

SITE DATA

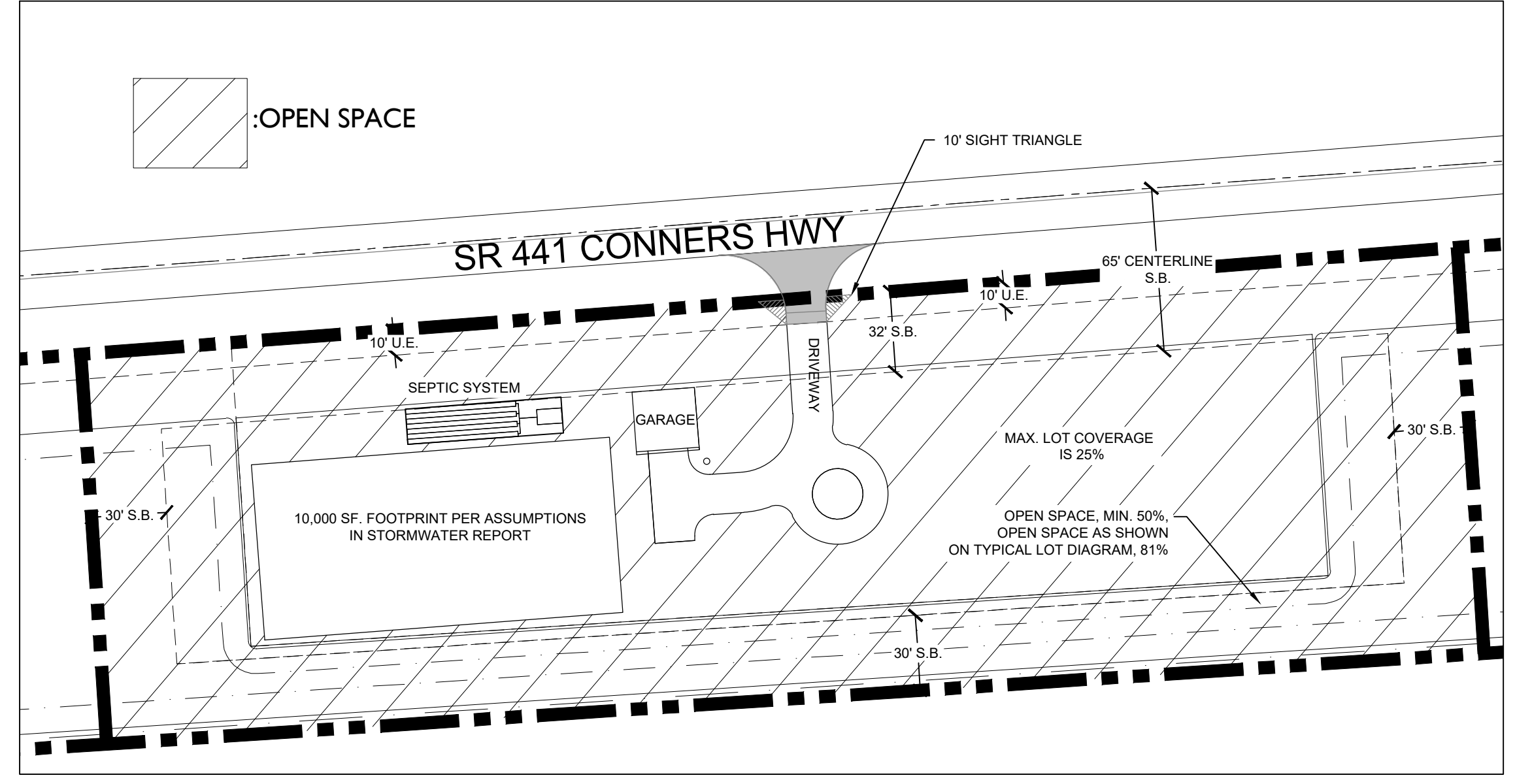
Table with 2 columns: Category and Value. Includes EXISTING FUTURE LAND USE (RURAL DENSITY), PROPOSED FUTURE LAND USE (RURAL DENSITY), MAXIMUM NUMBER OF PERMITTED DWELLING UNITS (9), TOTAL UNITS (9), etc.

REQUIRED PARKING: 9 SINGLE FAMILY HOMES @ 2 SPACES PER UNIT (18 SP). PROVIDED PARKING: GARAGES AND/OR DRIVEWAYS (18 SP).

