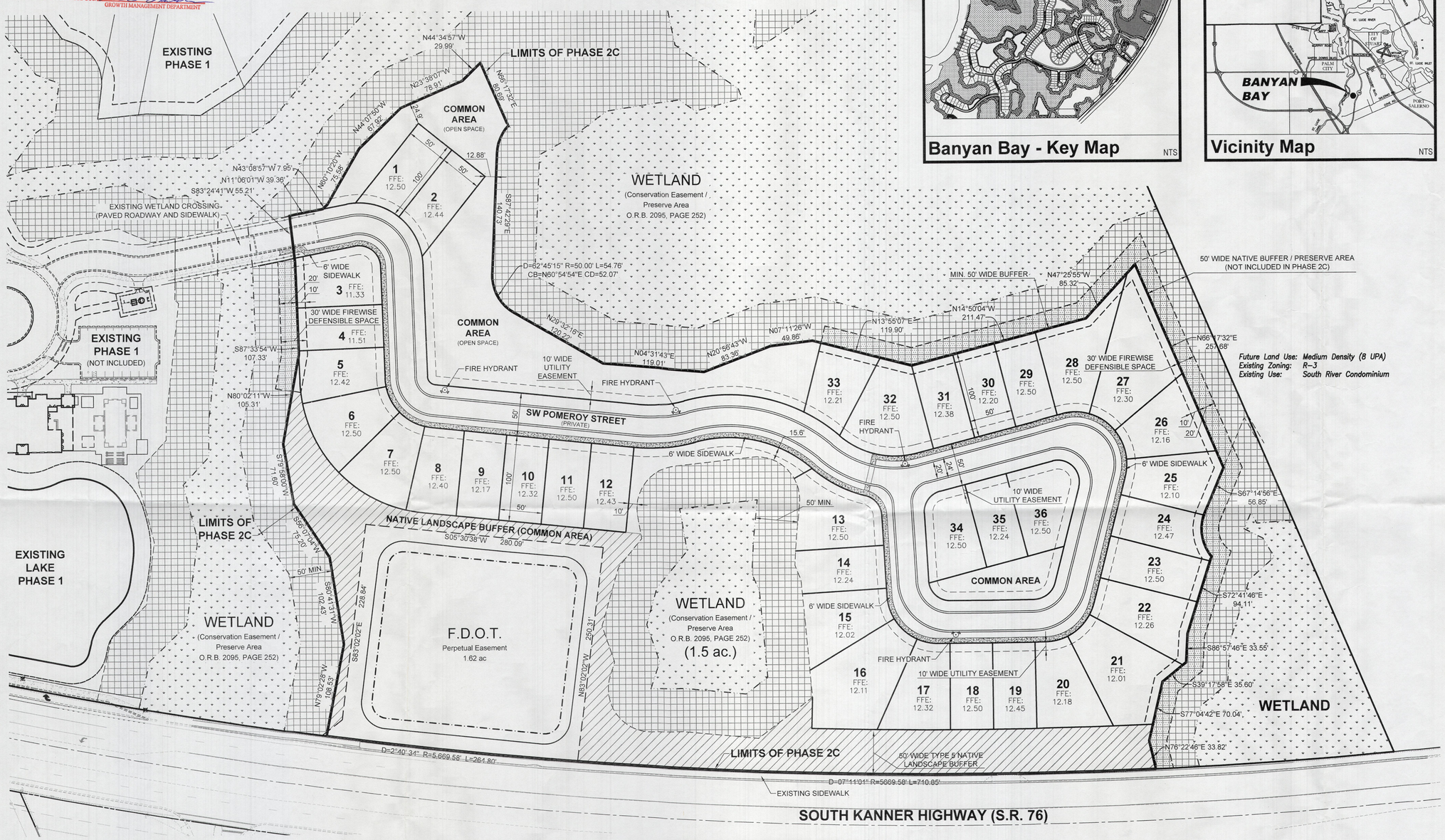
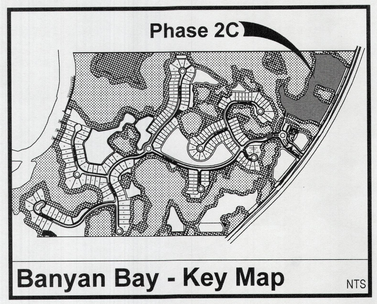
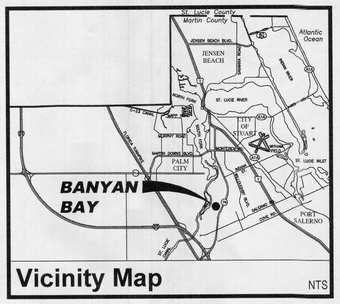
PLAN APPROVED
BY
MARTIN COUNTY
BOARD OF COUNTY COMMISSIONERS
DATE APPROVED: September 22, 2020
PROJECT COORDINATOR:
GROWTH MANAGEMENT DEPARTMENT





Banyan Bay - Key Map NTS



Vicinity Map NTS

Lucido & Associates

Land Planning / Landscape Architecture

701 E. Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Site Data:

Total Site Area:	563,183 sf	12.93 ac. (100%)
Product Type:	Single Family Units	
Total Units:	36 Units	
Gross Density (Overall PUD):	1.17 DU/Ac.	
Net Density (Phase 2C):	2.78 DU/Ac.	
Existing Zoning:	PUD	
Future Land Use Designation:	Medium & Low Density Residential	

