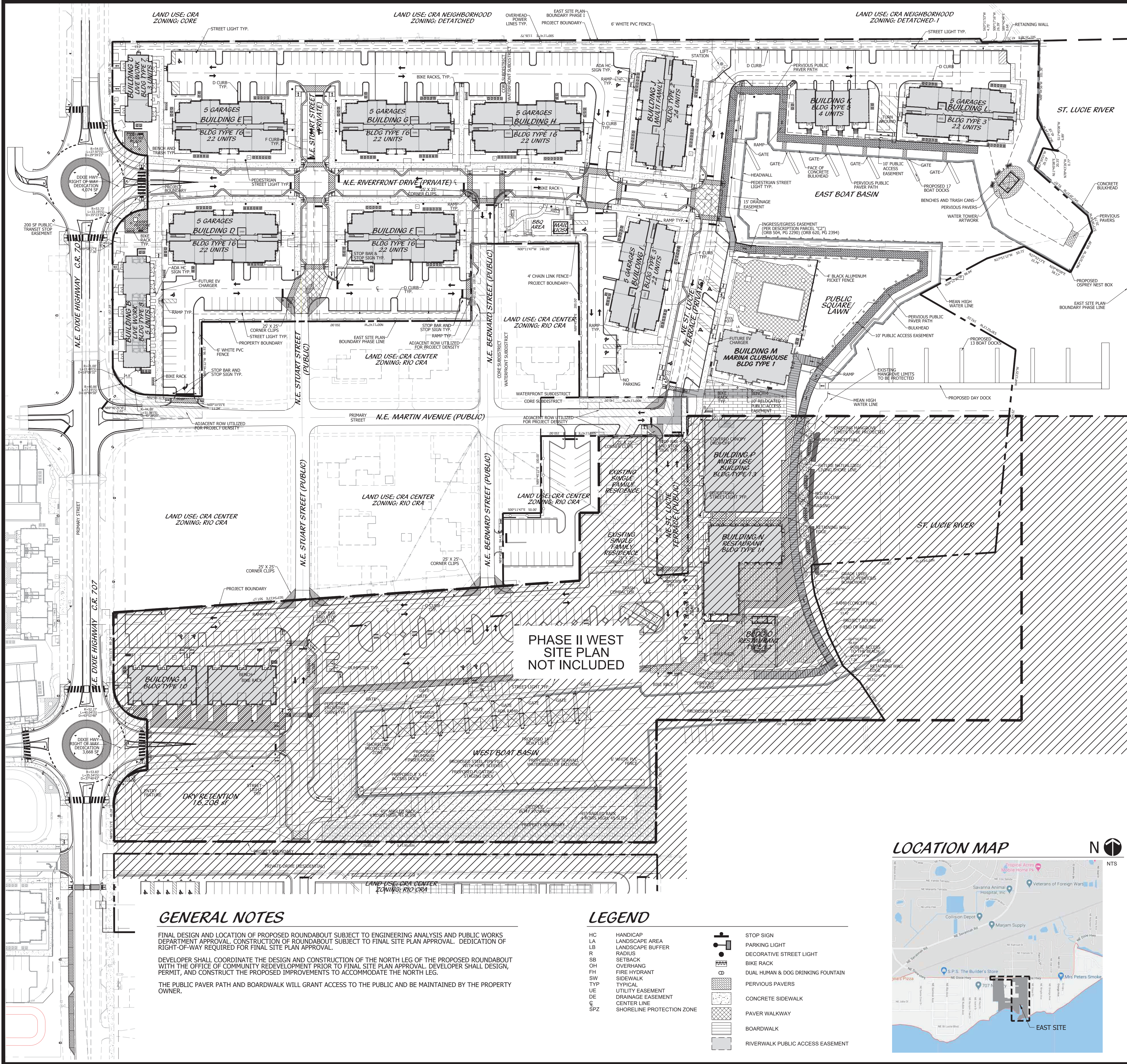




GENERAL NOTES

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.

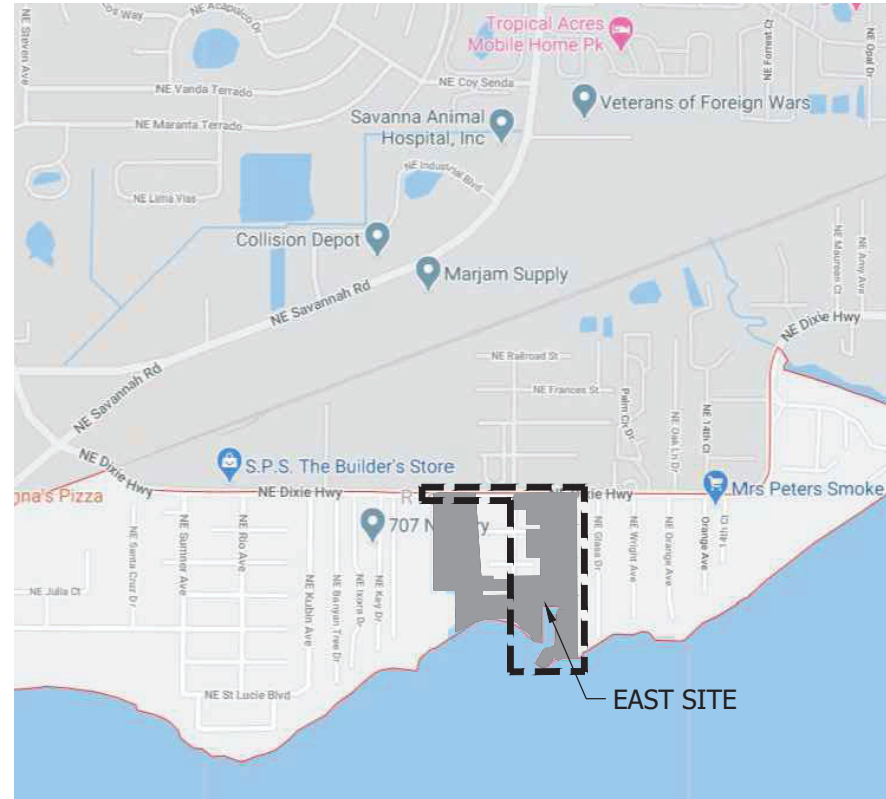
DEVELOPER SHALL COORDINATE THE DESIGN AND CONSTRUCTION OF THE NORTH LEG OF THE PROPOSED ROUNDABOUT WITH THE OFFICE OF COMMUNITY REDEVELOPMENT PRIOR TO FINAL SITE PLAN APPROVAL. DEVELOPER SHALL DESIGN, PERMIT, AND CONSTRUCT THE PROPOSED IMPROVEMENTS TO ACCOMMODATE THE NORTH LEG.

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

LEGEND

- | | | |
|-----|---------------------------|------------------------------------|
| HC | HANDICAP | STOP SIGN |
| LA | LANDSCAPE AREA | PARKING LIGHT |
| LB | LANDSCAPE BUFFER | DECORATIVE STREET LIGHT |
| R | RADIUS | BIKE RACK |
| SB | SETBACK | DUAL HUMAN & DOG DRINKING FOUNTAIN |
| OH | OVERHANG | PERVIOUS PAVERS |
| FH | FIRE HYDRANT | CONCRETE SIDEWALK |
| SW | SIDEWALK | PAVER WALKWAY |
| TE | TYPICAL | BOARDWALK |
| UE | UTILITY EASEMENT | RIVERWALK PUBLIC ACCESS EASEMENT |
| DE | DRAINAGE EASEMENT | |
| CL | CENTER LINE | |
| SPZ | SHORELINE PROTECTION ZONE | |

LOCATION MAP



MASTER SITE PLAN DATA

MC Project No:	S241-016	
Project Name:	RIO MARINE VILLAGE (PHASE I, EAST)	
Gross Acreage (not including submerged land in boat basins)	16.38	713,430.02
ROW Dedication	0.18	7,742.00
Net Total Site Area	16.20	705,688.02
Core Subdistrict Acreage	5.50	239,776.66
Waterfront Subdistrict Acreage	10.87	473,653.36
Open Space Required (20% Min.)	3.24	141,137.60
Open Space Provided	7.52	327,668.59
PHASE I AREA	10.27	447,144.32
PHASE II AREA	6.11	266,285.70
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 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	
Core Subdistrict Development Standards	Permitted	Proposed
Lot Width	25'	457'
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

PHASE I SITE DATA

Total Site Area	10.27	447,144.32	Percent
Phase I ROW Dedication	0.094	4,074	
Net Total Site Area	10.17	443,070.32	100%
Proposed Impervious Area	6.894	300,295	
Building Lot Coverage (footprint)	2.25	98,176	22%
Vehicle Use Area	3.30	145,950.00	32%
Curbs, Sidewalks, Pedestrian	1.34	58,169.27	13%
PerVIOUS Area	3.283	143,005.74	
Landscape Areas	3.04	132,445.00	30%
PerVIOUS Pedestrian Walkways	0.24	10,560.74	2%
Phase I Shoreline Protection Zone Area			
Total Area of 25' SPZ	0.93	40,626.00	100%
Existing Impervious within SPZ	0.27	11,925.00	29%
Allowable Impervious Area within SPZ	0.37	16,250.40	40%
Proposed Impervious Area within SPZ	0.11	4,960.00	12%

Phase I Core Subdistrict Areas

Total Phase I Core Subdistrict Site Area	4.43	192,886.06	Percent
ROW Dedication	0.09	4,074.00	
Net Total Phase I Core Subdistrict Site Area	4.33	188,782.06	100%
Proposed Impervious Area	3.35	145,825.91	
Building Lot Coverage (footprint)	1.19	51,953.37	28%
Vehicle Use Area	1.66	72,472.94	38%
Curbs, Sidewalks, Pedestrian	0.49	21,399.60	11%
PerVIOUS Area	0.99	42,956.15	
Landscape Areas	0.99	42,956.15	23%

Phase I Waterfront Subdistrict Areas

Total Phase I Waterfront Subdistrict Site Area	5.84	254,288.25	Percent
Proposed Impervious Area	3.55	154,469.36	
Building Lot Coverage (footprint)	1.06	46,222.63	18%
Vehicle Use Area	1.64	71,477.06	28%
Curbs, Sidewalks, Pedestrian	0.84	36,769.67	14%
PerVIOUS Area	2.30	100,049.59	
Landscape Areas	2.05	89,488.85	35%
PerVIOUS Pedestrian Walkways	0.24	10,560.74	4%

Phase I Parking Data

Other Dwelling Types Units Proposed	190	Required	Provided
Standard Requirement	1 space per unit		
Marina Boat Slips and Employees Proposed	30		
Standard Requirement	1 space per 5 wet or dry slips plus 1 space per employee		
Retail & Service, General or Limited Impact-Gross Floor Area Proposed	13,200.00		
Standard Requirement	1 space per 350 SF		
Building M (Ground Floor)	5497 SF		
Building B (Ground Floor)	4812 SF		
Building C (Ground Floor)	2891 SF		
ADA Parking (Included in Total)	7		
TOTAL	234		
TOTAL	234	9	320

*DENSITY BLENDING IN ACCORDANCE WITH MARTIN COUNTY COMPREHENSIVE PLAN POLICY 18.4E.2.