- NOTE: LDR Section 3.201.C.2.1.(1) Guest houses permitted, provided that: (a) The gross floor area of a guest house shall not exceed 50 percent of the gross floor area of the principal dwelling unit.

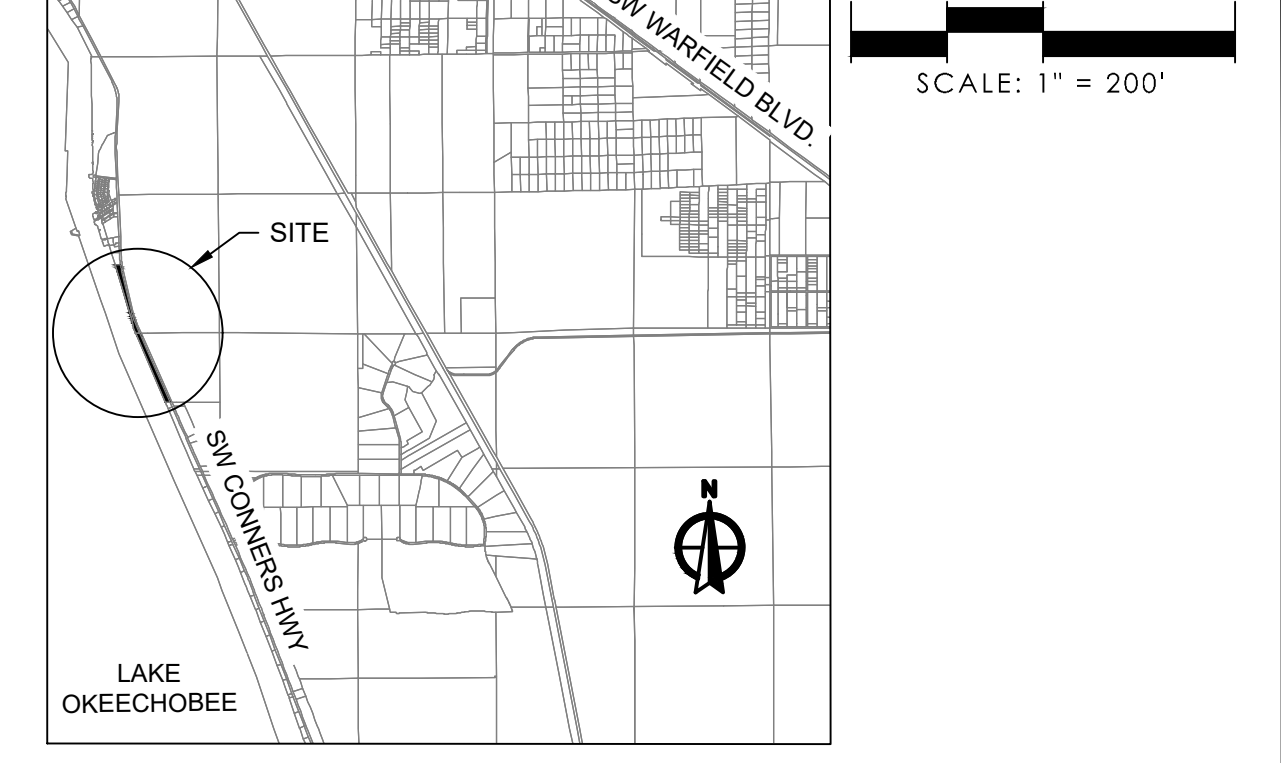
- GENERAL NOTES: 1. All prohibited vegetation species shall be removed from the entire site prior to the issuance of any Certificate of Occupancies. 2. The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.

TYPICAL LOT PLAN AND OPEN SPACE DIAGRAM SCALE: 1:50



- NOTES: 1. LOT LAYOUT AS SHOWN IS FOR REFERENCE ONLY. LOT OWNER TO PROVIDE SITE PLAN & LOT GRADING PLAN AT TIME OF BUILDING PERMIT APPLICATION. FIRE PREVENTION NOTES: 1. LOT OWNERS ARE REQUIRED TO IDENTIFY THE NEEDED FIRE FLOW REQUIREMENTS FOR ALL BUILDINGS / STRUCTURES.

LOCATION MAP



- LEGEND: AC = ACRES, BBL=BASE BUILDING LINE, D.U. = DWELLING UNITS, EX. = EXISTING, FFE= FINISHED FLOOR ELEVATION, etc.

