19.19
Computer File	15-460 Banyan Bay Master Plan		
Computer Station	S.L.S.		
Project Number	1100	Sheet	
Date	8.13.2015		