

OVERALL SITE DATA

EXISTING LAND USE:	CRA CENTER
EXISTING ZONING DISTRICTS:	RIO REDEV ZONING DISTRICT
EXISTING CRA SUBDISTRICTS:	GENERAL SUBDISTRICT
ARCHITECTURAL STYLE:	CORE SUBDISTRICT FLORIDA COASTAL

CORE SUBDISTRICT

TOTAL ACREAGE	4.12 ACRES		
DENSITY	PERMITTED 15 UNITS PER ACRE (61.8)	PROPOSED 12.37 UNITS PER ACRE (51)	
BUILDING COVERAGE	80% MAX (3,296 ACRES)	1 ACRE/24.3%	
BUILDING HEIGHT	40'/3 STORIES	34'-2"/3 STORIES	
MINIMUM LOT WIDTH	25'	802'	

GENERAL SUBDISTRICT

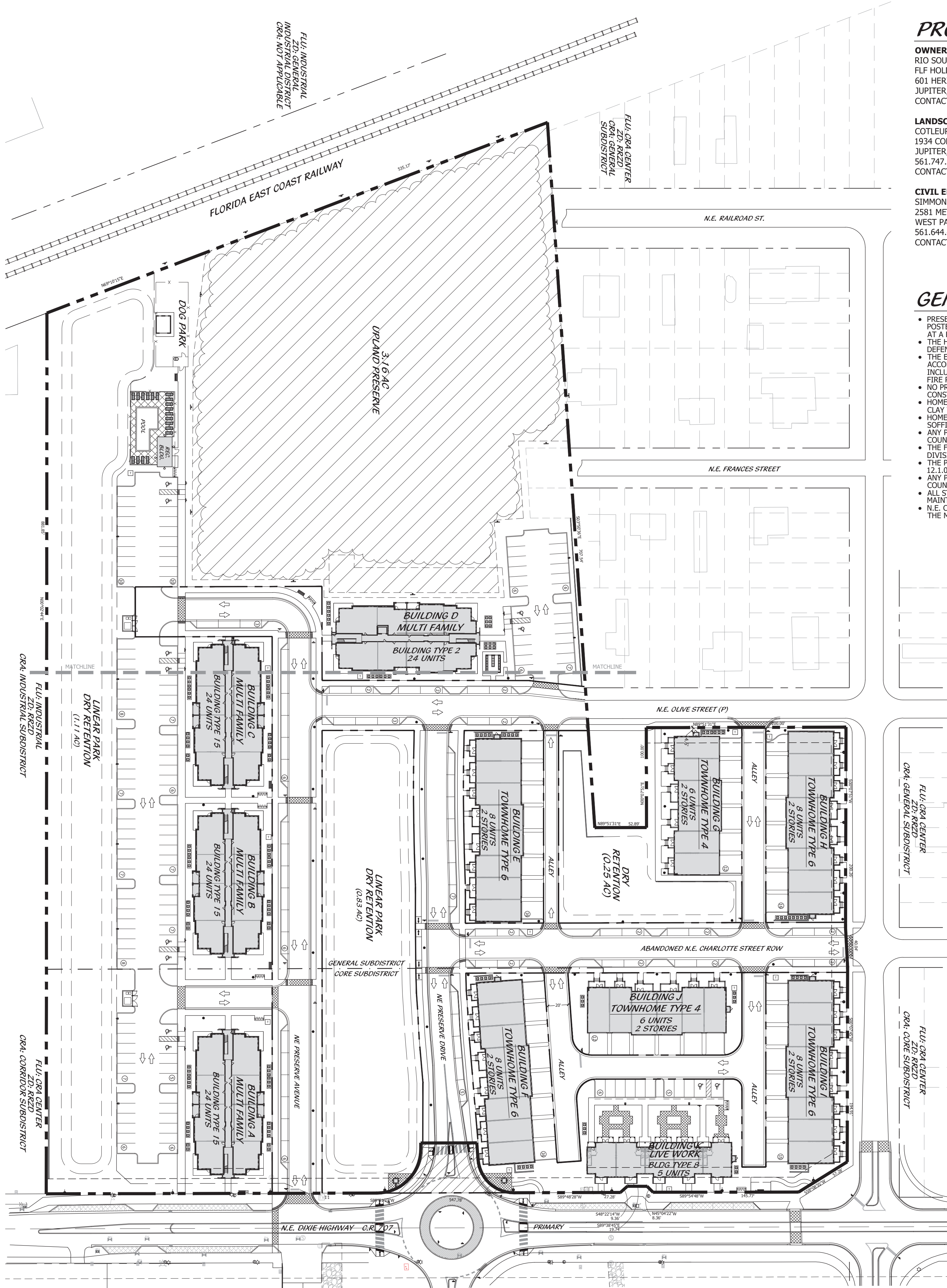
TOTAL ACREAGE	10.37 ACRES		
DENSITY	PERMITTED 15 UNITS PER ACRE (156.9)*	PROPOSED 9.19 UNITS PER ACRE (94)	
BUILDING COVERAGE	60% MAX (6.13 ACRES)	1.24 ACRES/12.13%	
BUILDING HEIGHT	35'/3 STORIES	34'-2"/3 STORIES	
MINIMUM LOT WIDTH	25'	200'	