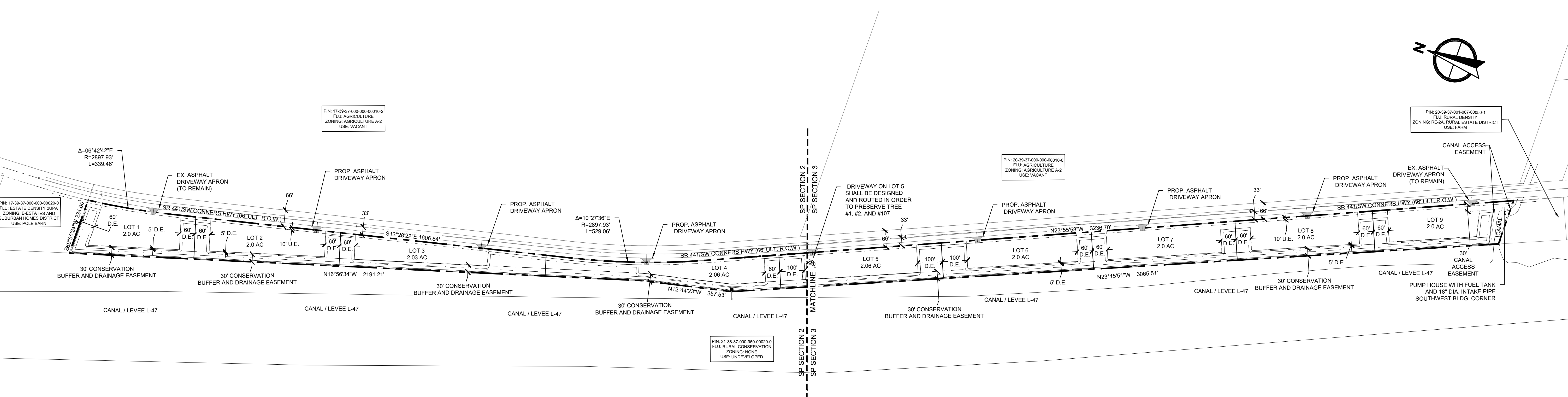


Table with columns: No., Date, Revision. Includes project information like CERT NO.: 6091, SUBMITTAL (INITIAL, SUBMITTAL PREPARED BY OTHERS), and REVISION.

