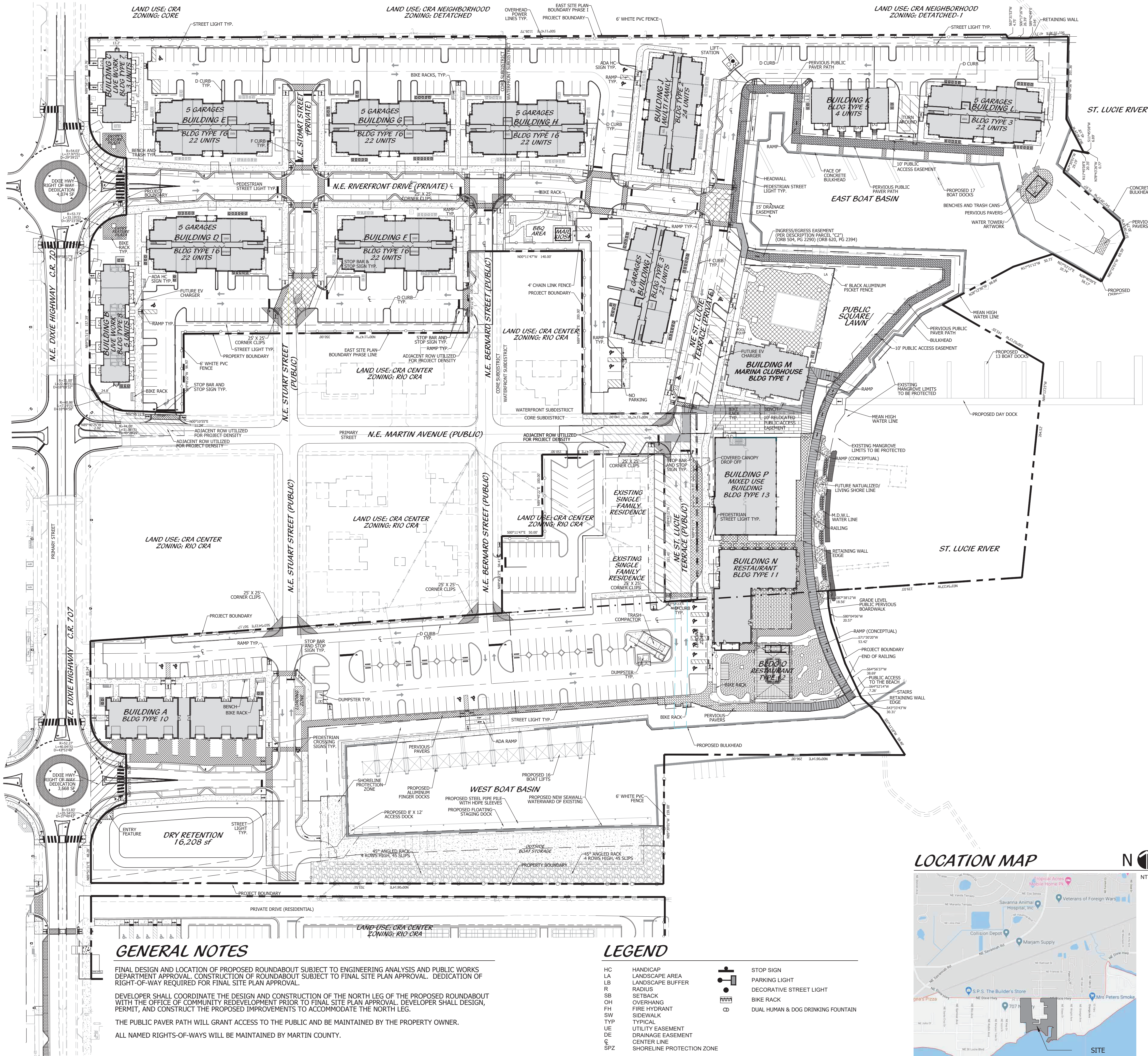




GENERAL NOTES

FINAL DESIGN AND LOCATION OF PROPOSED ROUNDABOUT SUBJECT TO ENGINEERING ANALYSIS AND PUBLIC WORKS DEPARTMENT APPROVAL. CONSTRUCTION OF ROUNDABOUT SUBJECT TO FINAL SITE PLAN APPROVAL. DEDICATION OF RIGHT-OF-WAY REQUIRED FOR FINAL SITE PLAN APPROVAL.

DEVELOPER SHALL COORDINATE THE DESIGN AND CONSTRUCTION OF THE NORTH LEG OF THE PROPOSED ROUNDABOUT WITH THE OFFICE OF COMMUNITY REDEVELOPMENT PRIOR TO FINAL SITE PLAN APPROVAL. DEVELOPER SHALL DESIGN, PERMIT, AND CONSTRUCT THE PROPOSED IMPROVEMENTS TO ACCOMMODATE THE NORTH LEG.