Site Area Calculations:

Impervious Area:	236,966 sf	6.84 ac.	(53%)
Right of Way:	51,836 sf	1.19 ac.	
Lot Area:	118,047 sf	4.11 ac.	
F.D.O.T. Easement (Open Water):	43,124 sf	0.99 ac.	
Wetland Preserve:	23,959 sf	0.55 ac.	
Pervious Area:	326,217 sf	6.09 ac.	(47%)
Right of Way:	32,234 sf	0.74 ac.	
Lot Area:	105,850 sf	1.03 ac.	
F.D.O.T. Easement (Upland):	27,469 sf	0.63 ac.	
Landscape Buffers:	33,106 sf	0.76 ac.	
Upland Preserve (Wetland Buffer):	41,309 sf	0.95 ac.	
Other Common Areas:	86,249 sf	1.98 ac.	

Building and Lot Data

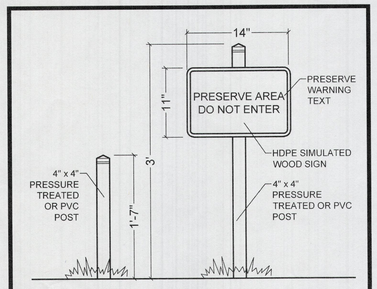
Building Setbacks	
Front Loaded Garage:	20'
Side-Loaded Garage:	15'
Non-Garage Portion of House:	15'
Side Building Setback:	5'*
Rear Building Setback:	10'*
Maximum Height:	2 Stories and 30 ft.
Minimum Open Space per lot:	20%**
Minimum Lot Size: (50'x100'):	5,000 s.f.
Minimum Parking:	2 car garage per unit

* 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.
** See Development Open Space on Master Plan.

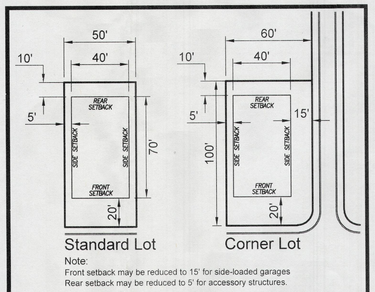
General Notes:

- 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.
- Preserve areas may not be altered except in compliance with the preserve area management plan approved by Martin County.
- 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.
- Refer to landscape plans for landscape details and specifications.
- 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.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- No alteration of the upland or wetland preserve areas is permitted except in compliance with
- the approved Preserve Area Management Plan.
- Wetland and wetland buffers shall be replanted in accordance with the PAMP for areas disturbed by the construction of drainage control structures.
- 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 Growth Management Department Director, 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. (Code 4.343.A.13, LDR)
- Irrigation Water Source: IQ water supplied by Martin County Utilities.
- Preserve Area Boundary Markers will be placed at the corners of residential lots abutting Preserve Areas.
- Additional Preserve Area signs measuring at least 11 inches by 14 inches in size shall be posted in conspicuous locations along the Preserve Area boundary at a frequency of no less than one (1) sign per 500 feet.
- 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. in Phase 2C.
- The roads shown hereon are private roads that will be owned and maintained by the homeowners association.

SCALE
0 30' 60' 120'



Preserve Area Sign Detail NTS



Typical Lot Detail NTS

WETLAND PRESERVE

UPLAND PRESERVE

REPRESENTS MAXIMUM 20' FIREWISE OFFSET WITHIN ADJACENT PRESERVE AREA THAT MAY BE TREATED IN ACCORDANCE WITH THE FIREWISE GUIDELINES TO REDUCE COMBUSTIBLE PLANT MATERIALS.

NATIVE LANDSCAPE BUFFER

SIDEWALK

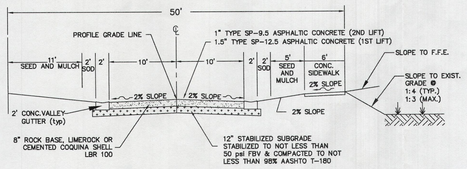
FFE: XX.XX — MINIMUM FINISHED FLOOR ELEVATION

Legend

Firewise Notes

All homes that abut preserve areas shall be subject to the following requirements:

- All lots owners will be allowed to manage up to 10' of the defensible space that exists on the lot.
- The HOA shall be responsible for maintaining the 20' portion of defensible space, that exists within the preserve area.
- Lots adjacent to forested preserve areas shall maintain a 30' defensible space 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.
- Homes shall have Class A asphalt or fiberglass shingles, slate or clay tiles, cement, concrete or metal roofing or terra cotta tiles.
- Homes shall have non-combustible or fire resistant siding and soffits.



Typical Road Section
50' RIGHT-OF-WAY

RECEIVED
OCT 22 2020
GROWTH MANAGEMENT DEPARTMENT

Banyan Bay PUD Phase 2C

Final Site Plan

Martin County, Florida

NORTH

Scale	1"=60'	Revisions	5.4.20 10.6.20
Drawn by	SLS		
Checked By	MC		
Computer File	Banyan Bay Phase 2 C Final Site Plan	Sheet	1 of 1
Computer Station			
Project Number	18-387		
Date	12.19.19		