TOTAL UNITS	219	145	
NET DENSITY	15 UNITS/ACRE	10 UNITS/ACRE	

AREA CALCULATIONS	AREA (SQUARE FOOTAGE)	AREA (ACRES)	AREA (PERCENTAGE)
TOTAL SITE AREA (PER SURVEY)	624,622	14.34	
ROW DEDICATION	3,592	0.08	
ROW ABANDONMENT	9,763	0.22	
NET SITE AREA	631,262	14.49	100.00%
OPEN SPACE REQUIRED	126,252	2.90	20.00%
OPEN SPACE PROPOSED	334,679	7.68	53.00%
PERVIOUS AREA	342,054.90	7.85	54.19%
LANDSCAPE AREAS	108,028.80	2.48	17%
DRY DETENTION AREAS	96,267.60	2.21	15%
PRESERVE AREA	137,758.50	3.16	22%
IMPERVIOUS AREA	289,207.10	6.64	45.81%
BUILDING LOT COVERAGE	97,483.91	2.24	15.44%
VEHICULAR USE AREA	147,598.14	3.39	23.38%
SIDEWALKS	43,253.85	0.99	6.85%
AMENITY AREAS	871.20	0.02	0.14%
TOTAL NET SITE AREA	631,262	14.49	100.00%
PRESERVE AREA			
UPLAND HABITAT ON SITE	551,034.00	12.65	87.29%
1.69 ACRES EXISTING SURFACE WATERS NOT INCLUDED			
REQUIRED PRESERVE (25%)	137,758.50	3.16	25.00%
UPLAND PRESERVE AREA PROPOSED	137,758.50	3.16	25.00%

PARKING		REQUIRED	PROVIDED
OTHER DWELLING TYPES UNITS PROPOSED	145		
STANDARD REQUIREMENT	1 SPACE PER UNIT	145	
RETAIL & SERVICE, GENERAL IMPACT- GROSS FLOOR AREA PROPOSED	4812 SF	14	
STANDARD REQUIREMENT	1 SPACE PER 350 SF		
ADA PARKING (INCLUDED IN TOTAL)		6	12
TOTAL		159	283

*DENSITY IS CALCULATED BASED ON THE TOTAL LAND AREA INCLUDING THE ROW DEDICATION AND ABANDONMENT



PROJECT TEAM

OWNER/CLIENT:
RIO SOUTH DIXIE, LLC
FLF HOLDINGS LLC
601 HERITAGE DRIVE, SUITE 272
JUPITER, FL 33458
561.747.6336
CONTACT: JOSH SIMON

ARCHITECT:
CHARLAN BROCK & ASSOCIATES, INC.
1770 FENNEL STREET
MAITLAND, FL 32751
407.660.8900
CONTACT: CHRISTIAN OQUENDO

LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DON HEARING

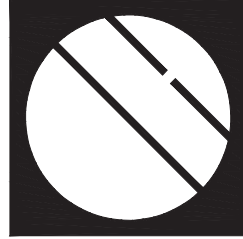
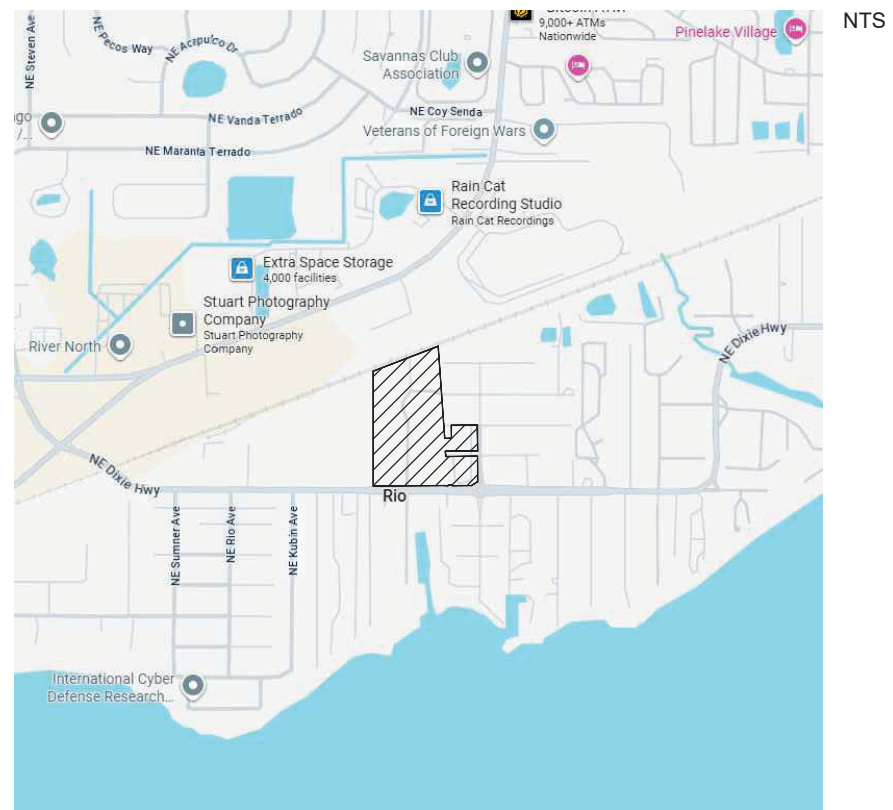
SURVEYOR:
GEOPPOINT SURVEYING, INC.
4152 W. BLUE HERON BLVD, SUITE 105
RIVIERA BEACH, FL 33404
561.444.2702
CONTACT:

CIVIL ENGINEER:
SIMMONS & WHITE
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.644.4312
CONTACT: GREG BOLEN

GENERAL NOTES

- PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF DEFENSIBLE SPACE THAT EXISTS WITHIN THE PRESERVE AREAS.
- THE ENTIRE 30 FOOT DEFENSIBLE SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE "FIREWISE" PRINCIPLES OUTLINED IN THE PAMP, INCLUDING 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.
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- ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- THE FINAL SITE PLAN SHALL COMPLY WITH ARTICLE 12, DIVISION 1 AND DIVISION 3 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
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- ALL STREETS AND ACCESS TRACTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- N.E. CHARLOTTE STREET RIGHT OF WAY WILL BE ABANDONED IF APPROVED BY THE MARTIN COUNTY BOCC PRIOR TO FINAL SITE PLAN APPROVAL.

LOCATION MAP



Cotleur & Hearing

Landscape Architects
Land Planners
Environmental Consultants

1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Preserve
at RIO Marine Village
Final Site Plan
Martin Country, Florida



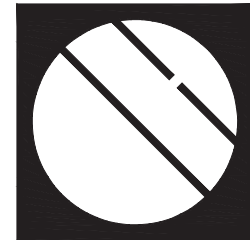
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APPROVED	DEH
JOB NUMBER	20-0101
DATE	01-25-22
REVISIONS	03-28-22
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09-28-23	07-25-22
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03-26-25	10-13-25
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SHEET 1 OF 5

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1934 Commerce Lane
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The Preserve at RIO Marine Village