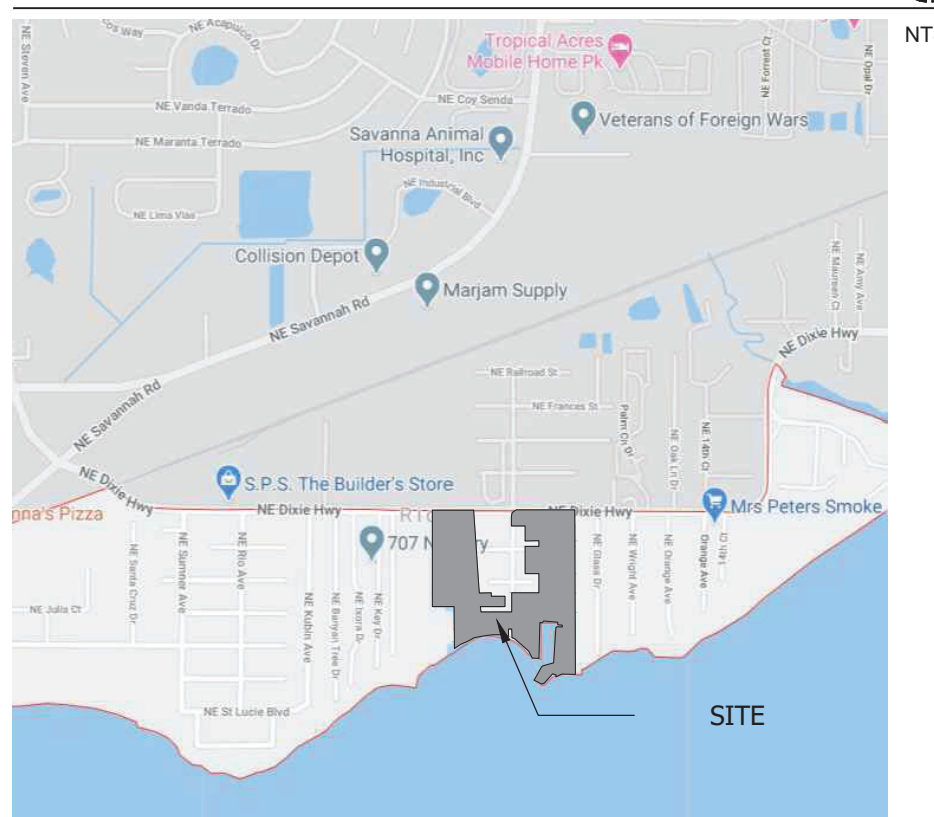
THE PUBLIC PAVER PATH WILL GRANT ACCESS TO THE PUBLIC AND BE MAINTAINED BY THE PROPERTY OWNER.

ALL NAMED RIGHTS-OF-WAYS WILL BE MAINTAINED BY MARTIN COUNTY.

LEGEND

- | | | |
|-----|---------------------------|------------------------------------|
| HC | HANDICAP | STOP SIGN |
| LA | LANDSCAPE AREA | PARKING LIGHT |
| LB | LANDSCAPE BUFFER | DECORATIVE STREET LIGHT |
| R | RADIUS | BIKE RACK |
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LOCATION MAP



PROJECT TEAM

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R.F. HOLDINGS LLC
601 HERITAGE DRIVE, SUITE 227
JUPITER, FL 33458
CONTACT: JOSH SIMON

LANDSCAPE ARCHITECT/PLANNER:
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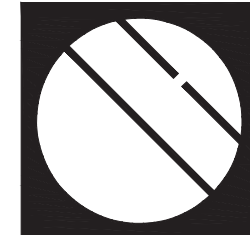
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Master Plan Site Data

