

Site Data		
Total Site Area	97.04 acres (100%)	
Preserve Area	52.85 acres (54.47%)	
Developed Area	34.24 acres (35.33%)	
Future Land Use		
Existing Zoning	RD-10A	
Proposed Zoning	PUD	
Existing Use	Vacant	
Proposed Use	Single Family Homes	
Total Units	114	
Density	1.2 units per acre	
Impervious Area		
Impervious Area	2,525,172 sf	57.97 ac (59.74%)
Vehicle Use	155,509 sf	3.57 ac
Lot Area	454,705 sf	10.44 ac
Skidways	36,152 sf	0.83 ac
Lot Surface Pavt & Driveway	971 sf	0.02 ac
Lot Area or Covered Area	219,444 sf	4.99 ac
Common Area	3,545 sf	0.08 ac
Wetland Preserve	1,578,872 sf	36.20 ac
Wetland Preserve	56,546 sf	1.28 ac
Previous Area		
Previous Area	1,701,891 sf	39.07 ac (40.26%)
Right of Way	44,884 sf	1.02 ac
Lot Area	30,175 sf	0.69 ac
City Ownership	105,601 sf	2.41 ac
Wetland Buffer / Upland Preserve	1,074,190 sf	24.48 ac
Lake Buffer / Common Area	115,040 sf	2.61 ac
Parcel I.D. Numbers		
0400010000000010		
0400010000000020		
0400010000000030		
0400010000000040		
Open Space Data		
Total Site Area	97.04 acres	
Required Open Space	46.52 acres (47.94%)	
Total Upland Area	56.90 acres	
Required Upland Open Space	21.56 acres (37.91%)	
Provided Upland Open Space	39.07 acres (68.77%)	
Wetland Preserve	56.90 ac	
Private Road ACOW	2.41 ac	
City Ownership	2.41 ac	
Lake Buffer / Common Area	2.61 ac	
Lake Buffer Preserve	2.61 ac	
Lakes		
Wetland Preserve	36.14 acres	
Wetland Preserve	36.14 acres	
Total Open Space Provided:	82.11 acres (84.61%)	

Building and Lot Data		
Product Type	Single Family	
Proposed Min. F.F.E.	20.50 (NAVD 83)	
Maximum Height	30 feet (2 stories)	
Minimum Lot Size	50' x 100' (5,000 sf)	
Minimum Open Space	20% per lot	
Building Setbacks		
Front	20'	
Side	5'	
Rear	5'	
Required Parking per Section 4.5(2)		
2 spaces per unit @ 114 units = 228 spaces		
Parking Provided: 228 spaces		
Includes 2 car garage plus 1 driveway space		
Upland Preserve Calculations		
Existing "Common" Native Upland Habitat	57.0 acres	
Existing "Unique/Rare" Native Upland Habitat	0	
Required Upland Preserve	14.26 acres (25%)	
Provided Upland Preserve	24.66 acres (25.4%)	
Includes 4.5 acres of upland preserve and 20.16 acres of wetland buffer preserve		