PROJECT TEAM

OWNER:
RIO SOUTH DIXIE, LLC
FLP HOLDINGS LLC
601 HERITAGE DRIVE, SUITE 227
JUPITER, FL 33458
CONTACT: JOSH SIMON

LANDSCAPE ARCHITECT/PLANNER:
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ARCHITECT:
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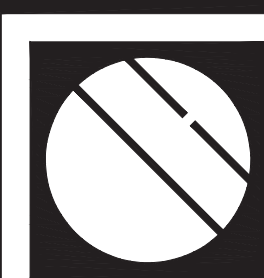
TOWN PLANNER/ARCHITECTURAL DESIGNER:
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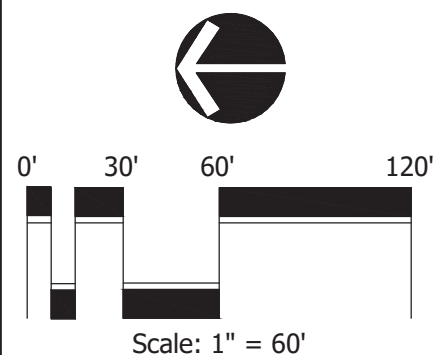
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561.379.5835
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PO BOX 1421
STUART, FL 34995
CONTACT: JENNIFER ACEVEDO

Phase I
Context Plan

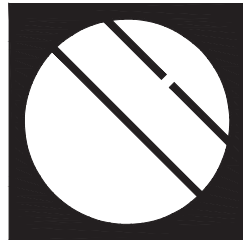
**Cotleur & Hearing**
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Land Planners
Environmental Consultants
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Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

RIO Marine Village
Major Final Site Plan - Phase I (East)
Martin County, Florida



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0101.01
DATE	01-12-22
REVISIONS	06-03-22
08-12-23	07-11-22
05-28-24	11-04-24
03-26-25	09-15-22
09-09-24	10-13-25
	07-19-23

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Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

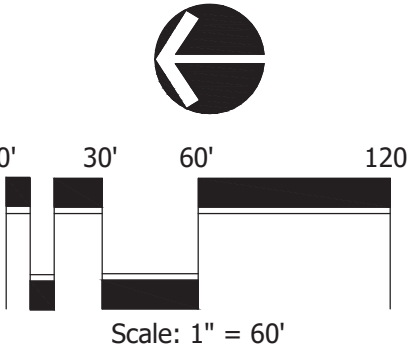
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RIO Marine Village
Major Final Site Plan - Phase I (East)
Martin Country, Florida



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0101.01
DATE	08-12-23
REVISIONS	01-23-24
03-26-25	03-13-24
09-26-25	05-28-24
10-13-25	09-09-24
	11-04-24

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Drawing: 20--0101_SP_EAST.DWG

Building B (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	LIVE WORK (TYPE 8)	
BUILDING FOOTPRINT	5,789 SF	
UNIT COUNT	5 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	12' MIN	12'
BUILDING HEIGHT (MAX.)	40'	27'-7"
FRONTAGE TYPE	STOREFRONT	
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	100%
DOOR RECESS	10' MAX.	0'
STOREFRONT BASE	1' MIN./ 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	8'
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	62%
	2ND FLOOR 20%-50%	21%
BUILDING PLACEMENT		
FRONTAGE (%)	70%	50%*
FRONT BUILD-TO-ZONE	10' MIN./25' MAX.	7'+
SIDE AT STREET BUILD-TO-ZONE	10' MIN	31'
SIDE AT PROPERTY LINE SETBACK	10' MIN	NA
REAR YARD SETBACK	10' MIN	62'
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	15'
SIDE AT STREET SETBACK	10' MIN.	10'
SIDE AT PROPERTY LINE SETBACK	0' MIN.	32'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDING C (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	LIVE WORK (TYPE 7)	
BUILDING FOOTPRINT	3,482 SF	
UNIT COUNT	3	
	ALLOWED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	12' MIN	12'-6"
BUILDING HEIGHT	40'	27'-10"
FRONTAGE TYPE	STOREFRONT	
FRONTAGE REGULATIONS		
WIDTH, LENGTH OF FAÇADE	70% MIN.	100%
DOOR RECESS	10' MAX.	0'
STOREFRONT BASE	1' MIN./ 3' MAX.	1'
GLAZING HEIGHT	8' MIN.	8'
FAÇADE TRANSPARENCY (%)	1ST FLOOR 20%-70%	34%
	2ND FLOOR 20%-50%	31%
BUILDING PLACEMENT		
FRONTAGE (%)	70%	50%*
FRONT BUILD-TO-ZONE	10' MIN./25' MAX.	9''
SIDE AT STREET BUILD-TO-ZONE	10' MIN	44'
SIDE AT PROPERTY LINE SETBACK	10' MIN	13.2'
REAR YARD SETBACK	10' MIN	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN	NA
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDING D (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)	
BUILDING FOOTPRINT	9,687 SF	
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
BUILDING PLACEMENT		
FRONTAGE (%)	REQUIRED	PROVIDED
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	73'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	10'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDING E (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)	
BUILDING FOOTPRINT	9,687 SF	
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
BUILDING PLACEMENT		
FRONTAGE (%)	REQUIRED	PROVIDED
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	79'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	16'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDING F (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)	
BUILDING FOOTPRINT	9,687 SF	
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
FRONTAGE TYPE	Apartments	
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	73'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	10'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

BUILDING G (CORE)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)	
BUILDING FOOTPRINT	9,687 SF	
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
BUILDING PLACEMENT		
FRONTAGE (%)	REQUIRED	PROVIDED
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	77.1'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	15.5'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

BUILDING H (CORE/WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 16)	
BUILDING FOOTPRINT	9,687 SF	
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-10"
BUILDING HEIGHT (MAX)	40'	37'-2"
BUILDING PLACEMENT		
FRONTAGE (%)	REQUIRED	PROVIDED
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN.	78'
REAR YARD SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5' MIN./0'MIN.W/ALLEY	14'
REAR SETBACK	5' MIN./0' W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED

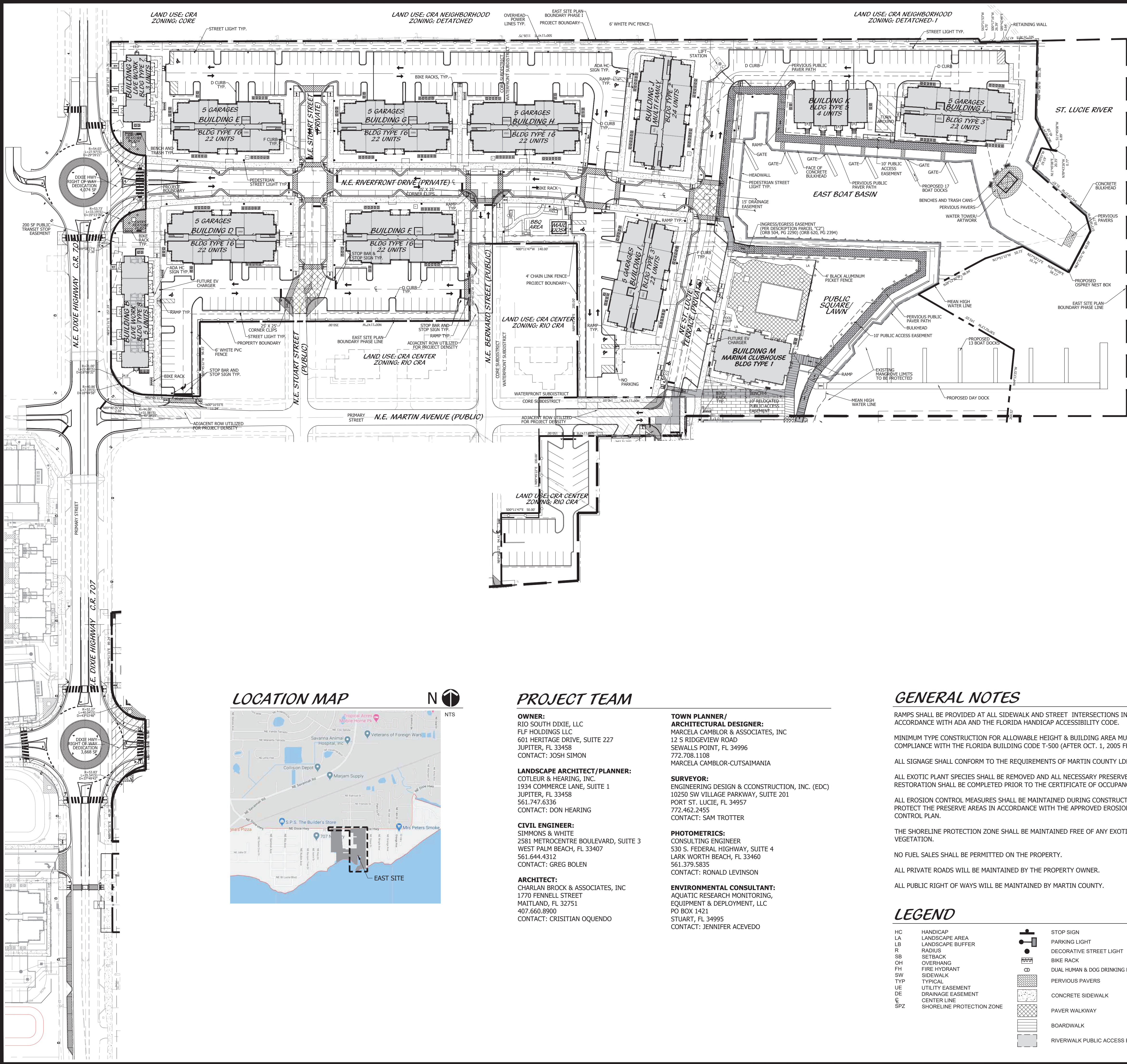
BUILDING I (WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 3)	
BUILDING FOOTPRINT	9,687 SF	
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		9'-4"
BUILDING HEIGHT	40'	36'-6"
FRONTAGE TYPE	NONE*	
BUILDING PLACEMENT	REQUIRED	PROVIDED
FRONTAGE (%)	NA	NA
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	84'
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN.	32.5'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	30'
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN./0'MIN.W/ALLEY	10'
REAR SETBACK	5'MIN./0'MIN.W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

BUILDING J (WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENTS (TYPE 2)	
BUILDING FOOTPRINT	9,843 SF	
UNIT COUNT	24	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-10"
BUILDING HEIGHT	40'	34'-2"
BUILDING PLACEMENT		
FRONTAGE (%)	REQUIRED	PROVIDED
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN.	19'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN./0'MIN.W/ALLEY	NA
REAR SETBACK	5'MIN./0'MIN.W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