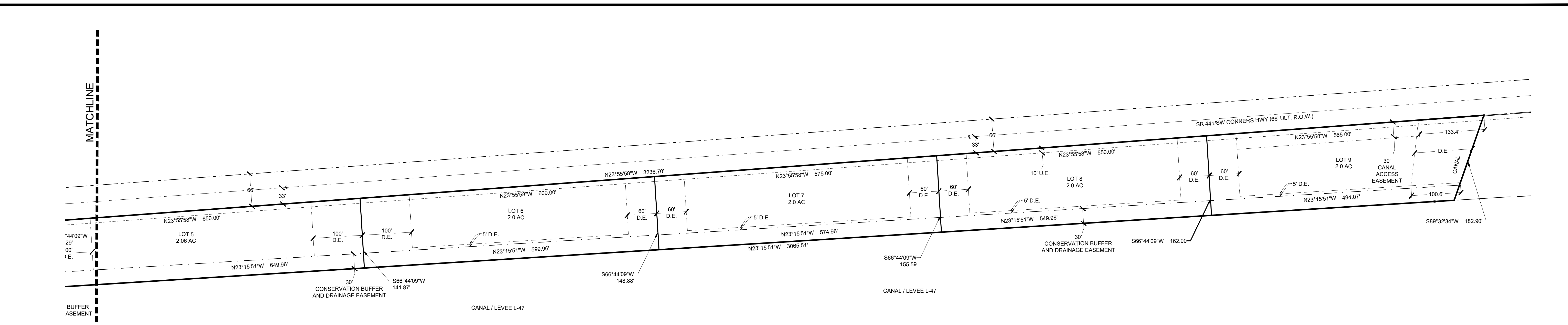
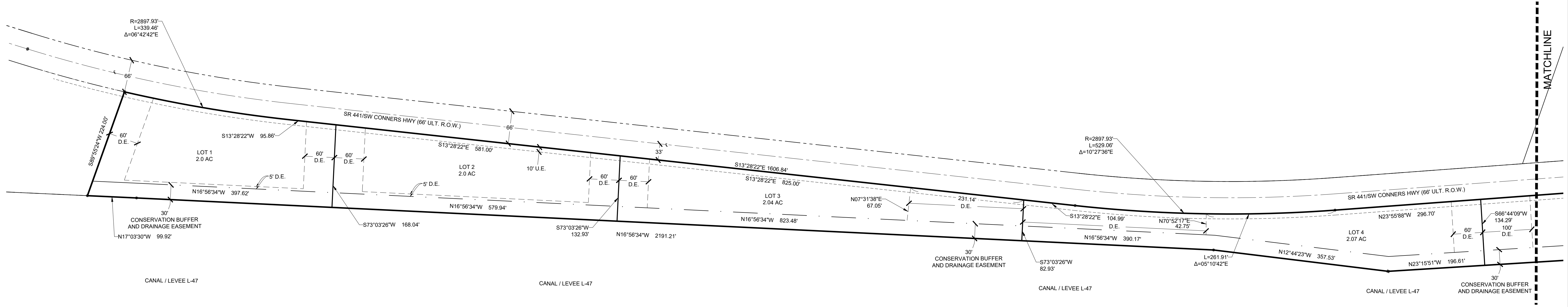
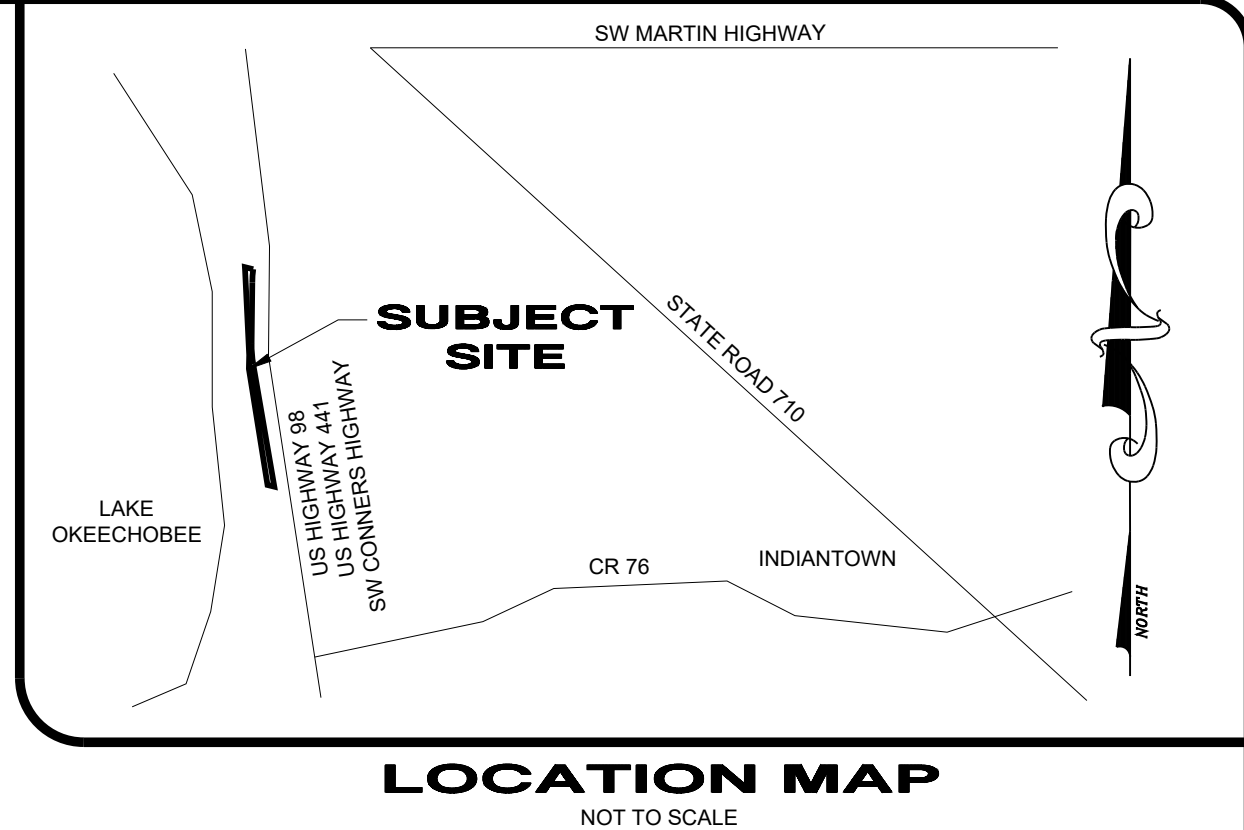
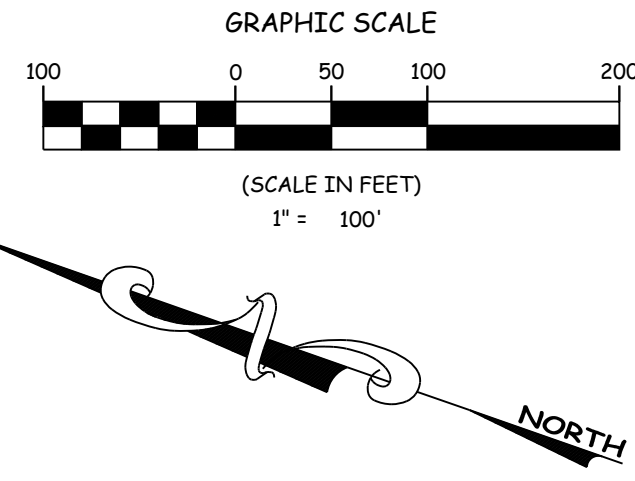
WGI logo and contact information: WGI Inc., 2035 VISTA PARKWAY, WEST PALM BEACH, FLORIDA 33411.

