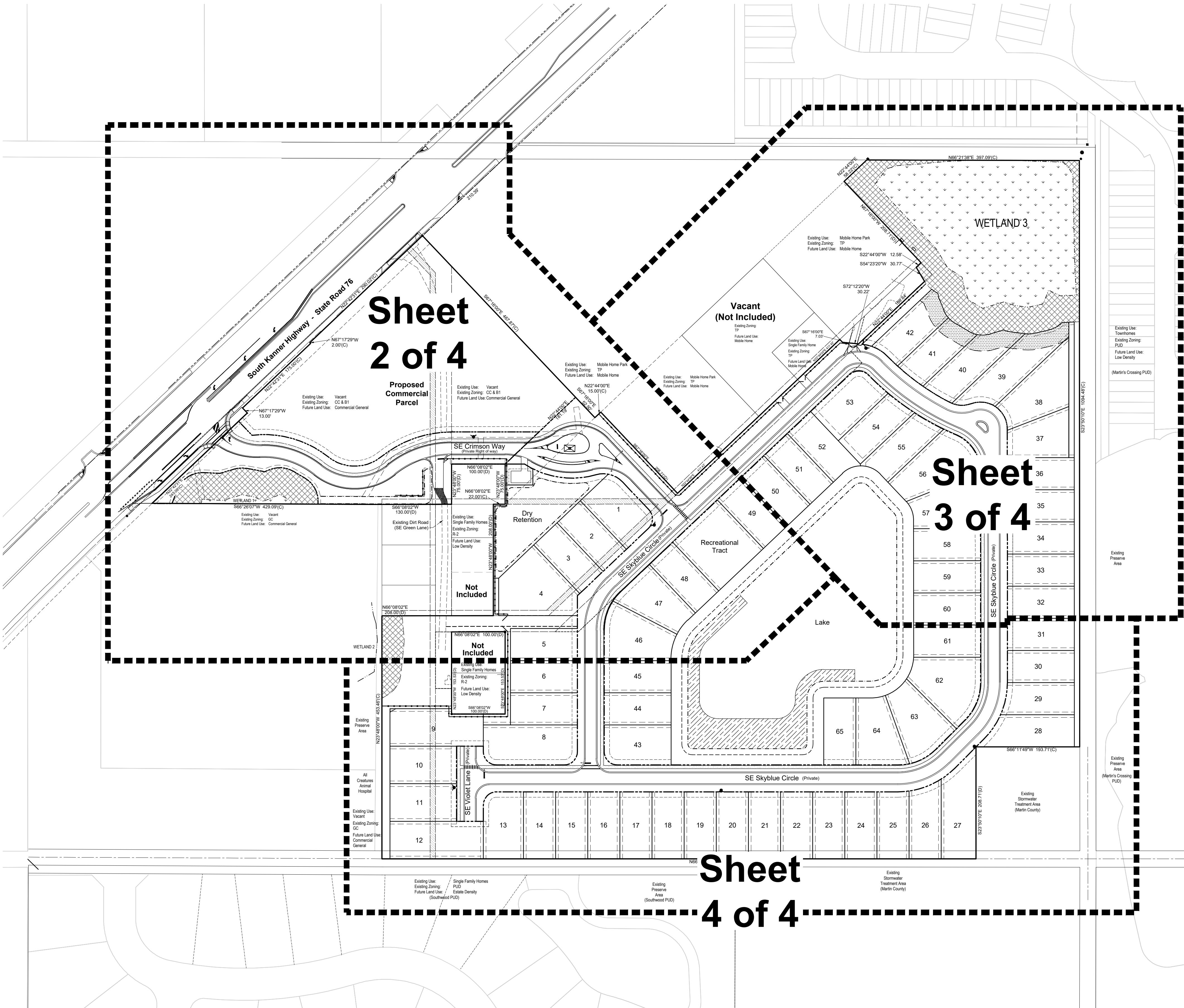


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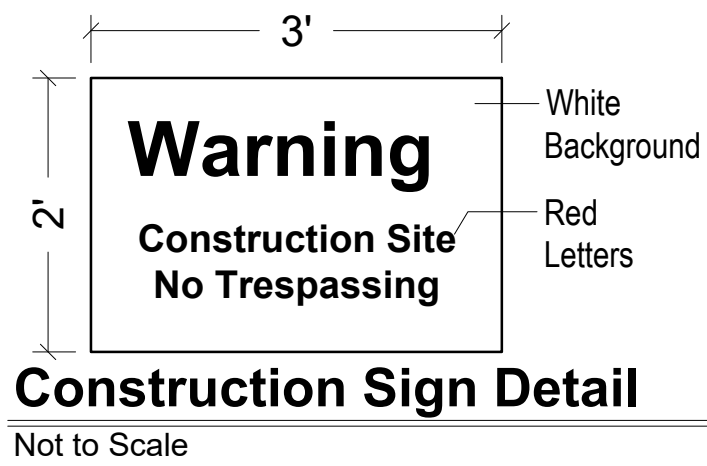


LEGEND

	LAKE LITTORAL ZONE
	WETLAND PRESERVE
	UPLAND PRESERVE
	FIREWISE DEFENSIBLE SPACE
	EXISTING FPL EASEMENT TO BE RELOCATED

Firewise Notes

- 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.
- Homes on lots adjacent to preserve areas shall have Class A asphalt shingle, slate or clay tiles, cement or metal roofing or terra cotta tiles.
- Homes on lots adjacent to preserve areas shall have non-combustible or fire-resistant siding and soffits.



General Notes:

- Refer to Landscape Plan for landscape details and specifications.
- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- This project shall be completed in one phase.
- Refer to Construction Drawings for location of traffic control devices.
- The applicant will request in writing, prior to any land clearing, that the Martin County Growth Management Dept. perform a field inspection to determine if barricades have been properly installed on the site.
- During construction activities, existing native vegetation to be preserved (if any) shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust, noise and air pollution. Barricades shall be used on site to preserve the vegetation to be used for this purpose.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The roads shown hereon are private roads that will be owned and maintained by the homeowners association.
- Finished Floor Elevations "FFE" are NAVD 88.
- 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.
- Irrigation source: Permitted Well.
- Designated preserve areas shall not be altered except in compliance with the Preserve Area Management Plan approved by Martin County.