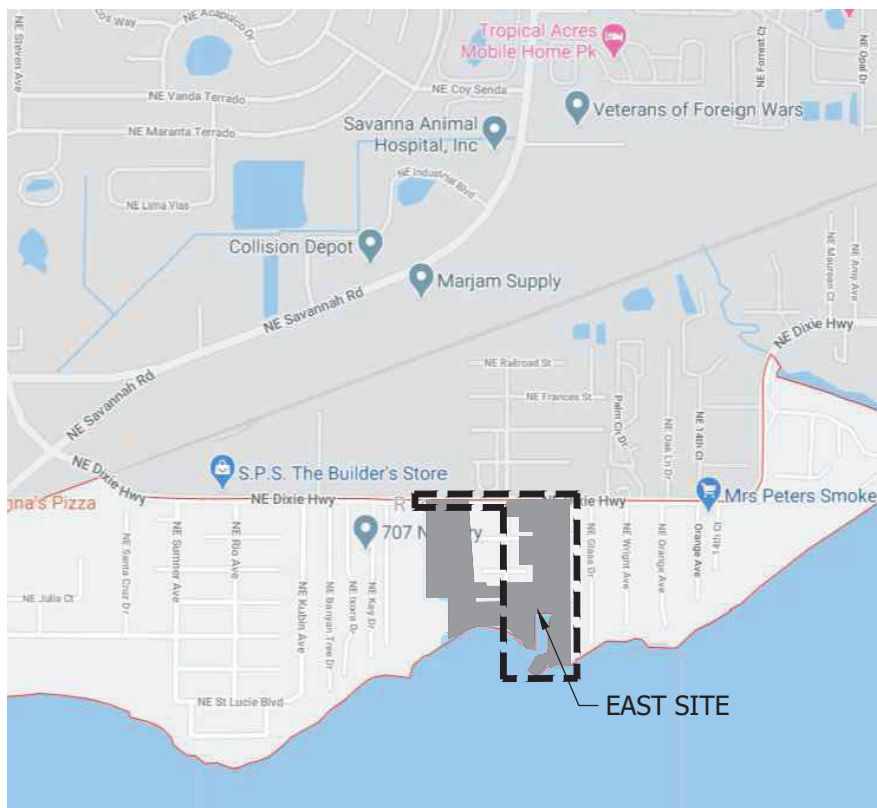
BUILDING K (WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	TOWNHOME (TYPE 5)	
BUILDING FOOTPRINT	4,716 SF	
UNIT COUNT	4 UNITS	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	10'-1/8"
BUILDING HEIGHT	40'	27'-7"
BUILDING PLACEMENT		
FRONTAGE (%)	REQUIRED	PROVIDED
FRONT BUILD-TO-ZONE	0' MIN./15' MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	0' MIN./15' MAX.	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN OR 10' MIN	62'
REAR YARD SETBACK	10' MIN./5' MIN. W/ ALLEY	NA
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30' MIN	NA
SIDE AT STREET SETBACK	10' MIN	NA
SIDE AT PROPERTY LINE SETBACK	0' MIN.	10'
REAR SETBACK	5' MIN./0' MIN. W/ ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

BUILDING L (WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	APARTMENT (TYPE 3)	
BUILDING FOOTPRINT	9,687 SF	
UNIT COUNT	22	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	NA	9'-4"
BUILDING HEIGHT	40'	36'-6"
BUILDING PLACEMENT		
FRONTAGE (%)	REQUIRED	PROVIDED
FRONT BUILD-TO-ZONE	10' MIN./25'MAX.	NA
SIDE AT STREET BUILD-TO-ZONE	10'MIN./15'MAX	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN.	59'
REAR YARD SETBACK	10' MIN./ 5' MIN. W/ALLEY	30'
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	NA
SIDE AT STREET SETBACK	10' MIN.	NA
SIDE AT PROPERTY LINE SETBACK	5'MIN./0'MIN.W/ALLEY	10'
REAR SETBACK	5'MIN./0'MIN.W/ALLEY	NA
BICYCLE OR PEDESTRIAN AMENITIES	NA	NA

BUILDING M (WATERFRONT)		
BUILDING TYPE & FRONTAGE TYPE		
BUILDING TYPE	OFFICE (TYPE 1)	
BUILDING FOOTPRINT	5,497 SF	
UNIT COUNT	N/A	
	REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR	12' MIN.	12'-10"
BUILDING HEIGHT	40'	34'-2"
BUILDING PLACEMENT		
FRONTAGE (%)	REQUIRED	PROVIDED
FRONT BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK	0' OR 5'	54'
REAR YARD SETBACK	10' MIN./5' MIN. W/ ALLEY	N/A
PARKING PLACEMENT	REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A
SIDE AT STREET SETBACK	10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK	0' MIN.	N/A
REAR SETBACK	5'MIN./0'MIN.W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED



LOCATION MAP



PROJECT TEAM

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EQUIPMENT & DEPLOYMENT, LLC
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STUART, FL 34995
CONTACT: JENNIFER ACEVEDO

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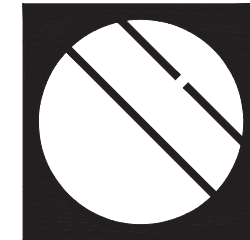
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LEGEND

HC	HANDICAP	STOP SIGN
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LB	LANDSCAPE BUFFER	DECORATIVE STREET LIGHT
R	RADIUS	BIKE RACK
SB	SETBACK	DUAL HUMAN & DOG DRINKING FOUNTAIN
OH	OVERHANG	PERVIOUS PAVERS
FH	FIRE HYDRANT	CONCRETE SIDEWALK
SW	SIDEWALK	PAVER WALKWAY
TYP	TYPICAL	BOARDWALK
UE	UTILITY EASEMENT	RIVERWALK PUBLIC ACCESS EASEMENT
DE	DRAINAGE EASEMENT	
SPZ	SHORELINE PROTECTION ZONE	

Revised Final Site Plan



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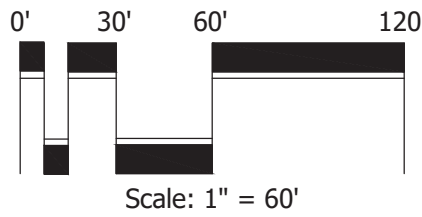
Landscape Architects
Land Planners
Environmental Consultants

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Jupiter, Florida 33458
561.747.6336 • Fax 747.1377
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RIO Marine Village

Major Final Site Plan - Phase I (East)