MC Project No:	S241-016		
Project Name:	RIO MARINE VILLAGE		
		Acres	Squarefeet
Gross Acreage (not including submerged land in boat basins)	16.38		713,430.02
ROW Dedication	16.20		705,888.02
Net Total Site Area	5.50		239,776.66
	Core Subdistrict Acreage	10.87	473,633.36
	Waterfront Subdistrict Acreage	3.24	141,137.60
	Open Space Required (20% Min.)	7.32	327,668.59
	Open Space Provided	10.27	447,144.32
	PHASE I AREA	6.11	266,285.70
	PHASE II AREA		
Density			
Total permitted Density	198 Dwelling Units		
(.43 acres of adjacent Waterfront Subdistrict ROW included)			
Total Proposed Density	192 Dwelling Units		
Existing Zoning	Core Subdistrict, Waterfront Subdistrict		
Future Land Use Designation	CRA Center, Marine Waterfront		
Existing Use	Commercial		
Existing Use	Vacant/Existing Single Family Residential		
Proposed Uses	Mixed Use Project: Residential, Restaurant, Business Professional/Office, Live Work, Recreation, Clubhouse, Public Waterfront Access, Marina, Marine Service		
Shoreline Protection Zone Area			
Total Area of 25' SPZ	1.81	78,908.00	100%
Existing Impervious within SPZ	0.55	23,903.00	30%
Allowable Impervious Area within SPZ	0.72	31,563.20	40%
Proposed Impervious Area within SPZ	0.48	20,730.00	26%
Core Subdistrict Development Standards	Permitted	Proposed	
Lot Width	25'	427'	
Building Height	3 stories, 40 feet	3 stories, 40 feet	
Building Coverage (80% Max.)	191,821.33	64,657.83	
Waterfront Subdistrict Development Standards			
Lot Width	25'	N/A	
Building Height	3 stories, 40 feet	3 stories, 40 feet	
Building Coverage (50% Max.)	236,826.68	65,442.53	
Parking Data		Required	Provided
Other Dwelling Types Units Proposed (Includes two existing single family residences)	192 Units	192	
Standard Requirement	1 space per unit		
Marina Boat Slips and Employees Proposed	148	30	
Standard Requirement	1 space per 5 wet or dry slips plus 10,000 SF		
Restaurant	Standard Requirement	50	
Standard Requirement	1 space per 200 SF Seating Area		
Building N	(Exterior Public Seating Area) 2,520 SF		
(Interior Public Seating Area)	5,000 SF		
Building O	(Exterior Public Seating Area) 2,500 SF		
(Interior Public Seating Area)	2,500 SF		
Retail & Service, General or Limited Impact- Gross Floor Area Proposed	36,714 SF	105	
Standard Requirement	1 space per 350 SF		
Building A	9,681 SF		19
Building P	13,833 SF		472
Building M (Ground Floor)	5,497 SF		
Building B (Ground Floor)	4,812 SF		
Building C (Ground Floor)	2,891 SF		
ADA (Included in Total)		13	
TOTAL		377	



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Land Planners
Environmental Consultants

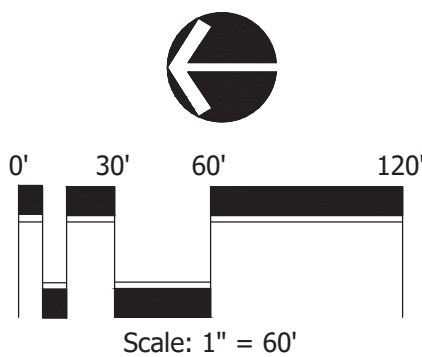
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RIO Marine Village