PREPARED UNDER THE SUPERVISION OF WGI, INC. ON 2024-06-11

CHANCEY BAY RANCH PUD MASTER AND FINAL SITE PLAN

SW:17-39-37-000-000-0000-0 FFLU ESTATE DISTRICT 2394 ZONING: E-ESTATES AND SUBURBAN HOMES DISTRICT USE: TOWN HOME

PRELIMINARY PLAT OF A PORTION OF SECTIONS 17 AND 20 TOWNSHIP 39 SOUTH RANGE 37 EAST



LEGAL DESCRIPTION

BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2622, PG. 1248 IN THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SAID PORTION LYING IN SECTIONS 17 AND 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF GOVERNMENT LOT 3 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE, IN SECTION 17, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

TOGETHER WITH:

THAT PORTION OF GOVERNMENT LOT 1 LYING WESTERLY OF CONNER'S HIGHWAY AND EASTERLY OF THE LAKE OKEECHOBEE 17 FOOT CONTOUR LINE IN SECTION 20, TOWNSHIP 39 SOUTH, RANGE 37 EAST, MARTIN COUNTY, FLORIDA.

CONTAINING 18.20 ACRES MORE OR LESS.

ABBREVIATIONS

- Δ = ARC DELTA OR INCLUDED ANGLE
- AC = ACRES
- CL = CENTERLINE
- D.E. = DRAINAGE EASEMENT
- HWY = HIGHWAY
- L = LENGTH
- R = RADIUS
- R.O.W. = RIGHT-OF-WAY
- S.B. = SET BACK
- S.R. = STATE ROAD
- U.E. = UTILITY EASEMENT
- ULT. = ULTIMATE

LOT AREA SUMMARY

LOT	SQUARE FEET	ACRES
OVERALL	792965.49	18.204
1	87545.22	2.010
2	87252.44	2.003
3	88855.08	2.040
4	90075.33	2.068
5	89746.31	2.060
6	87218.95	2.002
7	87527.06	2.009
8	87331.90	2.005
9	87412.99	2.007

F.R.S. & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
CERTIFIED STATE OF FLORIDA
2257 VISTA PARKWAY, SUITE 4
WEST PALM BEACH, FLORIDA 33411
PHONE (561) 478-7178 FAX (561) 478-7922
Web Site: www.frsurvey.com



**PRELIMINARY PLAT OF
A PORTION OF SECTIONS 17 AND 20
TOWNSHIP 39 SOUTH
RANGE 37 EAST
FOR
CBR INVESTORS, LLC**

REV.	DATE	REMOVED FROM SET BACKS	REVISIONS

DRAWN BY:
D. KUPSICK
APPROVED BY:
G.P. WILLIAMS
SCALE:
1" = 100'
DATE:
09/30/2024
FIELD BOOK/PAGES
GPS UNIT 10

**JOB NUMBER:
14-006 B**

**SHEET:
1 OF 1**