Martin County, Florida

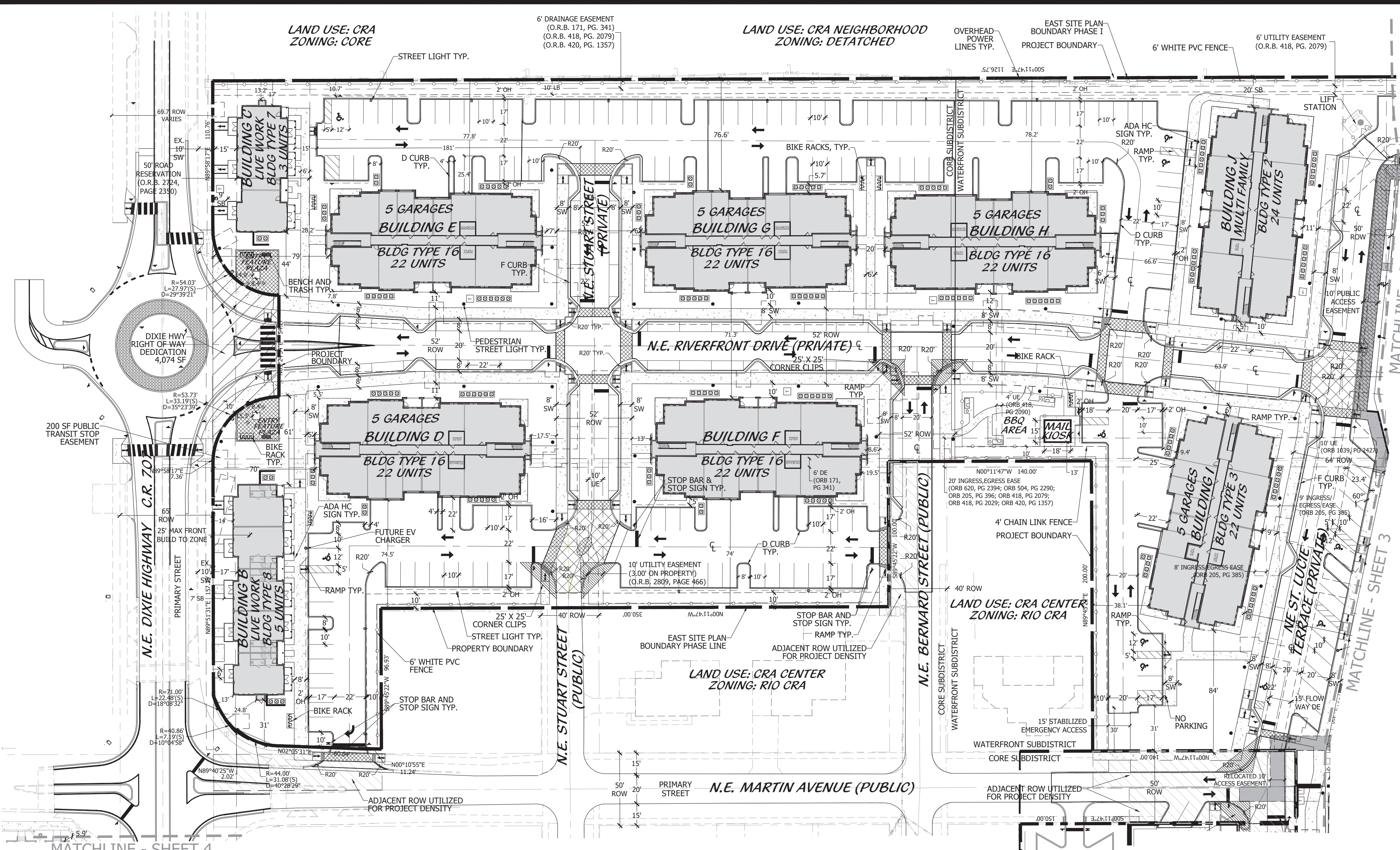


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APPROVED	DEH
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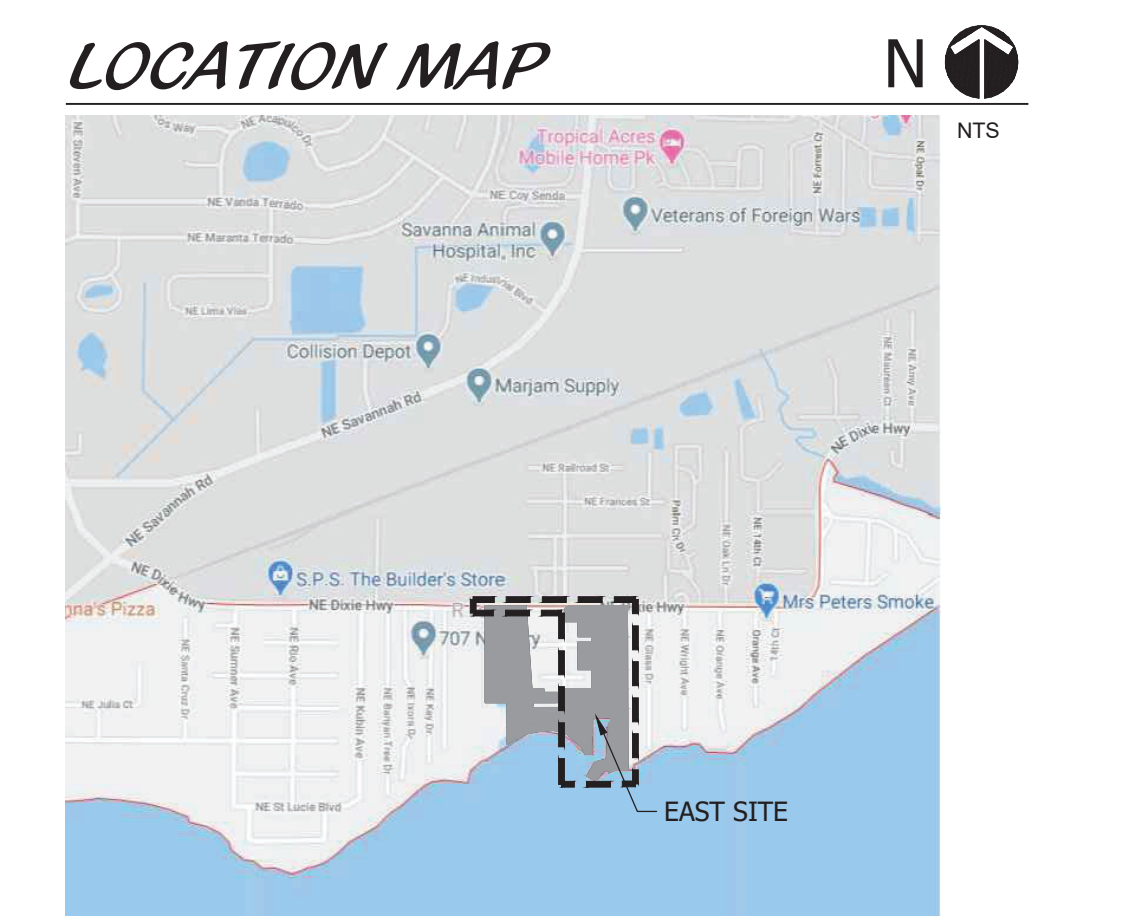
SHEET 3 OF 8

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ARCHITECT:
CHARLAN BROCK & ASSOCIATES, INC.
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CONTACT: CRISITIAN OQUENDO

TOWN PLANNER/ARCHITECTURAL DESIGNER:
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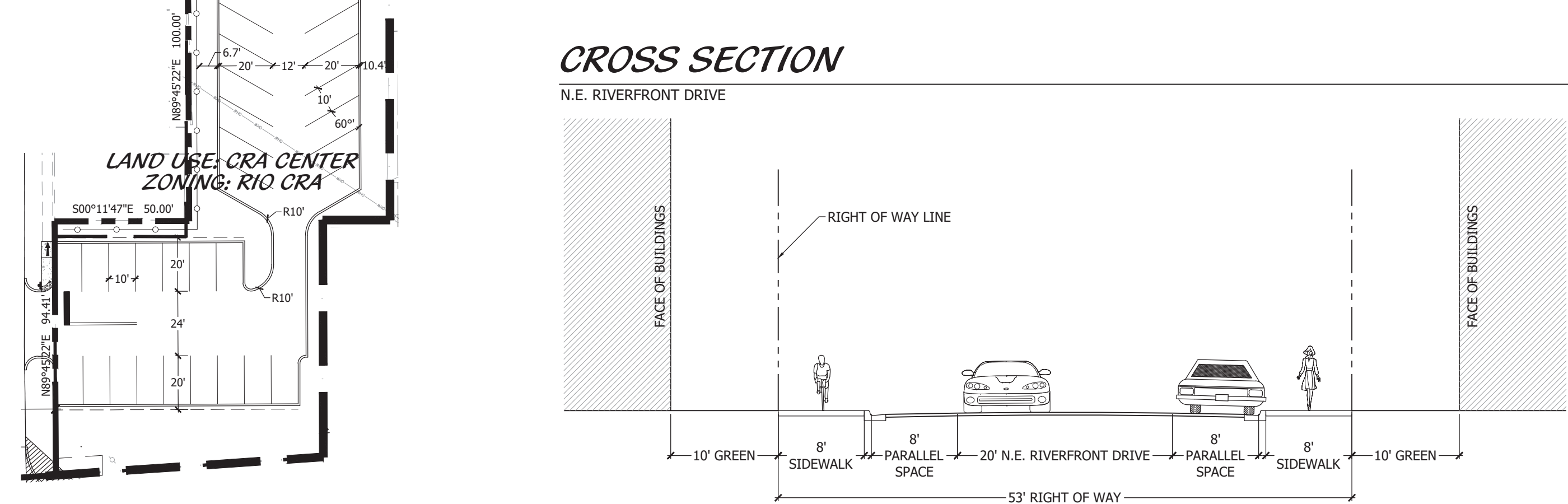
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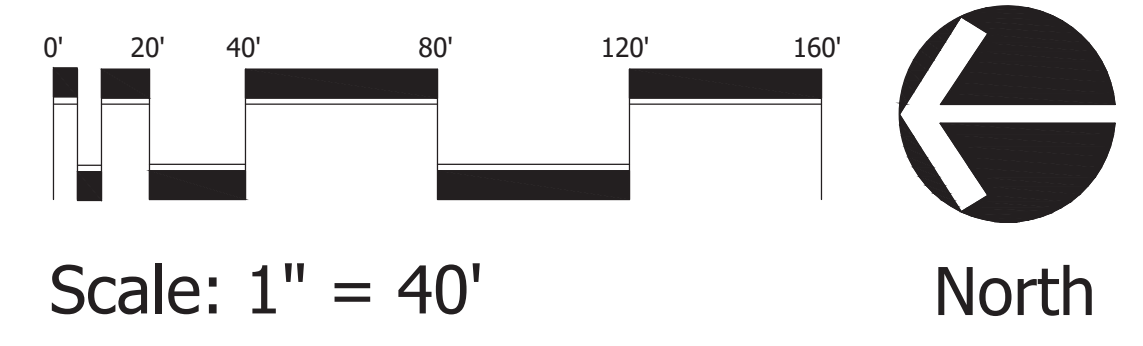
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Revised Final Site Plan



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RIO Marine Village

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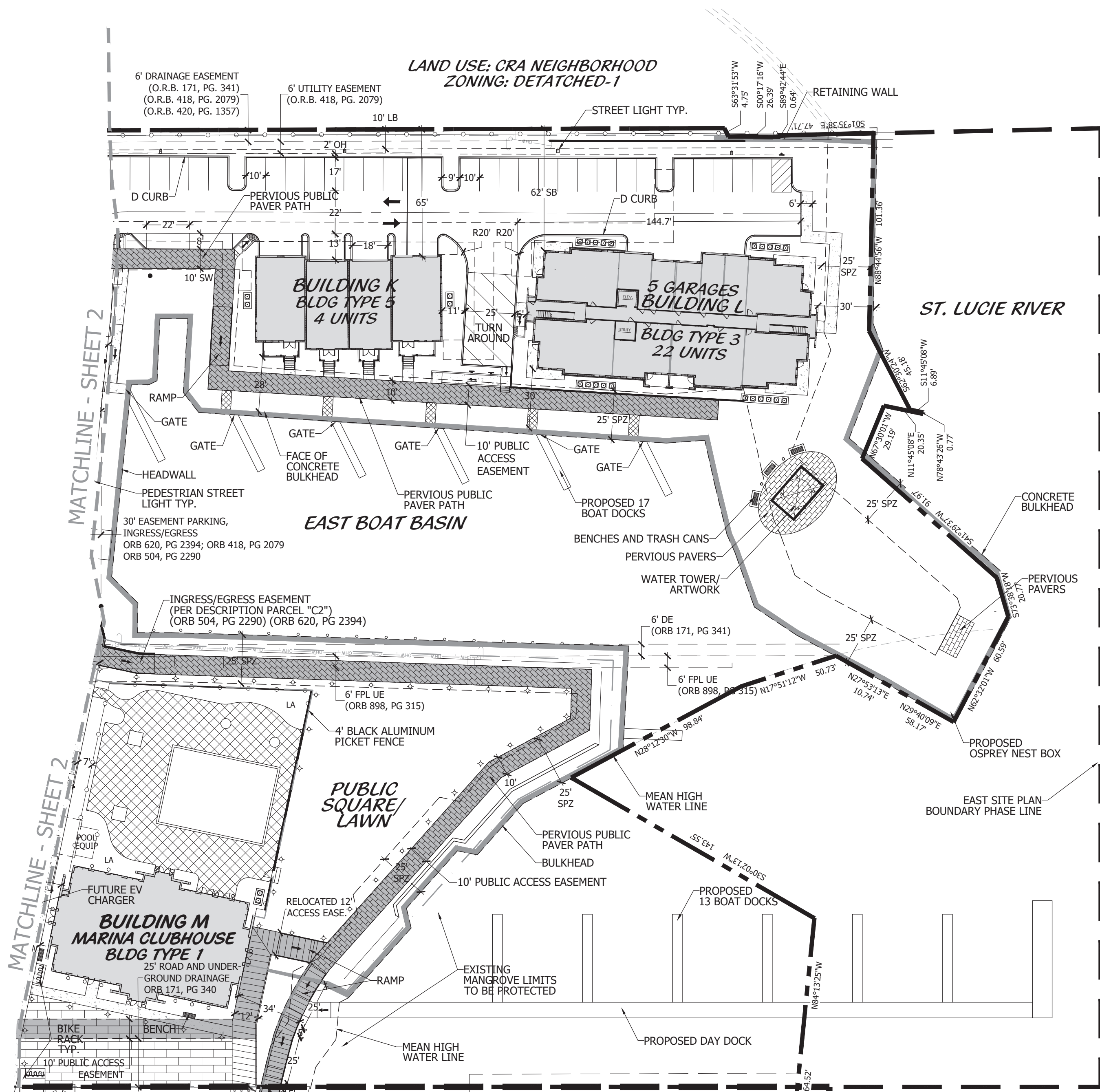
Martin County, Florida