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically mechanically, or manually remove, damage, or destroy any plants in the littoral or upland transition zone buffer areas of constructed lakes except upon the written approval of the Director of Growth Management, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland and planted littoral and upland transition areas and to ensure on-going removal of prohibited and invasive non-native plant species from these areas.
- Refer to construction plans for various right-of-way cross-sections.

Residential Site Data

Existing Future Land Use: Low Density
Existing Zoning: RS-5, R-2
Total Units: 65
Gross Density: 2.54 u.p.a.
Total Site Area: 1,110,951 sf 25.50 ac

Site Area Calculations (Residential Parcel)

Impervious Area:	547,983 sf	12.58 ac	49.3%
Lots:	243,750 sf	5.59 ac	21.9%
Right of Way:	101,979 sf	2.35 ac	9.2%
Lakes:	123,275 sf	2.83 ac	11.1%
Recreation Tract:	4,350 sf	0.10 ac	0.4%
Wetland Preserve:	74,629 sf	1.71 ac	6.7%
Pervious Area (Open Space):	562,968 sf	12.92 ac	50.7%
Dry Retention:	14,810 sf	0.34 ac	1.4%
Lots:	320,189 sf	7.35 ac	28.8%
Right of Way:	82,985 sf	1.91 ac	7.5%
Donated Right of Way:	7,934 sf	0.18 ac	0.7%
Recreation Tract:	10,025 sf	0.23 ac	0.9%
Wetland Buffer:	36,793 sf	0.84 ac	3.3%
Common Areas and Landscape Tracts:	90,323 sf	2.07 ac	8.1%

Building and Lot Data:

Maximum Height:	30 feet
Maximum recreation tract coverage:	4,350 sf / 30%
Maximum residential lot coverage:	3,750 sf per lot
Maximum building coverage:	35% per residential lot.
Minimum lot size:	7,500 sf
Minimum lot width:	60'
Building Setbacks:	
Front:	25'
Side:	10'
Rear:	10'

Parking Calculations

Required Parking
65 Single Family Homes @ 2 Spaces per Unit: 130 Spaces
Provided Parking
Minimum 2 Car Garage per Unit @ 65 Units: 130 Spaces