General Notes		
1. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to maintain ecological and water resources and be used in ways to preserve the vegetation to the maximum.		
2. Preserve areas may be altered except in compliance with the preserve area management plan approved by Martin County.		
3. All wetland buffer areas shall be retained and maintained in accordance with the wetland buffer management plan approved by the Board of County Commissioners.		
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Firewise Notes		
1. All structures shall be constructed in accordance with the Firewise Institute's "Firewise 2.0" guidelines, which are available at www.firewiseinstitute.org .		
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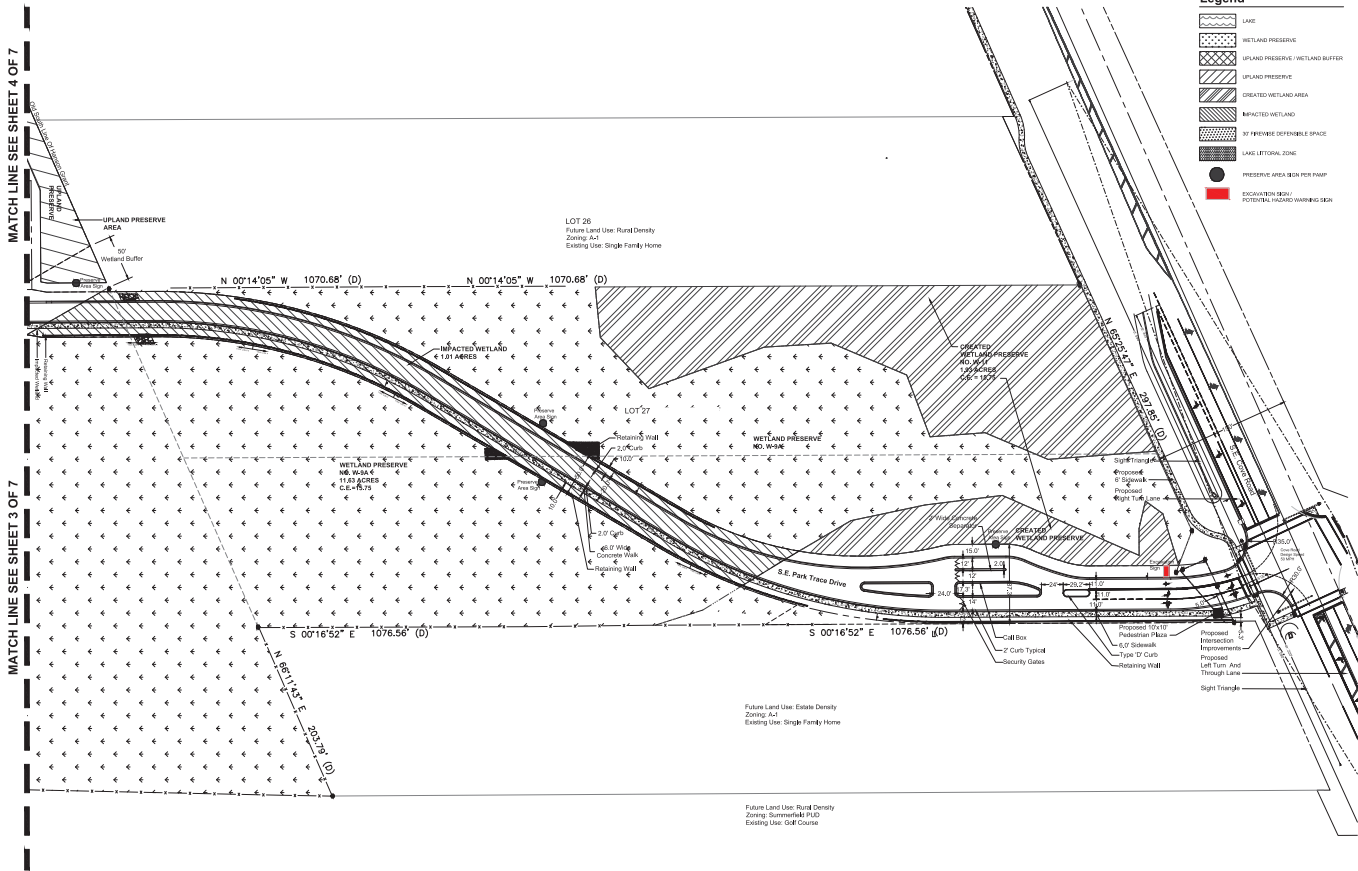
Density Calculations		
Total Site Area	97.04 ac	
Wetlands	36.20 ac	
Uplands	60.84 ac	
Maximum Upland Density @ 2 use = 121 units		
Maximum Wetland Density @ 1 use = 36 units		
Total Maximum Units: 157 (1,611,000)		
Proposed Units: 114 (1,122,000)		
Lake Littoral Zone / Upland Transition Zone Data		
Lake Perimeter Shoreline - 4,917 ft		
Proposed Upland Buffer Linear Footage of Lake 1 (10 ft)		
Lake 1 - 1,000 ft		
Lake 1 - 1,000 ft		
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Potential Hazard Warning Sign		
Legend		
Wetland		
Wetland Preserve		
Wetland Preserve / Wetland Buffer		
Wetland Preserve		
Created Wetland Area		
Wetland Buffer		
Wetland Buffer / Upland Transition Zone		
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MATCH LINE SEE SHEET 4 OF 7

MATCH LINE SEE SHEET 3 OF 7

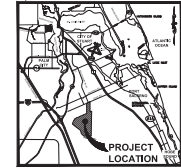


Legend

- LAKE
- WETLAND PRESERVE
- WETLAND PRESERVE / WETLAND BUFFER
- UPLAND PRESERVE
- CREATED WETLAND AREA
- IMPACTED WETLAND
- 30' FLOODABLE DEFENSIBLE SPACE
- LAKE LITTONAL ZONE
- PRESERVE AREA BEHIND PER PUMP
- EXCAVATION BEHIND POTENTIAL WETLAND WAINING DEAN