Revised Master Site Plan

Martin County, Florida

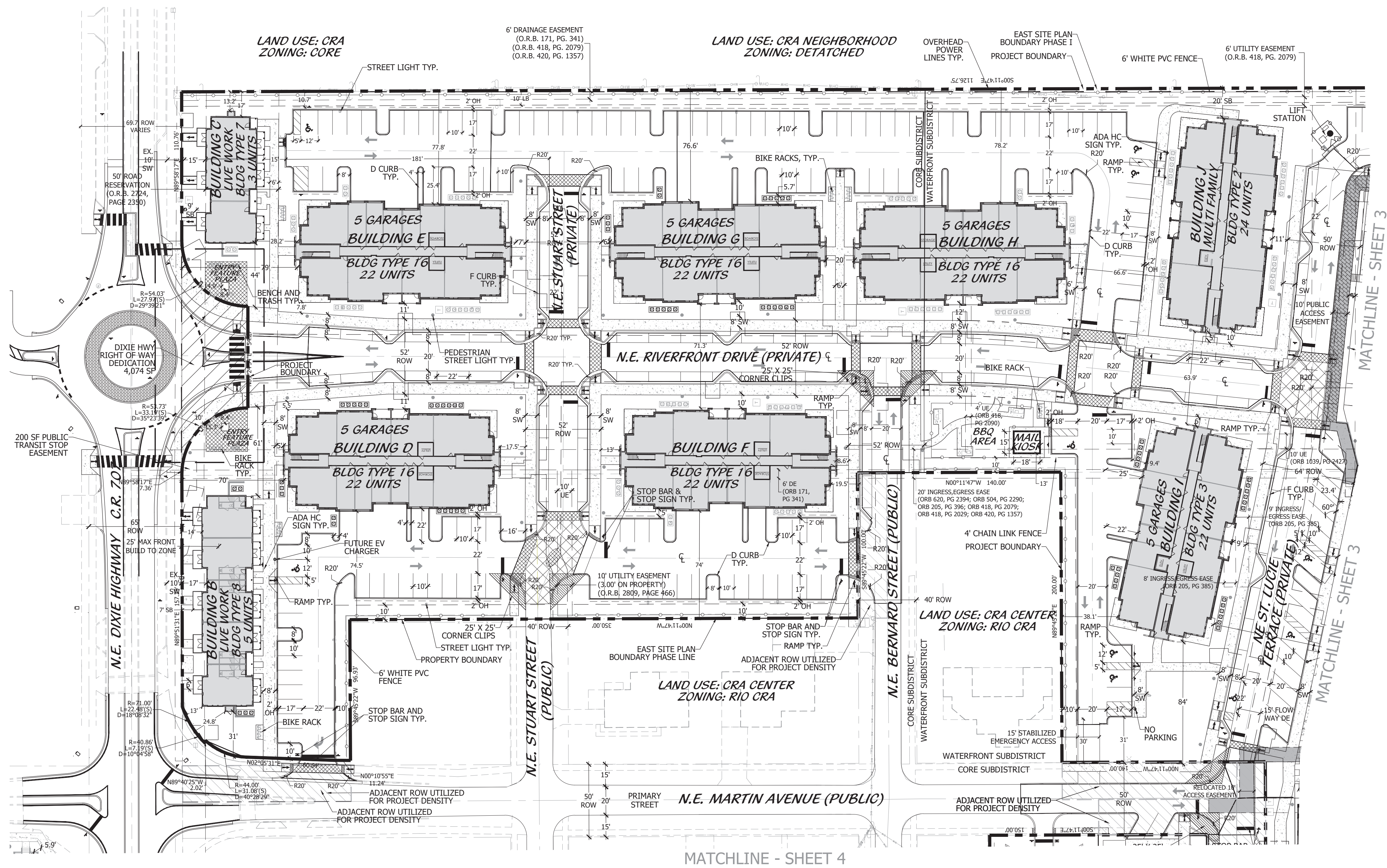


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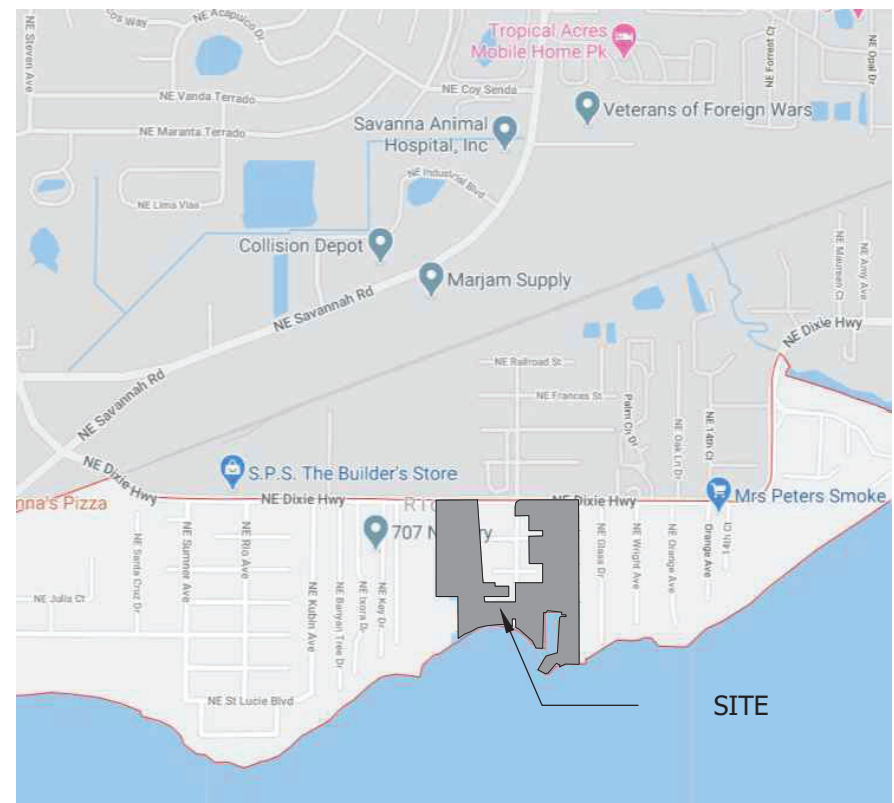
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 - PH FIRE HYDRANT