Residential Open Space Calculations

Total Site Area:	1,110,951 sf	25.50 ac (100%)
Upland Area:	1,003,322 sf	23.79 ac
Wetland Area:	74,629 sf	1.71 ac
Required Open Space:	555,476 sf	12.75 ac (50.0%)
Provided Open Space:	562,968 sf	12.92 ac (50.7%)
Wetland Buffer:	36,793 sf	0.84 ac
Dry Retention:	14,810 sf	0.34 ac
Right of Way:	82,985 sf	1.91 ac
Donated Right of Way:	7,934 sf	0.18 ac
Common Areas and Landscape Tracts:	90,323 sf	2.07 ac
Residential Lots:	320,189 sf	7.35 ac*
Recreational Tract:	10,025 sf	0.23 ac**
* Maximum impervious area of Single Family Lots: 3,750 sf per lot		
** Maximum impervious area of Recreational Tract: 4,350 sf		

Commercial Land Use Site Data

Existing Future Land Use: Commercial General
Existing Zoning: CC, B1
Total Site Area: 202,245 sf 4.64 ac

Site Area Calculations

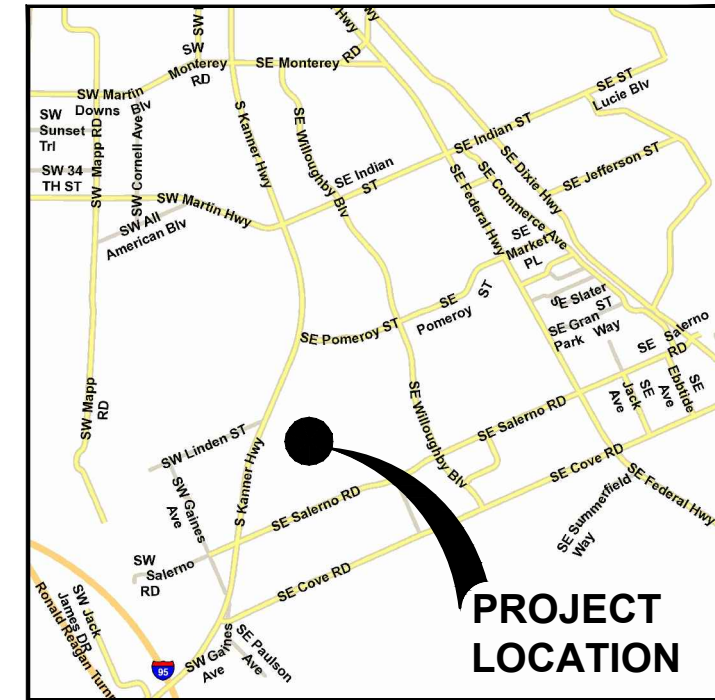
Impervious Area:	19,630 sf	0.45 ac	9.7%
Pavement and Sidewalk:	17,852 sf	0.41 ac	8.8%
Wetland Preserve:	1,778 sf	0.04 ac	0.9%
Pervious Area:	182,615 sf	4.19 ac	90.3%
Vacant Commercial Parcel:	138,478 sf	3.18 ac	68.5%
Wetland Buffer:	13,362 sf	0.31 ac	6.7%
Landscape Area:	30,775 sf	0.70 ac	15.1%



lucido & associates

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100 Avenue A Suite 2A, Fort Pierce, Florida 34950 (772) 467-1301, Fax (772) 467-1303
827 North Thornton Avenue, Orlando, Florida 32803 (407) 898-9521, Fax (407) 898-9768

Key / Location:



Project Team:

Applicant:	Kanner 5601, LLC 784 US HIGHWAY 1, SUITE 24 North Palm Beach, Florida 33408
Land Planner / Landscape Architect:	Lucido & Associates 701 SE Ocean Boulevard Stuart, Florida 34994
Engineer:	CAPTEC Engineering, Inc. 301 NW Flagler Ave Stuart, Florida 34994
Surveyor:	NORTHSTAR GEOMATICS 617 NW Baker Road Stuart, Florida 34994
Traffic Engineer:	Susan E. O'Rourke, P.E., Inc. 969 SE Federal Highway, Suite 402 Stuart, Florida 34994
Environmental Consultant:	EW CONSULTANTS, INC. 1000 SE Monterey Commons Blvd., SUITE 208 Stuart, Florida 34996

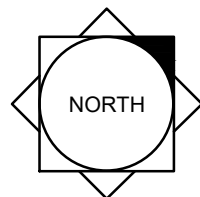
Kanner Lake (fka Kanner 5601)

Martin County, Florida

Revised
Final Site Plan
(Key Sheet)

Date By Description

4.15.2020	S.L.S.	Initial Submittal
11.3.2020	S.L.S.	Revised per Survey



SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer S.L.S.