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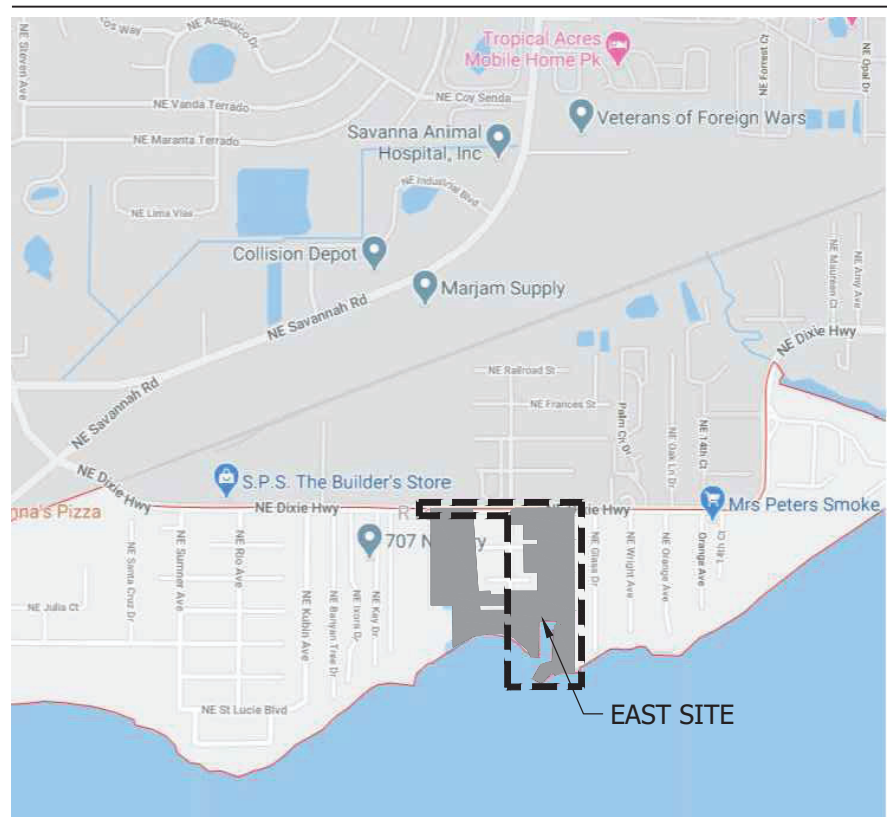
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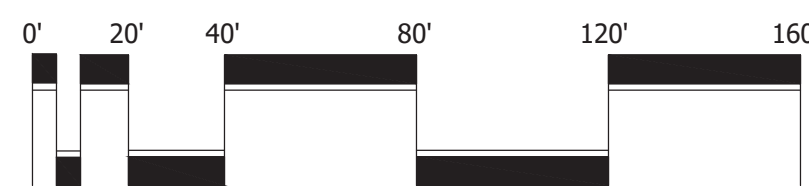
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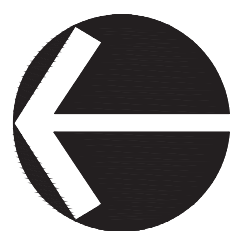
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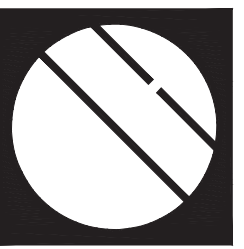
Revised Final Site Plan



Scale: 1" = 40'



North



Cotleur & Hearing

Landscape Architects
Land Planners
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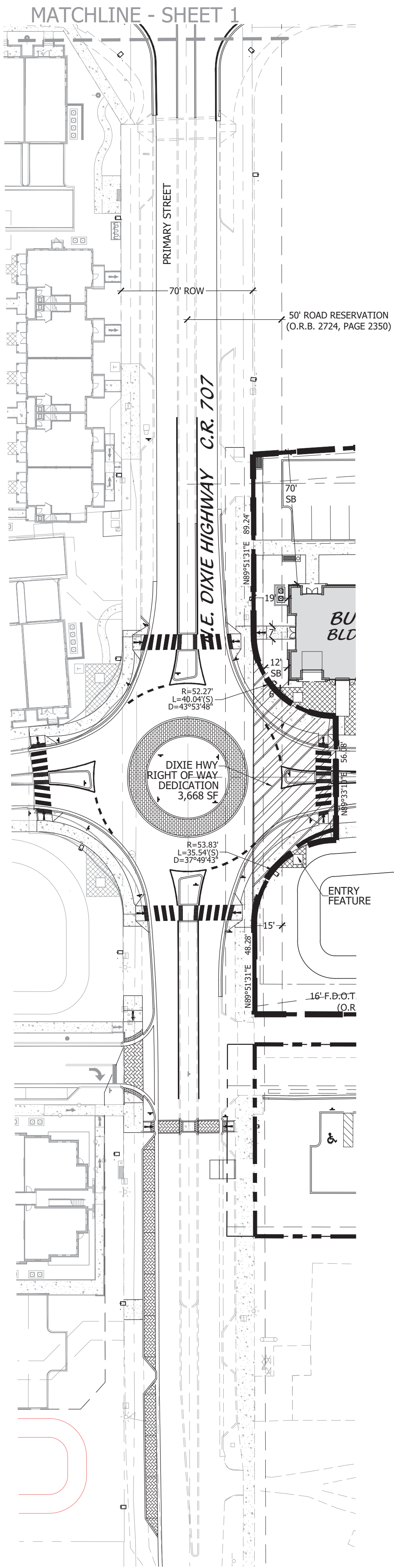
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RIO Marine Village Major Final Site Plan - Phase I (East) Martin County, Florida

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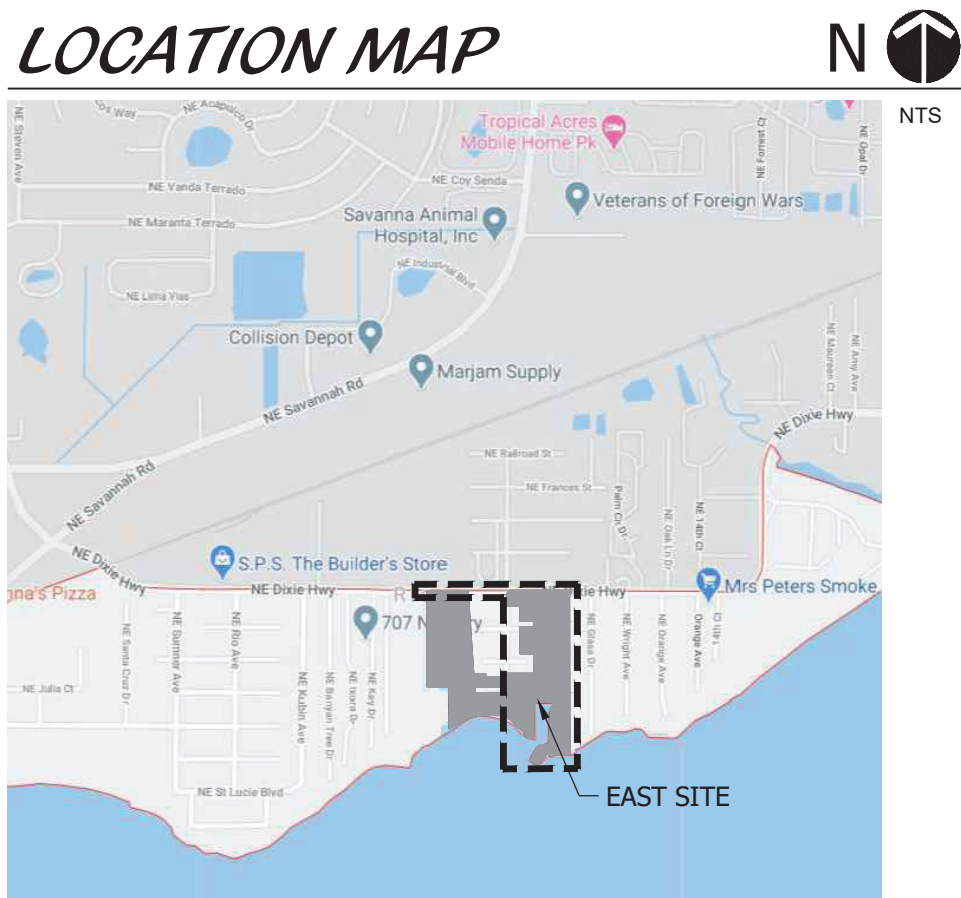
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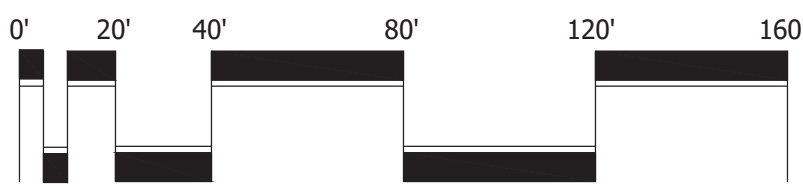
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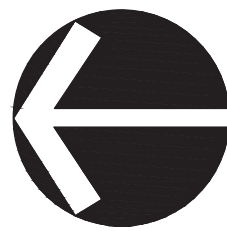
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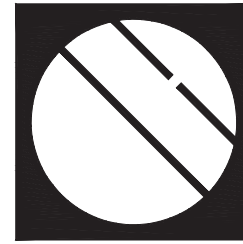
Revised Final Site Plan