Final Site Plan Martin Country, Florida

BUILDING A (CORE)			
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE		APARTMENT BUILDING, (TYPE 15)	
BUILDING FOOTPRINT		9,843 SF	
UNIT COUNT		24 UNITS	
		REQUIRED	PROVIDED
CEILING HEIGHT OF FIRST FLOOR		N/A	9'4"
BUILDING HEIGHT (MAX.)		40'	34'2"
FRONTAGE TYPE		BRAKETED BALCONY FRONTAGE TYPE	
FRONTAGE REGULATIONS			
DEPTH	5- FEET MAX	2- FEET 11- INCHES	
HIGHT	10- FEET MIN	10- FEET	
WIDTH	4- FEET MIN	14- FEET 5- INCHES	
FACADE TRANSPARENCY (%)			
	1ST FLOOR 20%- 70%	27%	
	2ND FLOOR 20%- 50%	29%	
	3RD FLOOR 20%- 50%	29%	
BUILDING PLACEMENT		REQUIRED	PROVIDED
FRONTAGE (%)		60%	*
FRONT BUILD-TO-ZONE		10' MIN./ 25' MAX.	15'
SIDE AT STREET BUILD-TO-ZONE		10' MIN./15' MAX.	N/A
SIDE AT PROPERTY LINE SETBACK		5' MIN.	145'
REAR YARD SETBACK		10' MIN./ 5' MIN. W/ALLEY	N/A
PARKING PLACEMENT		REQUIRED	PROVIDED
FRONT SETBACK		30'	30'
SIDE AT STREET SETBACK		10' MIN.	N/A
SIDE AT PROPERTY LINE SETBACK		5' MIN./ 0' W/ALLEY	71.28'
REAR SETBACK		5' MIN./ 0' W/ALLEY	N/A
BICYCLE OR PEDESTRIAN AMENITIES		1 BICYCLE RACK, 1 BENCH	PROVIDED

* Indicates request for Alternative Compliance.

BUILDING D (GENERAL)			
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	APARTMENT BUILDING, (TYPE 2)		
BUILDING FOOTPRINT	9,843 SF		
UNIT COUNT	24 UNITS		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"	
BUILDING HEIGHT	35'	34'2"	
FRONTAGE TYPE	N/A	N/A	
BUILDING PLACEMENT			
	REQUIRED	PROVIDED	
FRONTAGE (%)	N/A	N/A	
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	N/A	
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A	
SIDE AT PROPERTY LINE SETBACK	5' MIN.	100.36'	
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	5' MIN./0' W/ALLEY	N/A	
REAR SETBACK	5' MIN./0' W/ALLEY	N/A	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED	

* Indicates request for Alternative Compliance.

BUILDING G (GENERAL)			
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 4)		
BUILDING FOOTPRINT	6,916 SF		
UNIT COUNT	6 UNITS		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"	
BUILDING HEIGHT (MAX.)	35'	26'	
FRONTAGE TYPE		STOOP FRONTAGE	
FRONTAGE REGULATIONS			
DEPTH	5' MIN.	7'-1"	
HEIGHT, CLEAR	8' MIN.	9'	
WIDTH	4' MIN.	6'	
FINISH LEVEL ABOVE FINISHED GRADE	21" MIN.	24"	
HEIGHT, STORIES	1 STORY MAX.	1 STORY	
BUILDING PLACEMENT		REQUIRED	PROVIDED
FRONTAGE (%)		80%	57%*
FRONT BUILD-TO-ZONE		0' min./15' max.	4.18'
SIDE AT STREET BUILD-TO-ZONE		0' min./15' max.	N/A
SIDE AT PROPERTY LINE SETBACK		0' min. or 10' min.	21.21'
REAR YARD SETBACK		10' min./5' min. with alley	N/A
PARKING PLACEMENT		REQUIRED	PROVIDED
FRONT SETBACK		30'	N/A
SIDE AT STREET SETBACK		10' MIN.	10'
SIDE AT PROPERTY LINE SETBACK		5' MIN./0' W/ALLEY	N/A
REAR SETBACK		5' MIN./0' W/ALLEY	N/A

* Indicates request for Alternative Compliance.

BUILDING J (CORE)			
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 4)		
BUILDING FOOTPRINT	6,916 SF		
UNIT COUNT	6 UNITS		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"	
BUILDING HEIGHT (MAX.)	40'	26'	
FRONTAGE REGULATIONS			
	REQUIRED	PROVIDED	
BUILDING (%)	80%	N/A	
FRONT BUILD-TO-ZONE	0' min. /15' max.	N/A	
SIDE AT STREET BUILD-TO-ZONE	0' min. /15' max.	N/A	
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A	
REAR YARD SETBACK	10' min./5' min. with valley	N/A	
PARKING PLACEMENT			
	REQUIRED	PROVIDED	
FRONT SETBACK	30'	N/A	
SIDE AT STREET SETBACK	10' MIN.	N/A	
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A	
REAR SETBACK	5' MIN./0' W/ALLEY	N/A	

* Indicates request for Alternative Compliance.