Manager M.C.

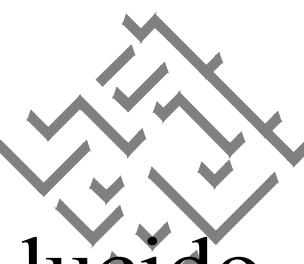
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Municipal Number ---

Computer File 15-686 Kanner 5601 LLC - Revised Final Site Plan.dwg

Sheet
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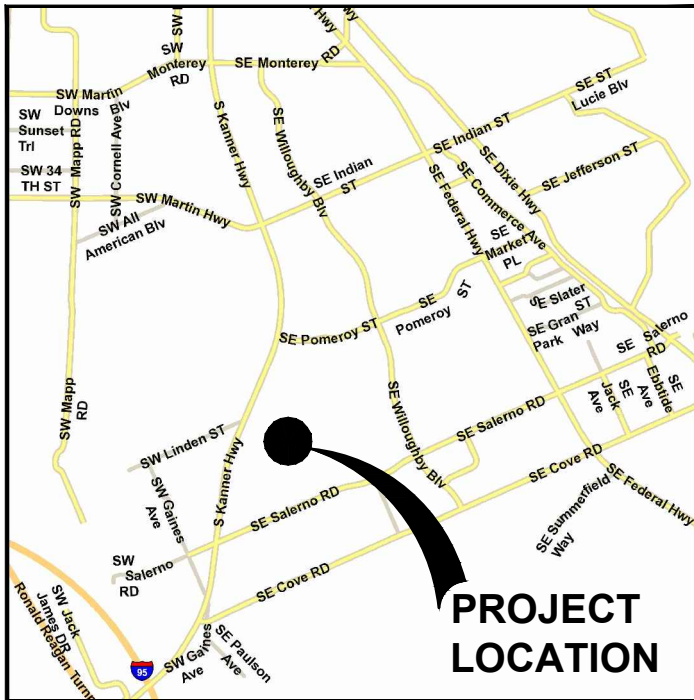


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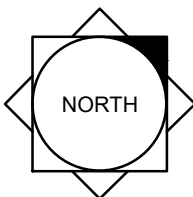
Kanner Lake (fka Kanner 5601)

Martin County, Florida

Revised Final Site Plan

Date By Description

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11.3.2020 S.L.S. Revised per Survey