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RIO Marine Village

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Martin County, Florida

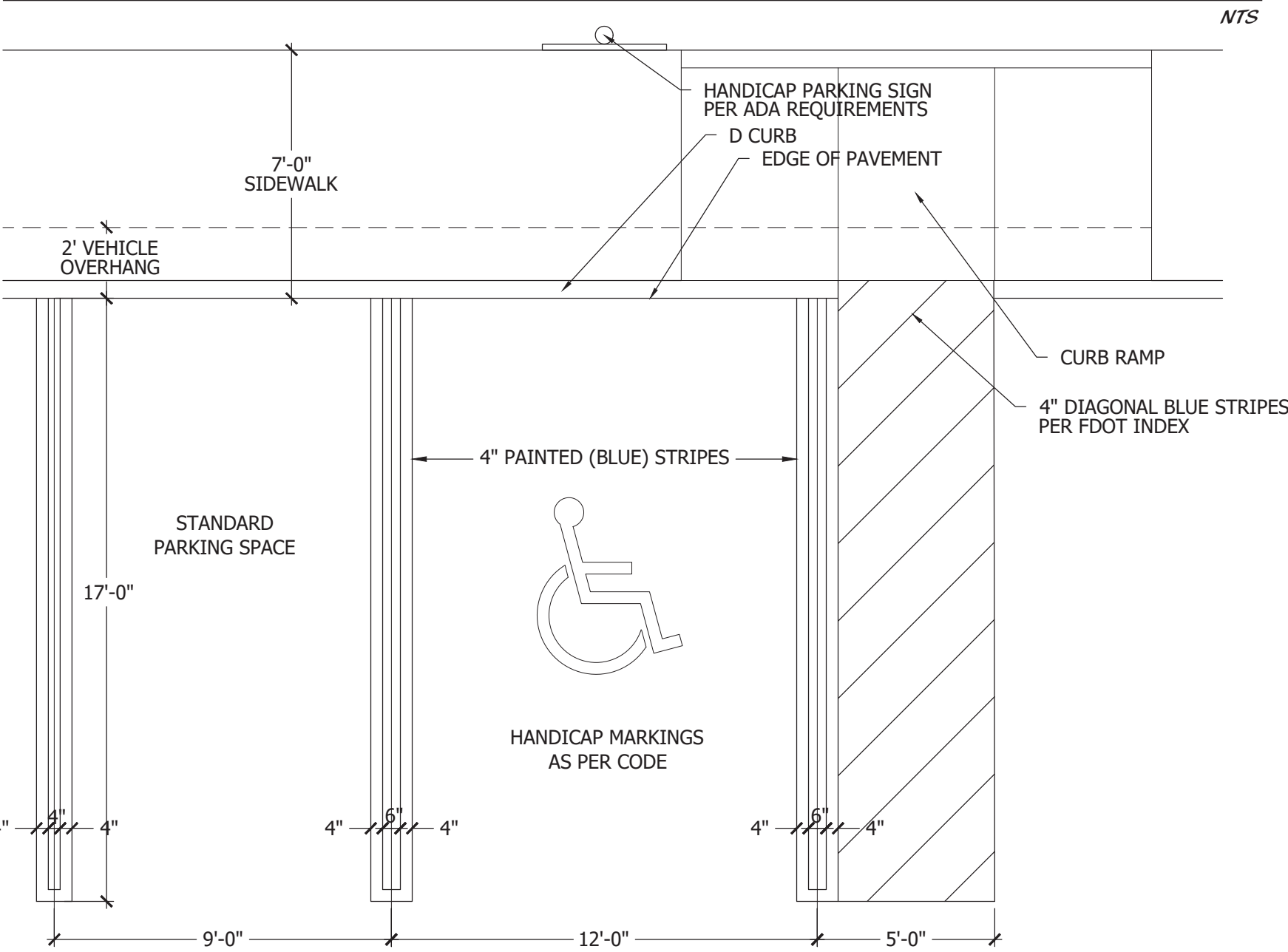
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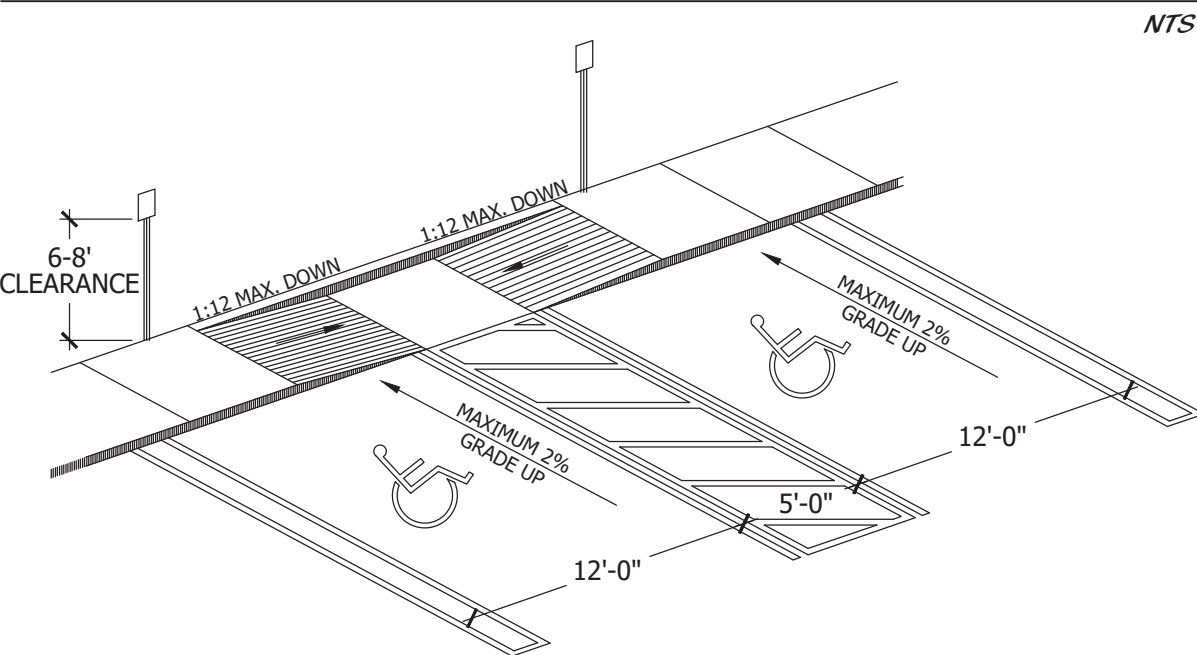
SHEET 6 OF 8

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STANDARD AND HANDICAP PARKING DETAIL