BUILDING B (GENERAL)			
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	APARTMENT BUILDING, (TYPE 15)		
BUILDING FOOTPRINT	9,843 SF		
UNIT COUNT	24 UNITS		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"	
BUILDING HEIGHT	35' MAX.	34'2"	
FRONTAGE TYPE	N/A		
BUILDING PLACEMENT			
	REQUIRED	PROVIDED	
FRONTAGE (%)	N/A	N/A	
FRONT BUILD-TO-ZONE	10' MIN./ 25' MAX.	N/A	
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A	
SIDE AT PROPERTY LINE SETBACK	5' MIN.	145.37'	
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	5' MIN./0' W/ALLEY	N/A	
REAR SETBACK	5' MIN./0' W/ALLEY	N/A	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH		PROVIDED

* Indicates request for Alternative Compliance.

BUILDING E (GENERAL)			
BUILDING TYPE & FRONTAGE TYPE		TOWNHOUSE BUILDING, (TYPE 6)	
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 6)		
BUILDING FOOTPRINT	9,186 SF		
UNIT COUNT	8 UNITS		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"	
BUILDING HEIGHT (MAX.)	35	25'9"	
BUILDING PLACEMENT		REQUIRED	PROVIDED
FRONTAGE (%)	N/A		N/A
FRONT BUILD-TO-ZONE	0' min./15' max.		N/A
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.		N/A
SIDE AT PROPERTY LINE SETBACK	0' min or 10' min.		65.9'
REAR YARD SETBACK	10' min./ 5' min. with 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	5' MIN./0' W/ALLEY		N/A
REAR SETBACK	5' MIN./0' W/ALLEY		N/A

* Indicates request for Alternative Compliance.

BUILDING H (General)			
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	TOWNHOUSE BUILDING, (TYPE 6)		
BUILDING FOOTPRINT	9,186 SF		
UNIT COUNT	8 UNITS		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	10'-1 1/8"	
BUILDING HEIGHT (MAX.)	35'	25'-9"	
FRONTAGE TYPE	STOOP FRONTAGE		
FRONTAGE REGULATIONS			
DEPTH	5' MIN.	6.2'	
HEIGHT, CLEAR	8' MIN.	9'	
WIDTH	4' MIN.	5.1'	
FINISH LEVEL ABOVE FINISHED GRADE	21" MIN.	24"	
HEIGHT, STORIES	1 STORY MAX.	1 STORY	
BUILDING PLACEMENT			
FRONTAGE (%)	REQUIRED	PROVIDED	
	80%	82%	
FRONT BUILD-TO-ZONE	0' min./15' max.	6.3'	
SIDE AT STREET BUILD-TO-ZONE	0' min./15' max.	3.2' NORTH	
SIDE AT PROPERTY LINE SETBACK	0' min. or 10' min.	N/A	
REAR YARD SETBACK	10' min./5' min. with valley	N/A	
PARKING PLACEMENT			
FRONT SETBACK	REQUIRED	PROVIDED	
	30'	N/A	
SIDE AT STREET SETBACK	10' MIN.	15'	
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A	
REAR SETBACK	5' MIN./0' W/ALLEY	N/A	