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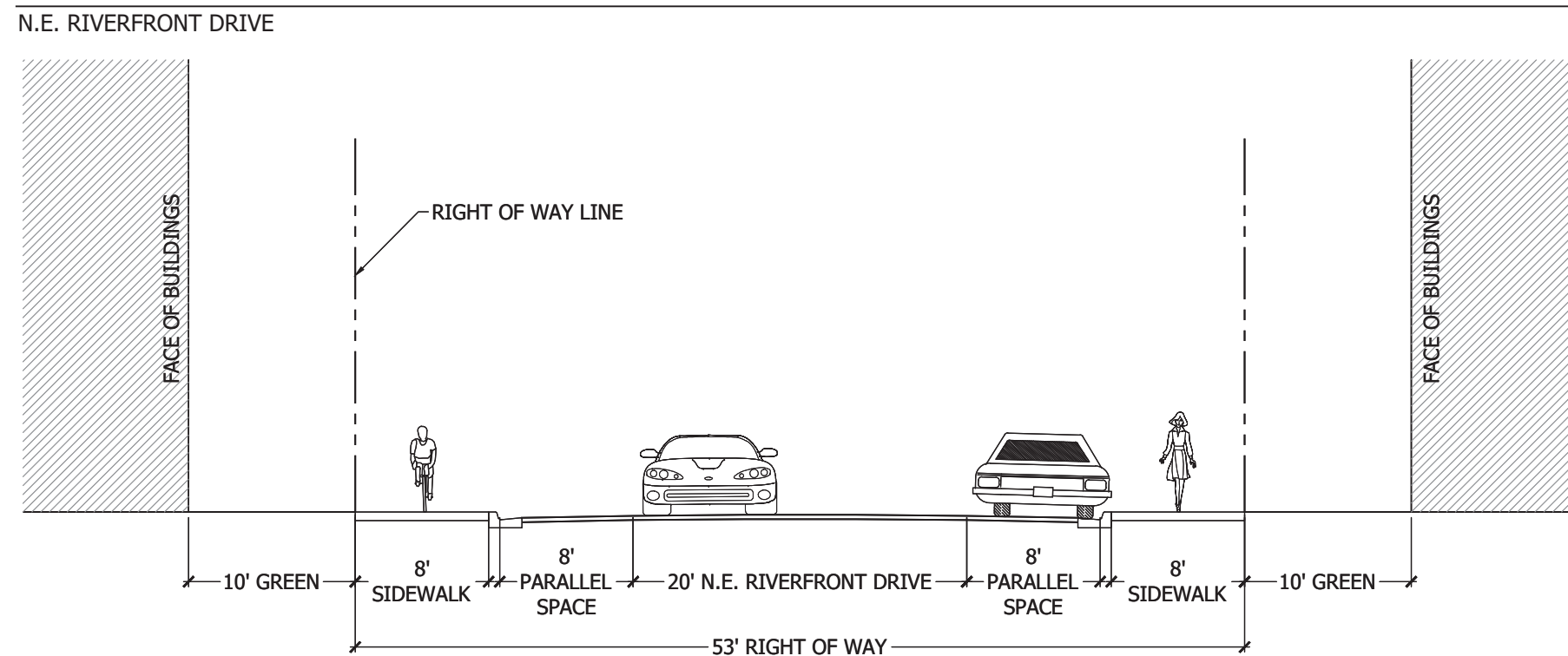
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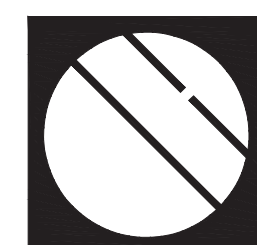
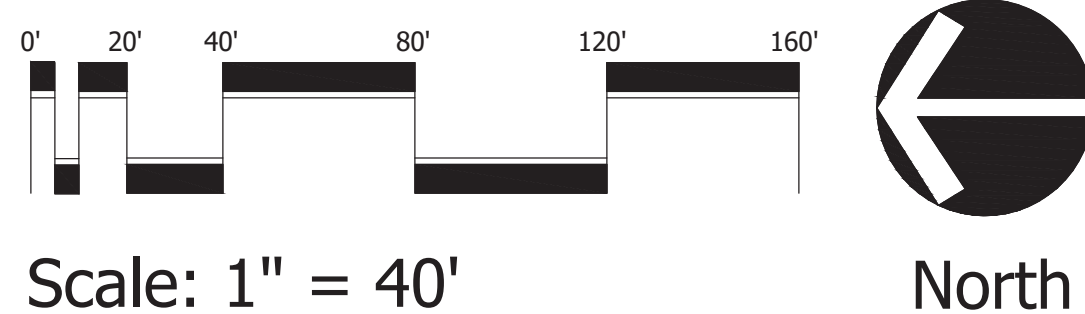
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CROSS SECTION