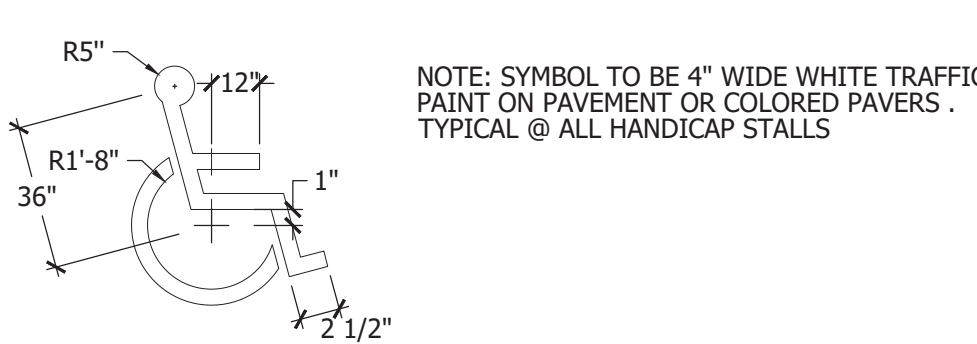
HANDICAP RAMP DETAIL



NOTE: IN THIS APPLICATION RAMPS CAN BE SEPARATED AND SIDEWALK CAN BE FLUSH ACROSS ALL HC SPACES

NOTE: HCR#3-MOD MEANS ONLY 1 RAMP BUILT TO REQUIRED SIDE OF SIDEWALK. OR RAMPS SEP. TO ENDS OF HC SPACES

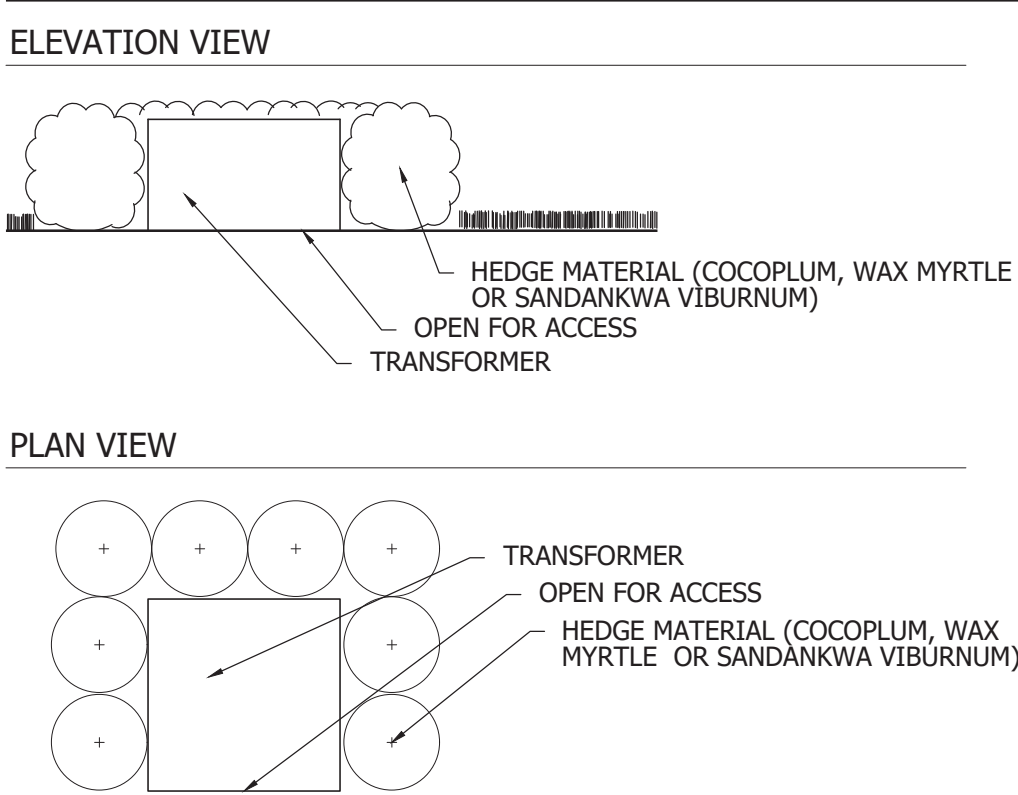
HANDICAP SYMBOL DETAIL



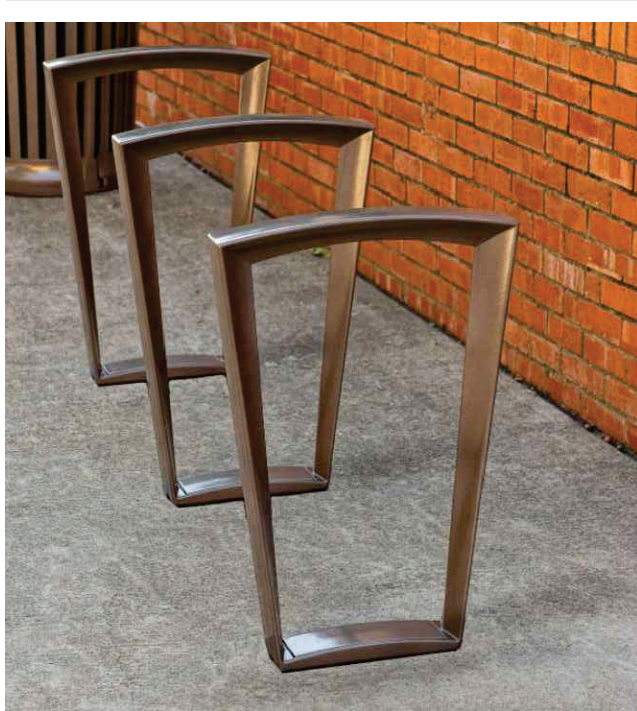
4' BLACK ALUMINUM FENCE DETAIL



TRANSFORMER DETAIL



BIKE RACK DETAIL



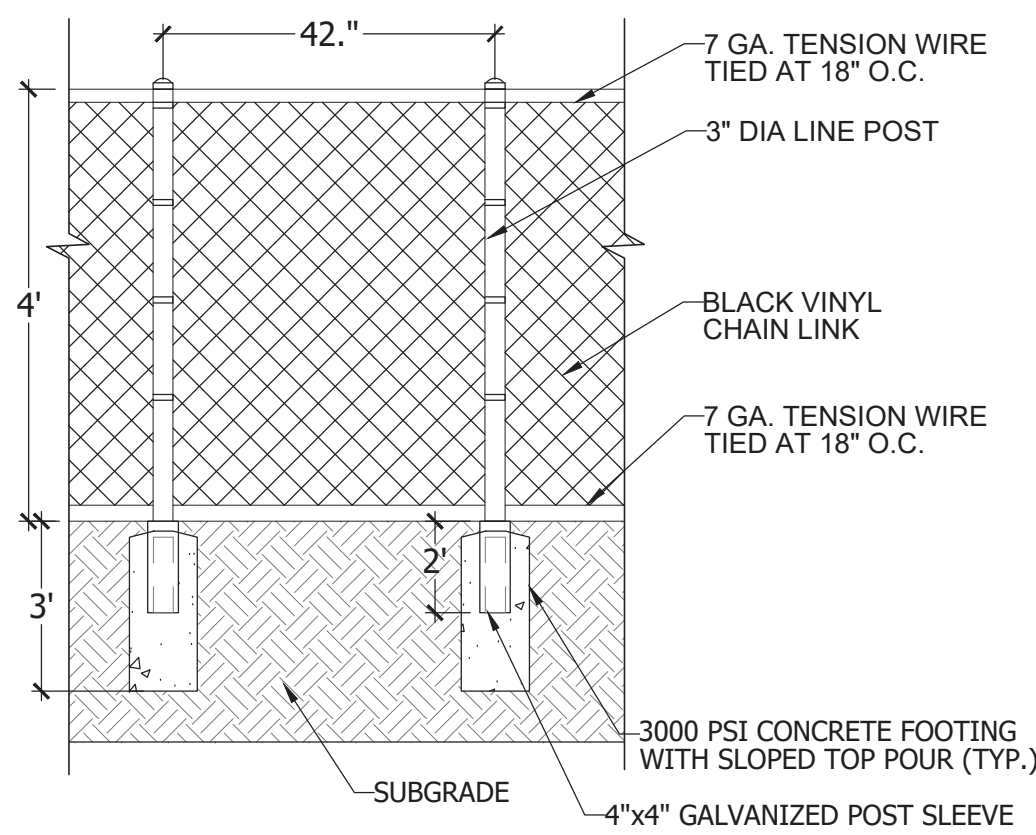
WWW.LANDSCAPEFORMS.COM
CONCORD COLLECTION
EMERSON BIKE RACK
FINISH: POWDER COATED (METALLIC)
COLOR: BRONZE

TRASH CAN DETAIL

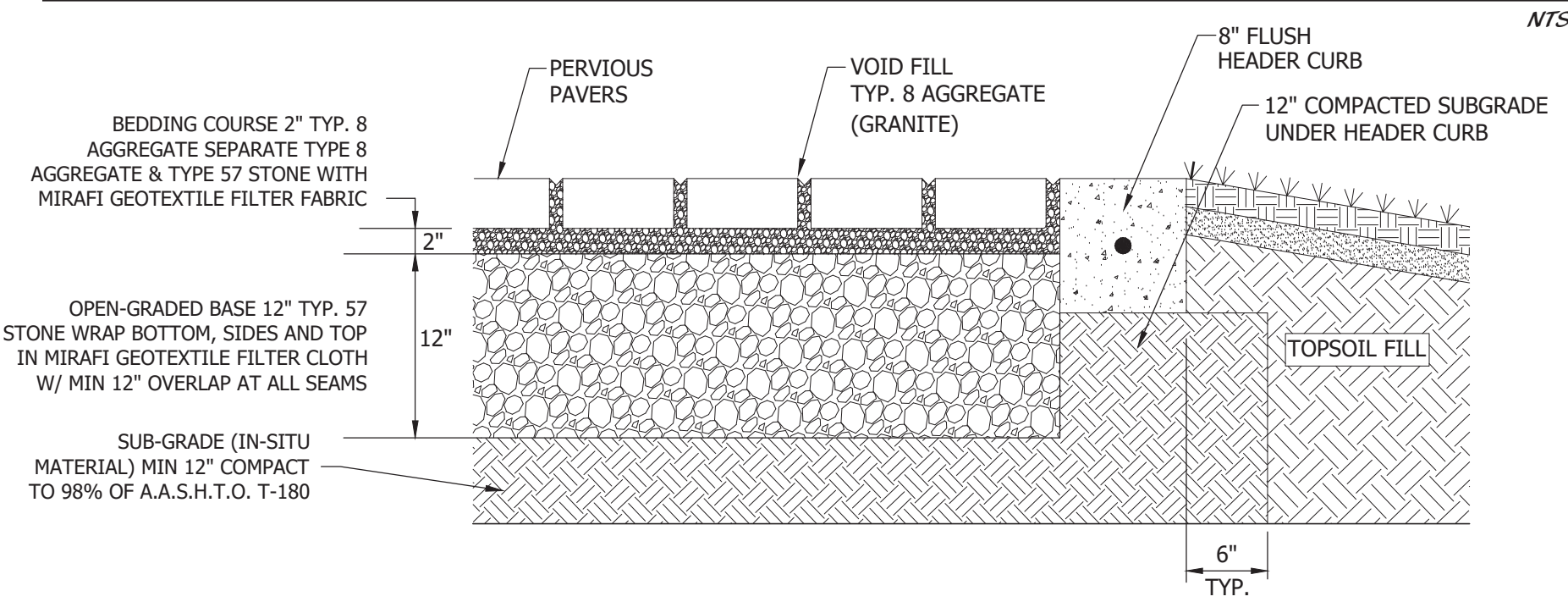


WWW.LANDSCAPEFORMS.COM
CONCORD COLLECTION
POE LITTER
SIDE OPENING
FINISH: POWDER COATED (METALLIC)
COLOR: BRONZE

CHAIN LINK FENCE DETAIL



PERVIOUS PAVER DETAIL



LIGHTING DETAIL

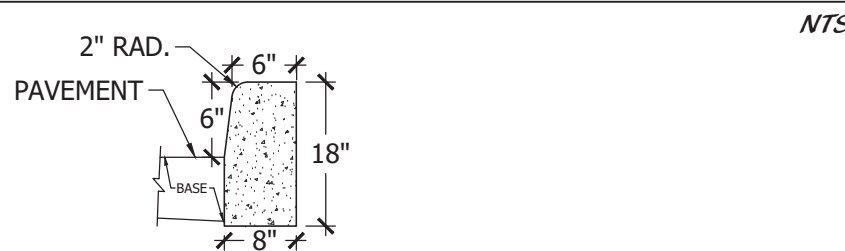


BENCH DETAIL

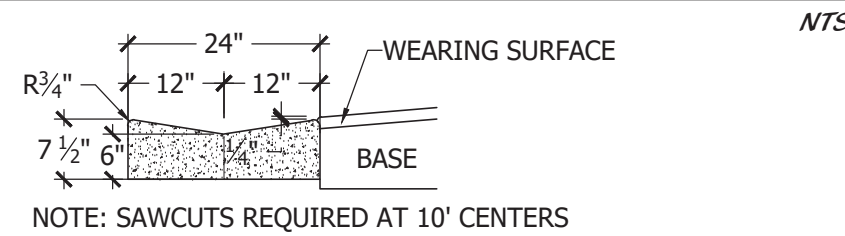


WWW.LANDSCAPEFORMS.COM
CONCORD COLLECTION
MELVILLE BENCH
WITH CENTER ARM BAR
FINISH: POWDER COATED (METALLIC)
COLOR: BRONZE
MATERIAL: WOODGRAIN
COLOR: REDWOOD

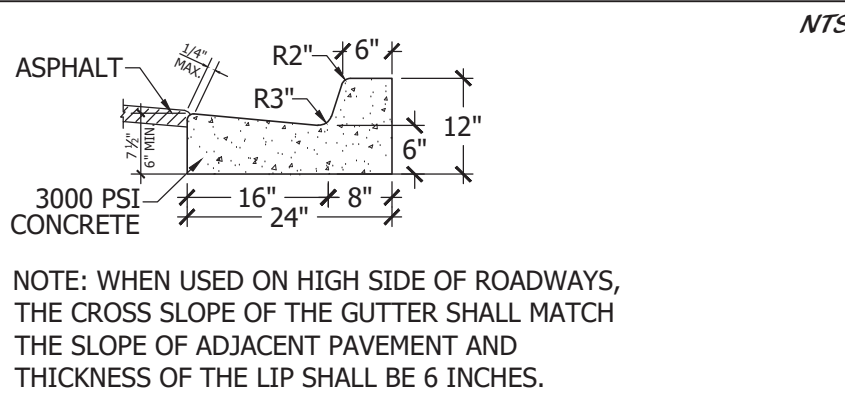
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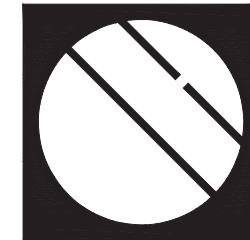
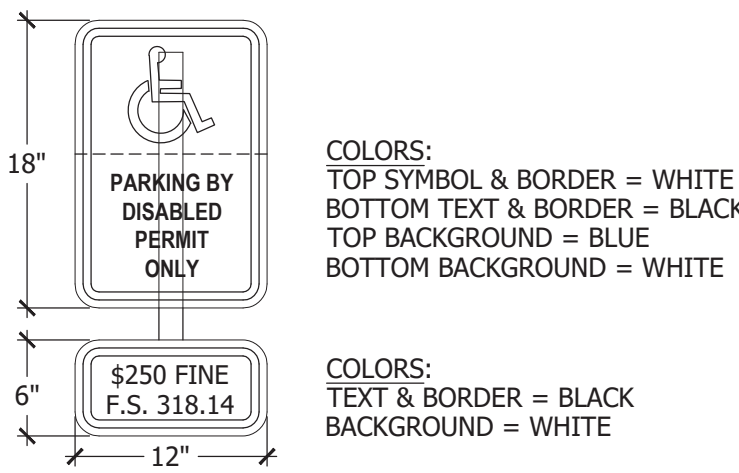
VALLEY CURB DETAIL