Key / Location



Project Team

Client & Applicant: D&B, Miami
2000 Pine Street, Suite 100
Coral Gables, Florida 33134

Lead Planner / Landscape Architect: Lucido & Associates
200 East Ocean Boulevard
Stuart, Florida 34954

Engineer: EDC
10000 SW 18th Avenue, Suite 201
Fort Lauderdale, Florida 33327

Surveyor: R. J. Williams, Inc.
1000 W. 18th Avenue, Suite 201
Fort Lauderdale, Florida 33327

Environmental Consultant: R. J. Williams, Inc.
1000 W. 18th Avenue, Suite 201
Fort Lauderdale, Florida 33327

The Preserve At Park Trace

Stuart, Florida

PUD Master / Final Site Plan

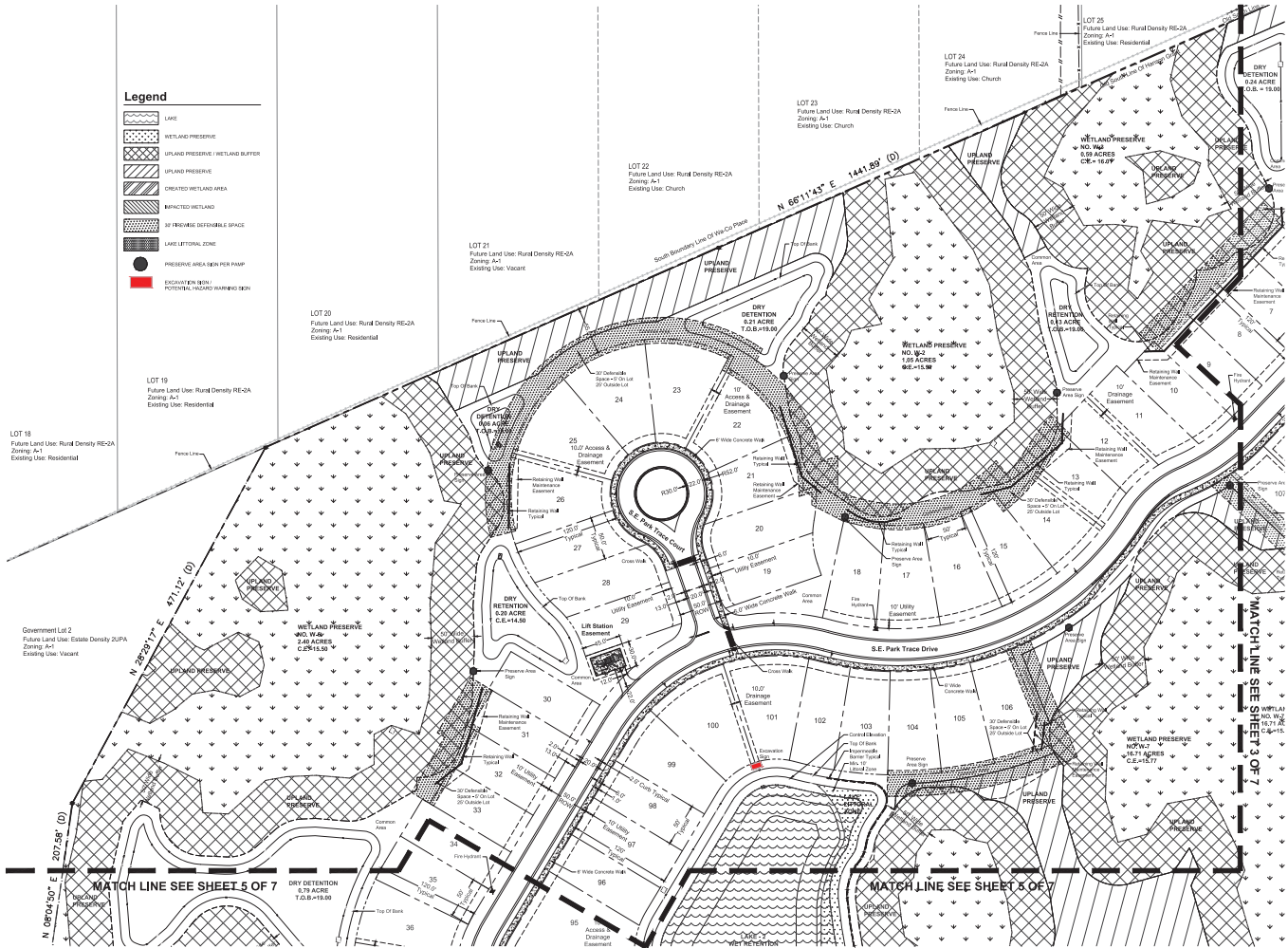
Date	By	Description
06.01.20	S.J.S.	Site Plan Submittal
06.18.20	S.J.S.	Per Engineering Changes
06.18.20	S.J.S.	Master / Final Site Plan Submittal
02.20.21	S.J.S.	Master / Final Site Plan Resubmittal
06.10.21	S.J.S.	Master / Final Site Plan Resubmittal #2