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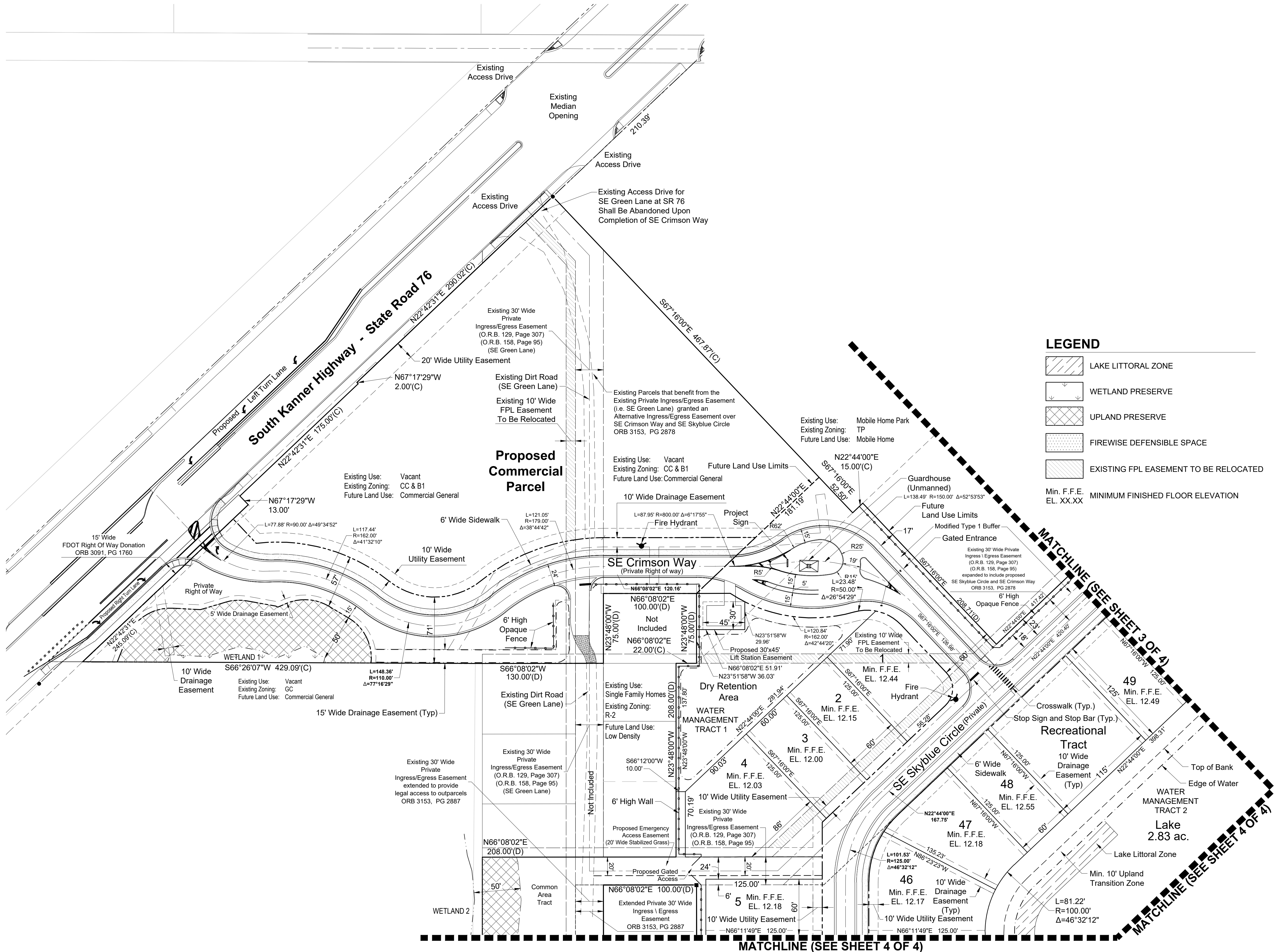
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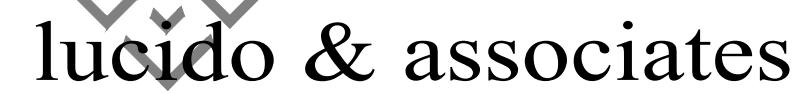
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Martin County, Florida

Date	By	Description
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11.3.2020	S.L.S.	Revised per Survey