F CURB DETAIL



HANDICAP SIGN DETAIL



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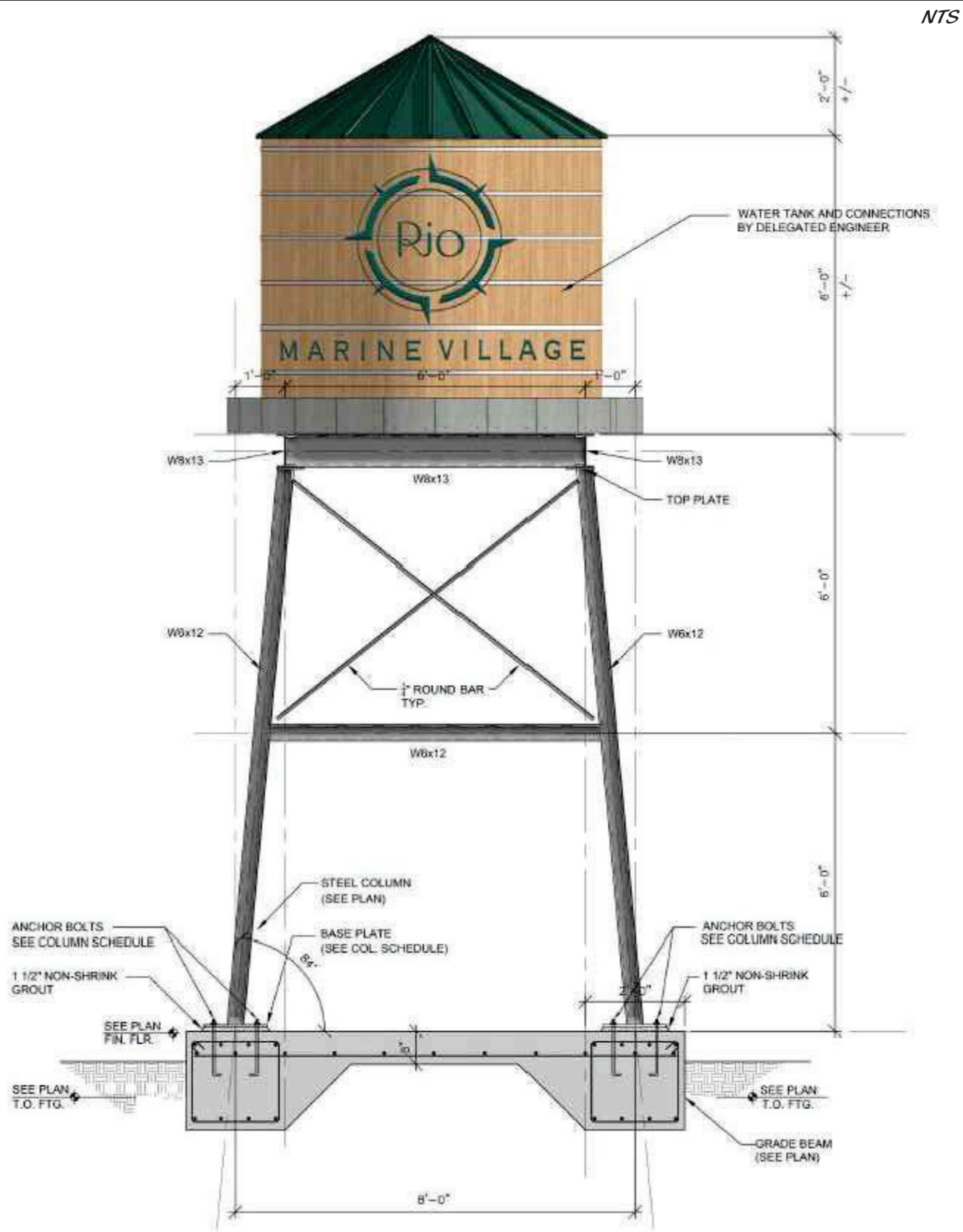
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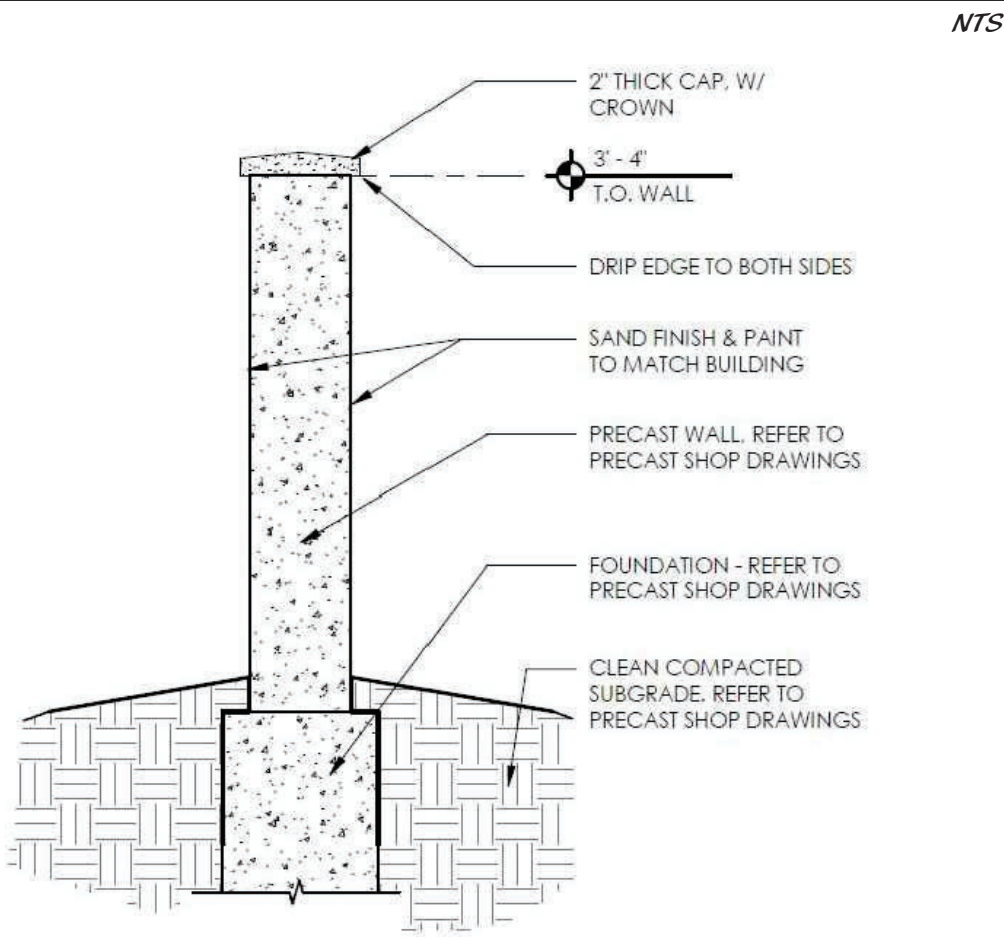
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Site Details

WATER TOWER DETAIL

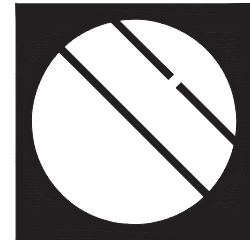


AC SCREEN WALL DETAIL



Site Details

ALTERNATIVE COMPLIANCE			
REQUEST #	CODE	REQUIREMENT	REQUEST
1	12, §12.3.05 FIGURE R-5.04	Front Build-to-Zones shall have a minimum of 10' and a maximum of 25'. See figure R-5.04.	Building I setback from N.E. Martin Avenue 84', deviation of 59' required.
2	12, §12.1.04.7 d.	Sheds, exposed pumps, electrical meters, air conditioning compressors, clothes lines, antennas, satellite dishes, outdoor storage, and similar structures and uses shall not be located between the front of a building and a street.	4' wall screening and landscaping around all AC units on the property.
3	12, §12.3.09	Properties within Waterfront and Core subdistricts are required to plant one tree per 1,000 SF of Site Area.	374 trees are proposed a 66-tree deviation from the 440 required by the site area's square footage.
4	12, §12.3.09.7 a.ii	The side of a vehicular use area abutting a Detached, Detached Estate, Multifamily or Mobile Home that is not part of the subject development shall be planted with trees with a minimum height of 16 feet, 4-foot clear trunk, and four-inch DBH, at 25-foot intervals in a landscape area that is at least ten feet wide. The trees, landscaped buffer and the wall, fence or hedge may be reduced or eliminated with the written consent of the owner of the residential property, which shall be recorded in the public records.	An Alternative design is being proposed for the eastern buffer, reduced tree size specification, to comply with FPL's Right Tree / Right Place Guidelines. Minimum tree height required: The proposed minimum tree height is 12' with a 4' deviation from the requirement.
5	12, §12.1.05 Building types and frontage types	Frontage Type requirements, selection of a frontage type.	Building I does not comply with a frontage type listed within the CRA Code.
6	12, §12.3.05 FIGURE R-5.07	Front Build-to-Zones shall be a minimum of 10' and a maximum of 25'.	- Building B proposed 7' front setback, a 3' deviation from the requirement. - Building C has a proposed 9' front setback, a 1' deviation from the requirement.
7	12, §12.5.04 Development standards	Requires buildings with a Live/Work designation to have a minimum frontage buildout percentage of 70%	The Applicant is requesting a front buildout of 50% deviation of 20% from the required 70%.
8	4, §4.1.664.c.	Not more than 30 percent of all trees shall be palms	The Applicant is requesting that 46% of the total trees planted on site are palms, a 16% deviation from the required 30%.
ALTERNATIVE COMPLIANCE APPROVED VIA RESOLUTION 22-2.1			
1	12, §12.1.04	buildings within the RIO CRA with residential units on the first floor to elevate the finish floor elevation (FFE) twenty-one (21) inches above the finished grade along the front building line	Buildings D,E,F,G,H,I,J,K,L will not be elevated 21 inches above the existing grade surrounding the buildings.
2	Section 4.627 Table 4.14.2	90-degree parking stalls are required to have a 20-foot stall depth with a 24-foot drive aisle.	Buildings B, C, D, E, F, G, H, I, and J have 19-foot long parking stall in conjunction with a 22-foot drive aisle. 183 total spaces
3	Section 4.627 Table 4.14.2	60-degree angled parking is required to be 22.3-feet deep in conjunction with a 24-foot aisle when angled parking is provided on both sides of the street.	The Applicant is requesting alternative compliance for a deviation of 4-feet in drive aisle width for a portion of the drive aisle approximately 160-feet in length, and to allow the utilization of a 2-foot overhang as part of the design of 34, 60-degree back-in parking spaces



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RIO Marine Village
Major Final Site Plan - Phase I (East)
Martin Country, Florida

DESIGNED _____ DEH
DRAWN _____ RO
APPROVED _____ DEH
JOB NUMBER 20-0101.01
DATE 06-03-22
REVISIONS 07-11-22
07-19-23 07-25-22
08-21-23 09-15-22
01-23-24 03-26-25 10-12-22
05-28-24 09-26-25 05-23-23
11-04-24 10-13-25 09-09-24

October 13, 2025 11:48:4 a.m.
Drawing: 20--0101_SP_EAST.DWG

SHEET 8 OF 8

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