Revised Master Site Plan



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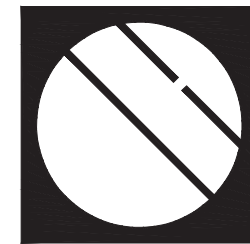
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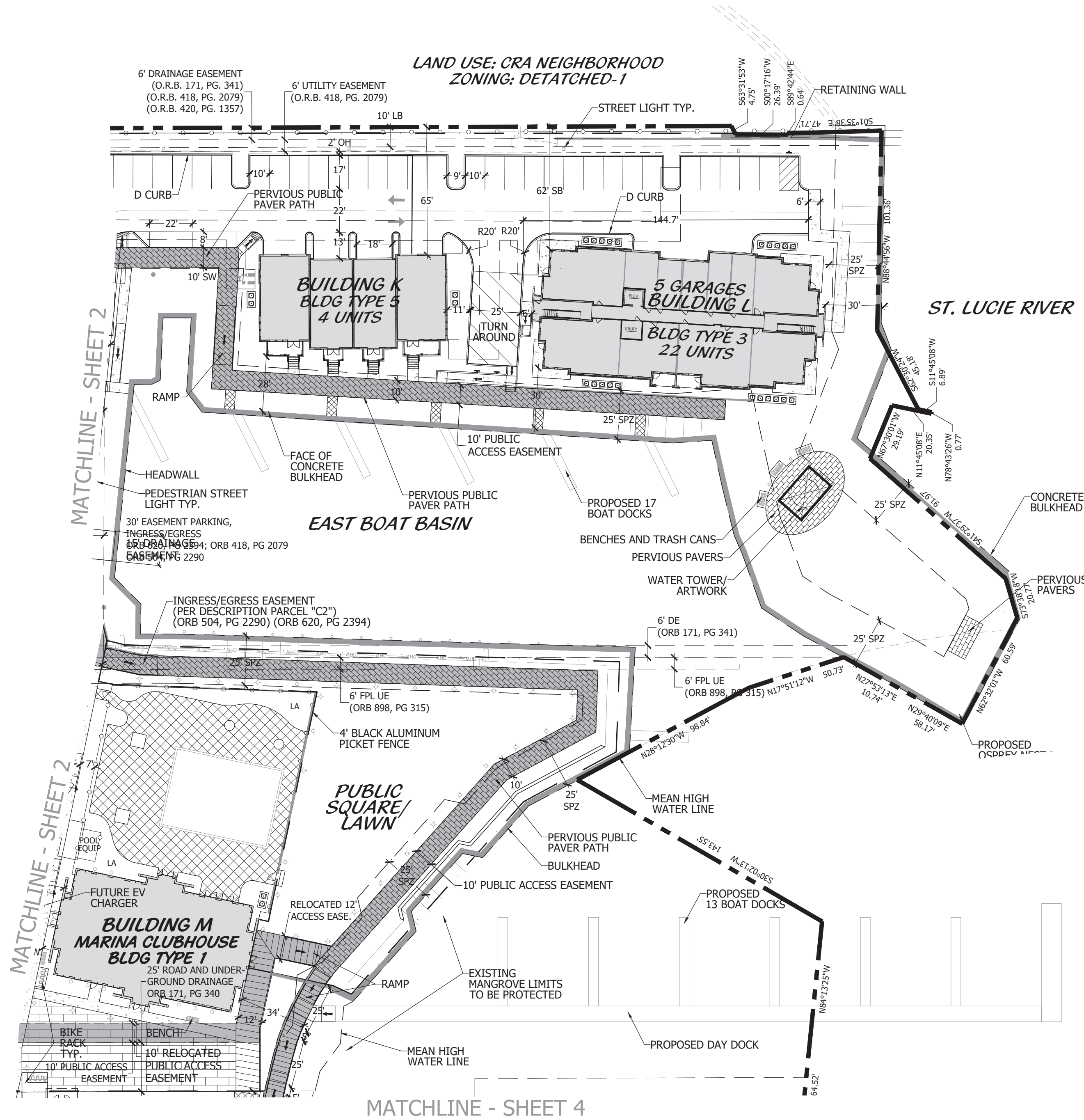