Designer: SJS Sheet
Manager: MC
Project Number: 19-290
Municipal Number: —
Computer File: —

2 of 7

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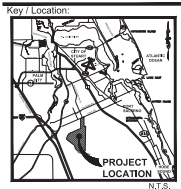


Legend

- LAKE
- WETLAND PRESERVE
- WETLAND PRESERVE / WETLAND BUFFER
- WETLAND PRESERVE
- CREATED WETLAND AREA
- IMPACTED WETLAND
- 30' FLOODABLE DEFENSIBLE SPACE
- LAKE BUFFER ZONE
- PRESERVE AREA BOUNDARY PER PAAP
- EXCAVATION (20' DEEP)
- POTENTIAL FLOODING (UNDEVELOPED)



701 SE Overlook Blvd, Suite 1000, Fort Lauderdale, FL 33304



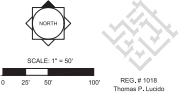
Project Team:

- Client & Applicant:** D.C. Morgan, LLC, 10000 W. Broward Blvd, Suite 100, Fort Lauderdale, Florida 33304
- Lead Planner / Landscape Architect:** Lucido & Associates, 701 SE Overlook Blvd, Suite 1000, Fort Lauderdale, Florida 33304
- Engineer:** EDC, 10000 W. Broward Blvd, Suite 1000, Fort Lauderdale, Florida 33304
- Surveyor:** EDC, 10000 W. Broward Blvd, Suite 1000, Fort Lauderdale, Florida 33304
- Environmental Consultant:** EDC, 10000 W. Broward Blvd, Suite 1000, Fort Lauderdale, Florida 33304

The Preserve At Park Trace
Stuart, Florida

PUD Master / Final Site Plan

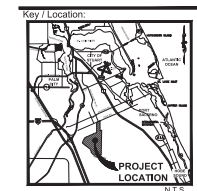
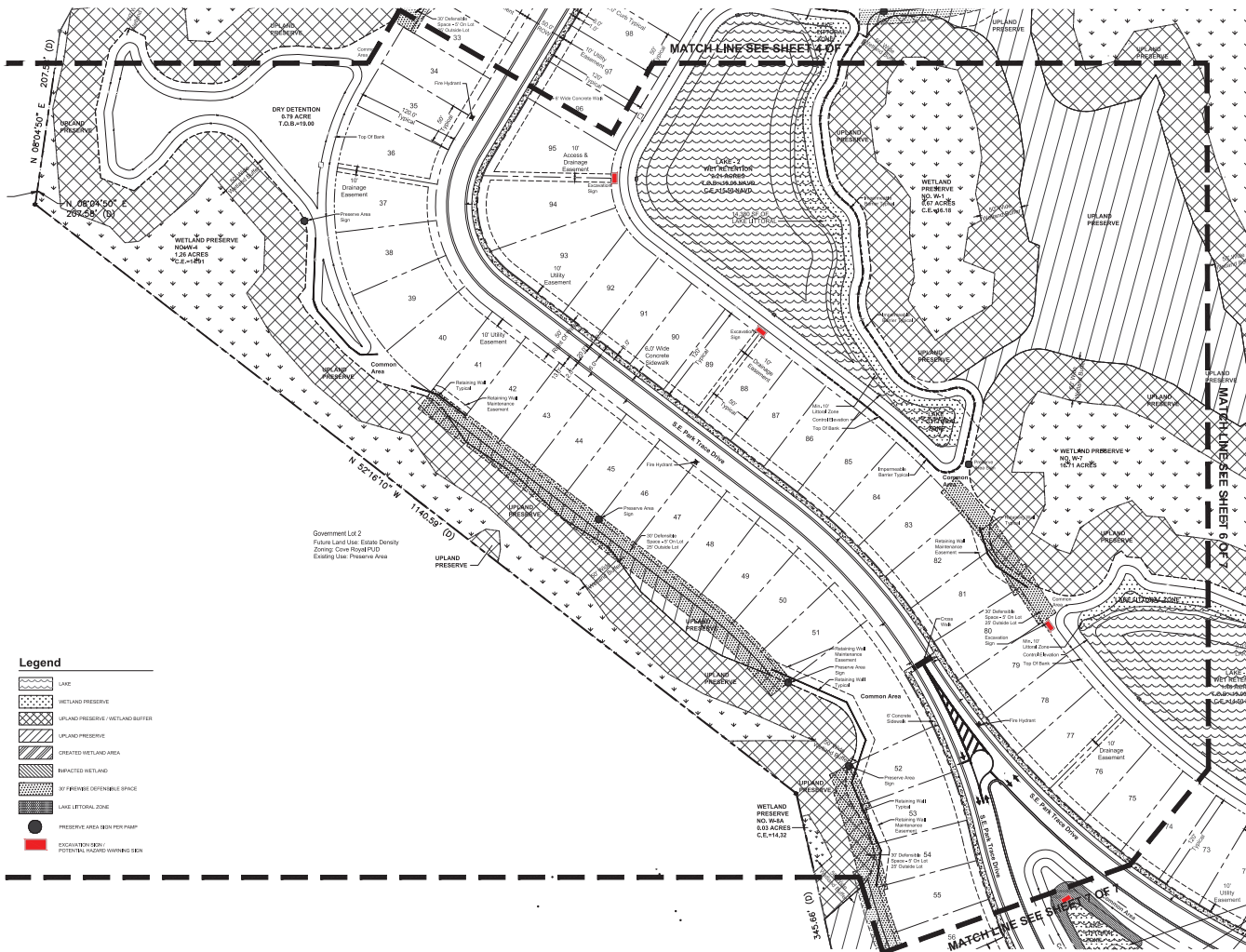
Date	By	Description
06/20/20	S.J.S.	Site Plan Submitted
06/18/20	S.J.S.	Per Engineering Changes
06/18/20	S.J.S.	Master / Final Site Plan Submitted
02/08/21	S.J.S.	Master / Final Site Plan Resubmitted
06/18/21	S.J.S.	Master / Final Site Plan Resubmitted