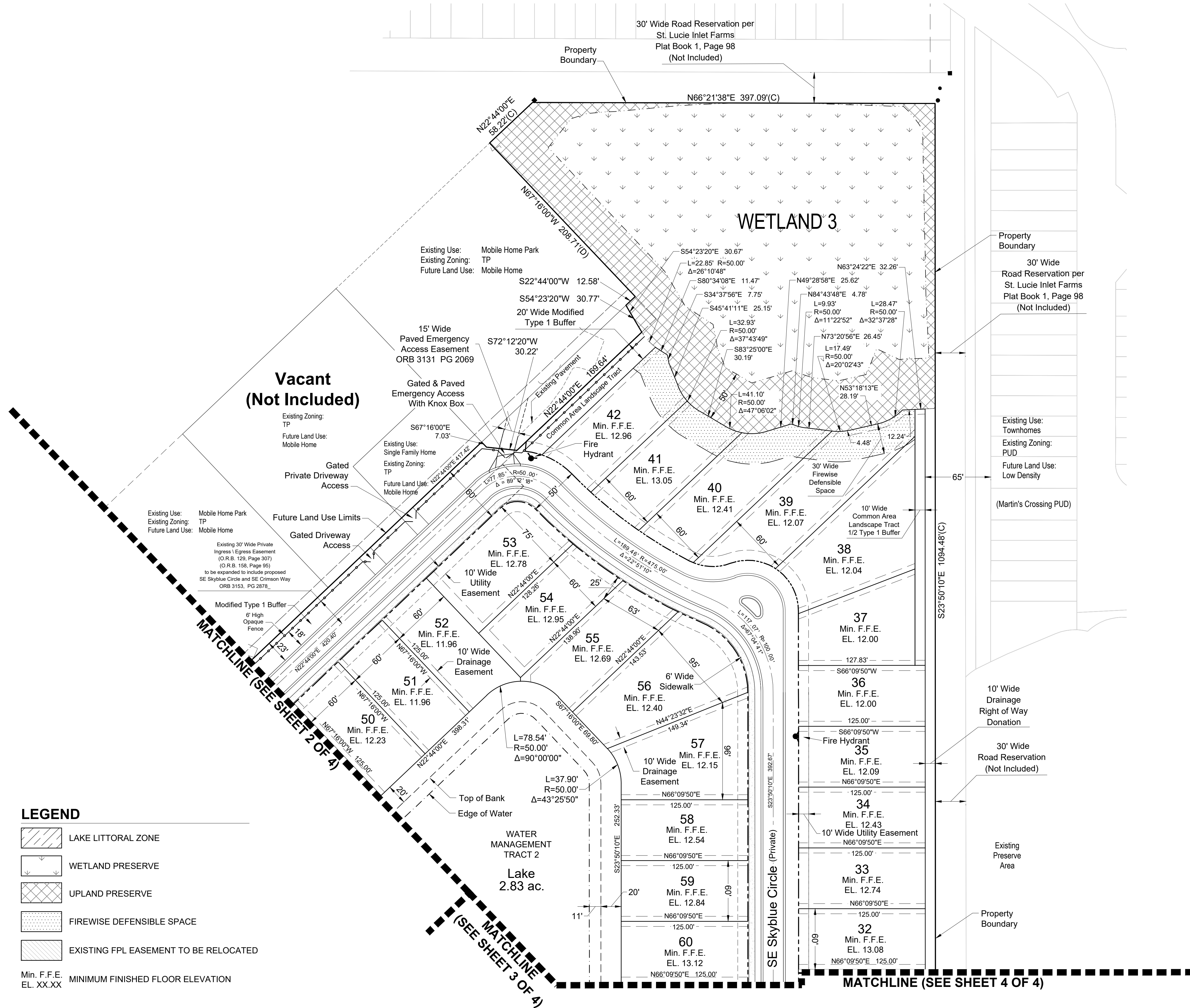


REG. # 1018
Thomas P. Lucido

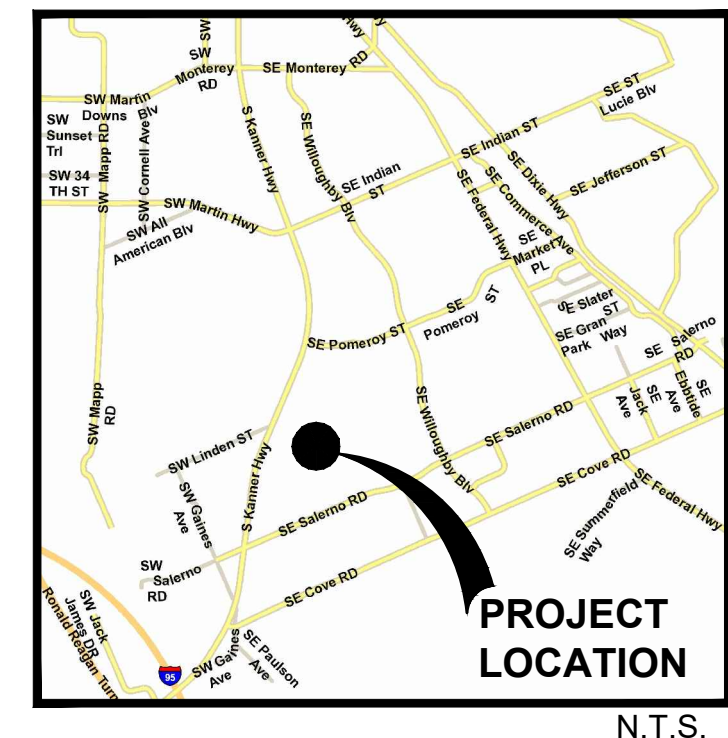
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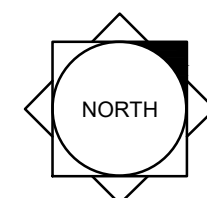
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(fka Kanner 5601)