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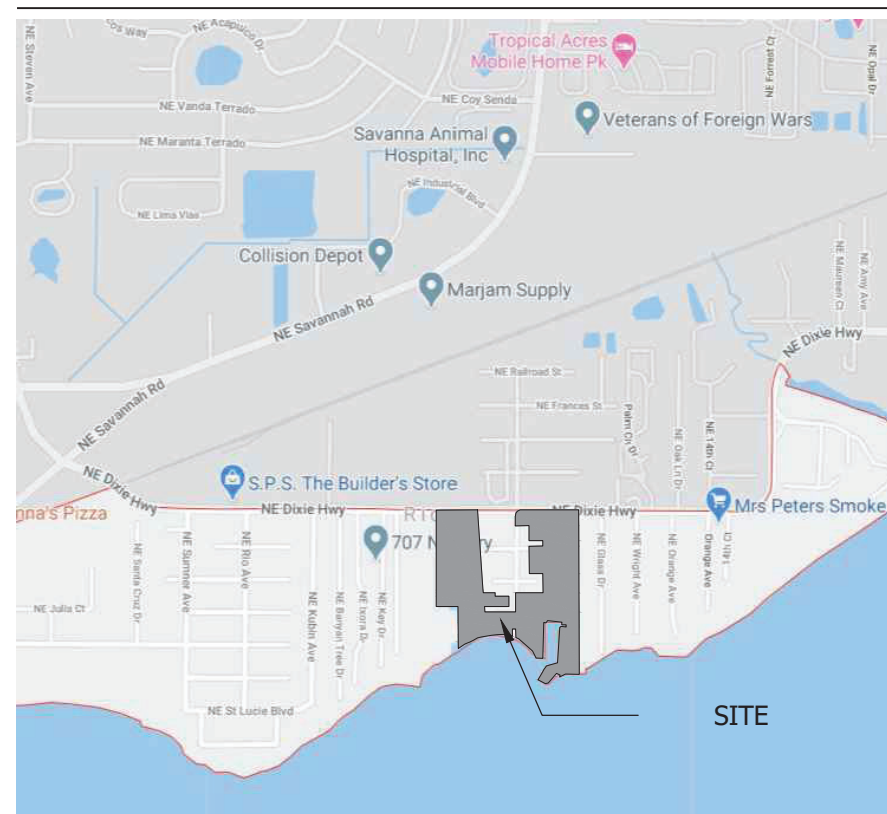
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RIO Marine Village Revised Master Site Plan Martin County, Florida



LOCATION MAP



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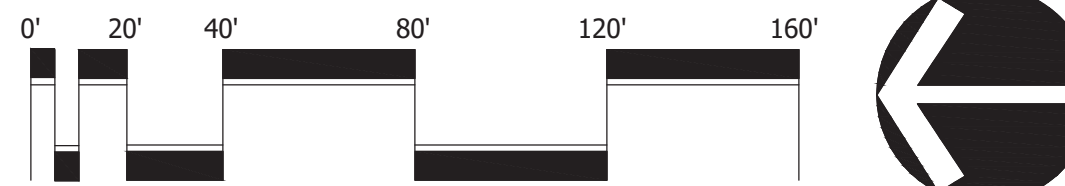
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Revised Master Site Plan



Scale: 1" = 40'