Designer	SJS	Sheet
Manager	MC	
Project Number	19-290	
Revised Number		
Computer File		

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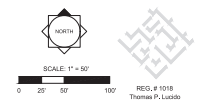
Project Team:

Client & Applicant:	D&B, Inc. 20000 N. US Highway 1, Suite 100 Stuart, Florida 34997
Lead Planner / Landscape Architect:	Lucido & Associates 2000 N. US Highway 1, Suite 100 Stuart, Florida 34997
Engineer:	ECG 20000 N. US Highway 1, Suite 100 Stuart, Florida 34997
Surveyor:	Stuart Surveying, Inc. 2000 N. US Highway 1, Suite 100 Stuart, Florida 34997
Environmental Consultant:	ECG Consulting 2000 N. US Highway 1, Suite 100 Stuart, Florida 34997

**The Preserve
At
Park Trace**
Stuart Florida

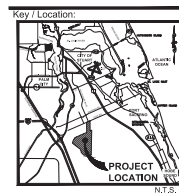
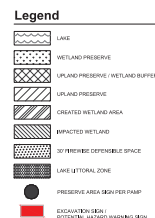
**PUD
Master / Final
Site Plan**

Date	By	Description
06/01/20	S.J.S.	Site Plan Submitted
06/18/20	S.J.S.	Per Engineering Changes
06/18/20	S.J.S.	Master / Final Site Plan Submitted
02/20/21	S.J.S.	Master / Final Site Plan Resubmitted
06/10/21	S.J.S.	Master / Final Site Plan Resubmitted



Designer:	SJS	Sheet
Manager:	MC	
Project Number:	19-290	
Municipal Number:		
Computer File:		

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Project Team:

Client & Applicant

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Landscape Architect: 701 East Ocean Boulevard
Shore, Florida 34064

Engineer: EDC
10250 SW Village Parkway •
Portland, OR 97224 • 503/253-8800

Port Saint Lucie, Florida 34901

Surveyor: Geo Point Surveying, Inc.
43871001, 888-443-6666 or 408-443-6666

4152 W. 13th March 1985,
Hivens Beach, Florida 33404

Environ Biol Fish (2015) 98:1011–1020

Consultant: 834 California
1000 SE Monterey Commons
Suite 300

(2007) 10:34099

**The Preserve
At
Park Trace**
Stuart Florida

PLP

PUB

Master / Fin

Site Plan

Site 1: Main

[illegible]

Designer: SJB Sheet
 Manager: MC 6 of 7
 Project Number: 19-290
 Municipal Number: —
 Computer File:

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