Martin County, Florida

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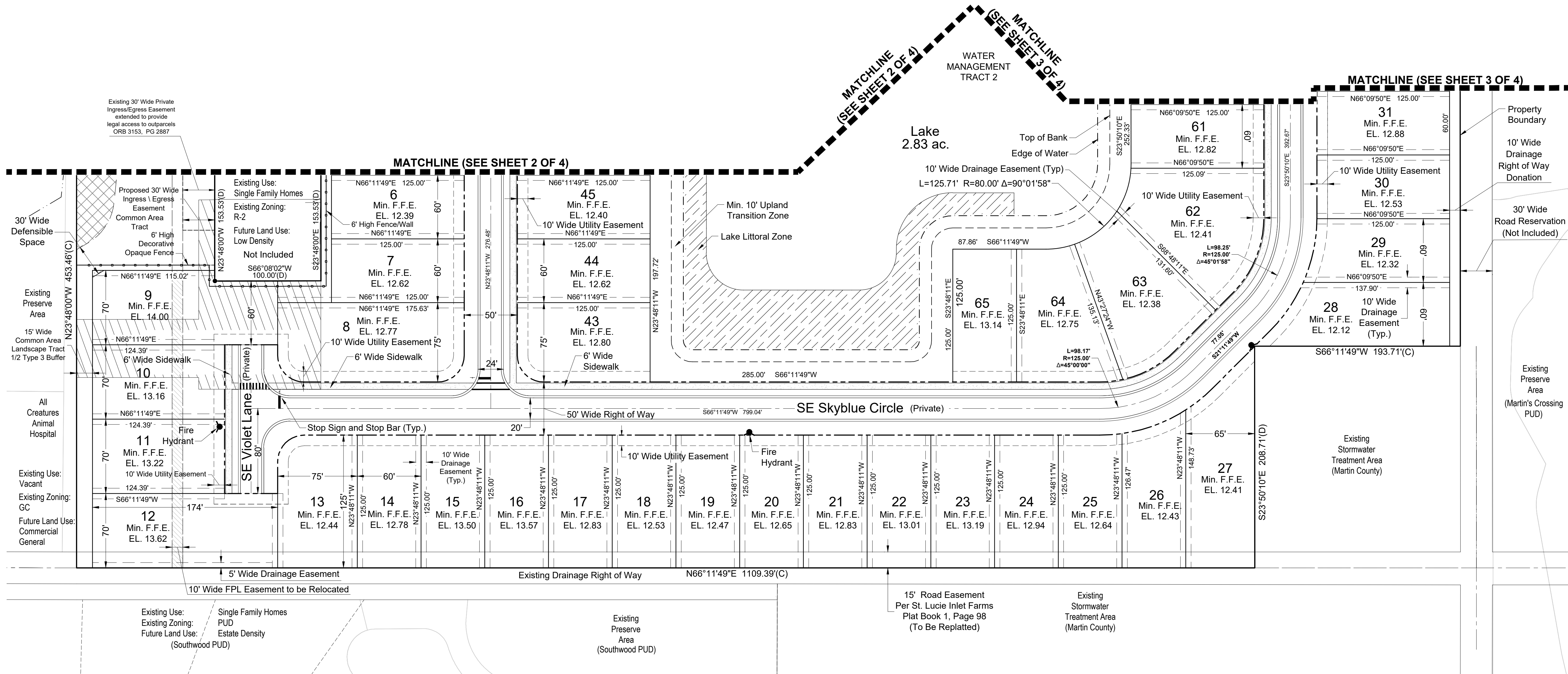
Manager M.C.

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Sheet
4 of 4



LEGEND

LAKE LITTORAL ZONE

WETLAND PRESERVE

UPLAND PRESERVE

FIREWISE DEFENSIBLE SPACE

EXISTING FPL EASEMENT TO BE RELOCATED

Min. F.F.E.
EL. XX.XX MINIMUM FINISHED FLOOR ELEVATION