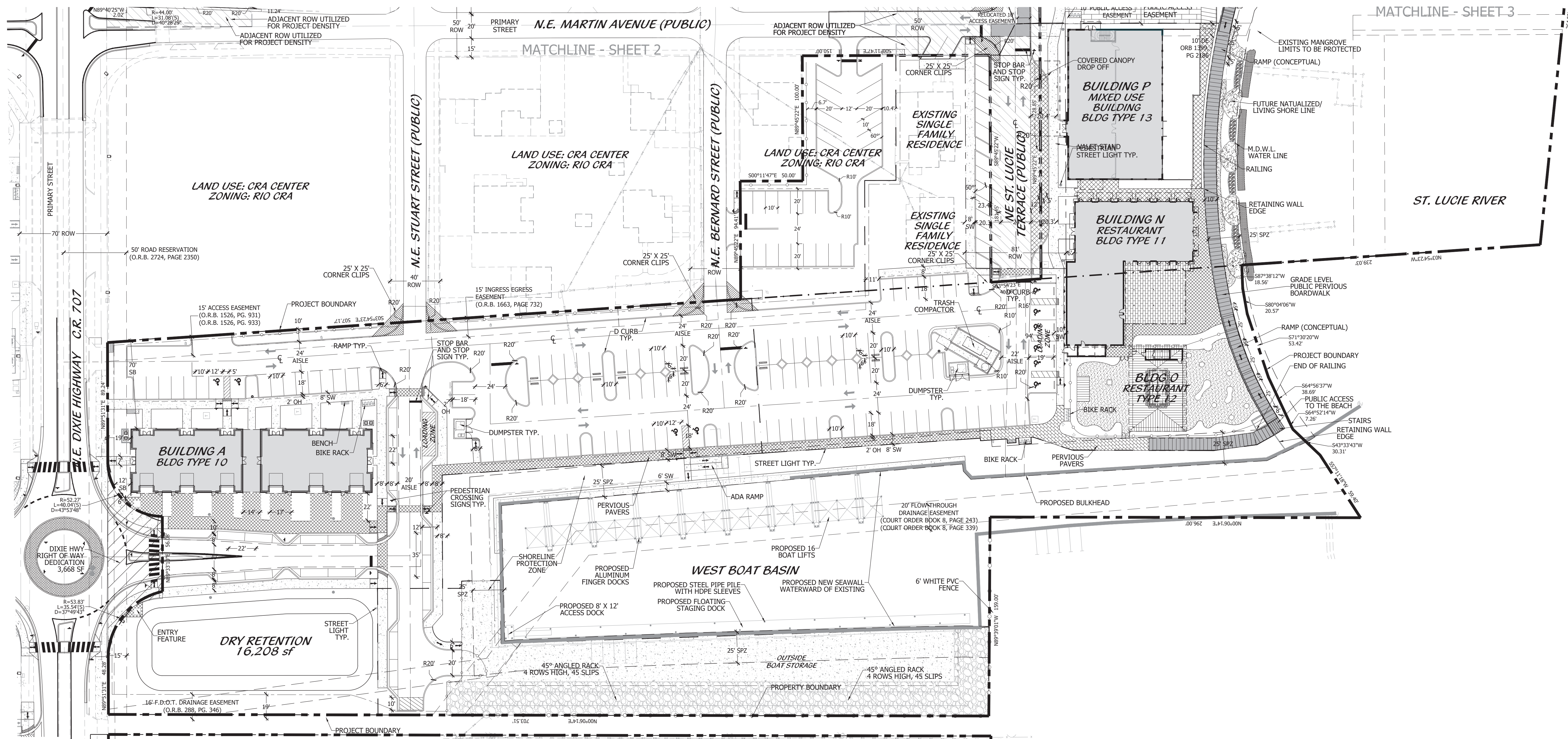
North

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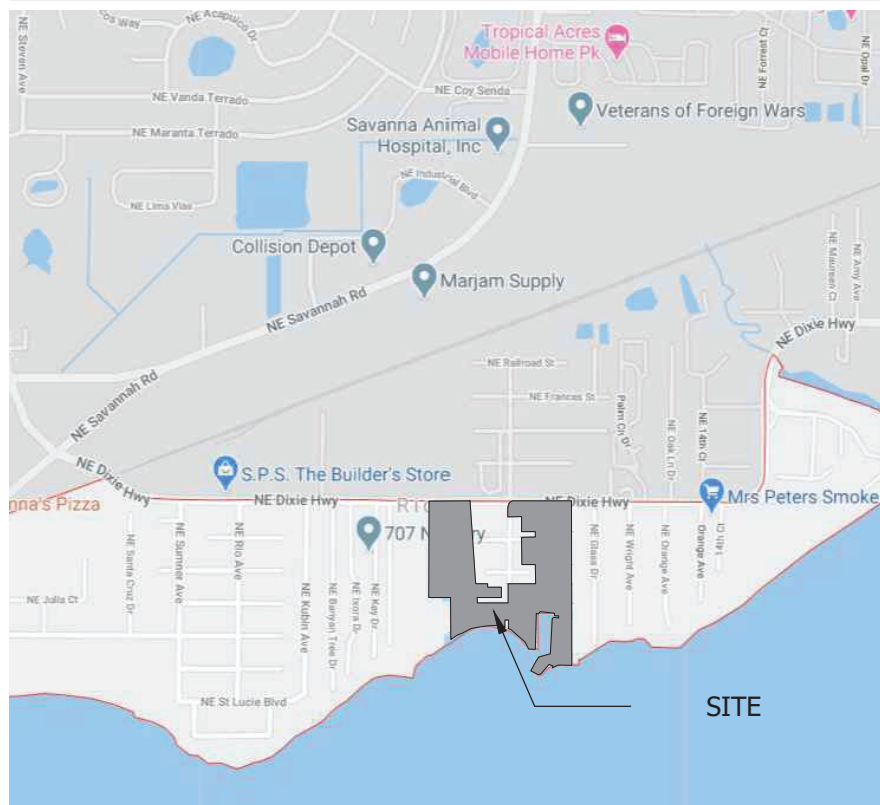
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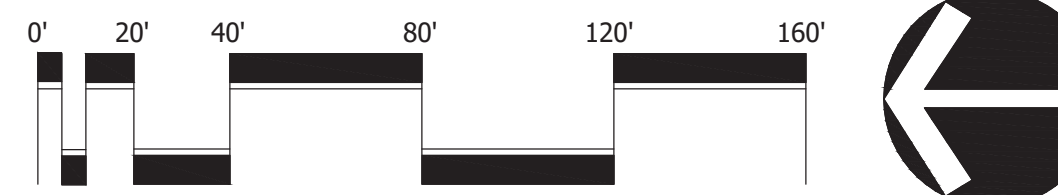
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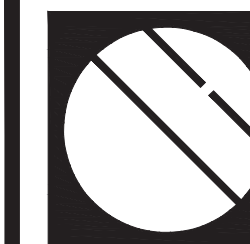
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