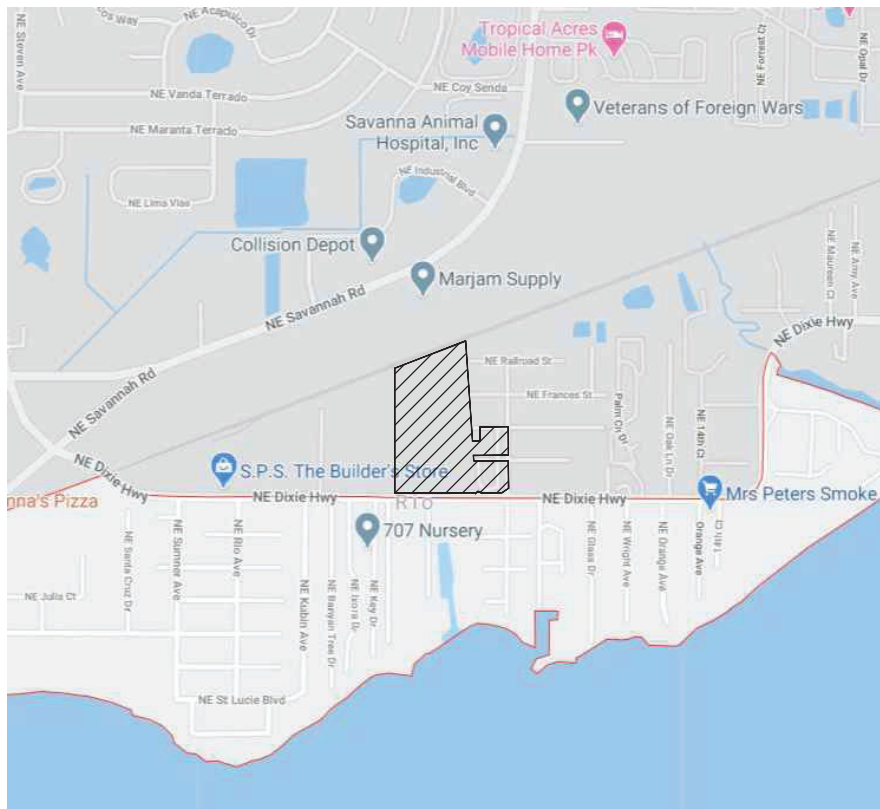
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BUILDING K (CORE)			
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	LIVE WORK, (TYPE 8)		
BUILDING FOOTPRINT	5,789 SF		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	12' MIN	12'	
BUILDING HEIGHT (MAX.)	40'	27'-7"	
FRONTAGE TYPE	STOREFRONT FRONTAGE TYPE		
FRONTAGE REGULATIONS			
WIDTH, LENGTH OF FAÇADE	70% MIN.	75%	
DOOR RECESS	10' MAX.	0'	
STOREFRONT BASE	1' MIN./ 3' MAX.	1'	
GLAZING HEIGHT	8' MIN.	8'	
FACADE TRANSPARENCY (%)			
	1ST FLOOR 20%-70%	34%	
	2ND FLOOR 20%-50%	31%	
BUILDING PLACEMENT		REQUIRED	
FRONTAGE (%)	80%	PROVIDED	
FRONT BUILD-TO-ZONE	10' min./25' max.	*	
SIDE AT STREET BUILD-TO-ZONE	10' min.	2.7'-8.9"	
SIDE AT PROPERTY LINE SETBACK	10' min.	N/A	
REAR YARD SETBACK	10' min.	N/A	
PARKING PLACEMENT		REQUIRED	
FRONT SETBACK	30'	PROVIDED	
SIDE AT STREET SETBACK	10' MIN.	N/A	
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A	
REAR SETBACK	5' MIN./0' W/ALLEY	N/A	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED	

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BUILDING C (GENERAL)			
BUILDING TYPE & FRONTAGE TYPE			
BUILDING TYPE	APARTMENT BUILDING, (TYPE 15)		
BUILDING FOOTPRINT	9,843 SF		
UNIT COUNT	24 UNITS		
	REQUIRED	PROVIDED	
CEILING HEIGHT OF FIRST FLOOR	N/A	9'4"	
BUILDING HEIGHT	35'	34'2"	
FRONTAGE TYPE	N/A	N/A	
BUILDING PLACEMENT		REQUIRED	PROVIDED
FRONTAGE (%)	N/A	N/A	
FRONT BUILD-TO-ZONE	10' MIN. / 25' MAX.	N/A	
SIDE AT STREET BUILD-TO-ZONE	10' MIN./15' MAX.	N/A	
SIDE AT PROPERTY LINE SETBACK	5' MIN.	144.84'	
REAR YARD SETBACK	10' MIN. / 5' MIN. W/ALLEY	N/AAA	
PARKING PLACEMENT		REQUIRED	PROVIDED
FRONT SETBACK	30'	N/A	
SIDE AT STREET SETBACK	10' MIN.	N/A	
SIDE AT PROPERTY LINE SETBACK	5' MIN./0' W/ALLEY	N/A	
REAR SETBACK	5' MIN./0' W/ALLEY	N/A	
BICYCLE OR PEDESTRIAN AMENITIES	1 BICYCLE RACK, 1 BENCH	PROVIDED	

LOCATION MAP



NTS

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- ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- THE FINAL LOCATION OF THE DRAINAGE EASEMENT RECORDED IN O.R.B. 2448, PG. 2305 TO BE DEDICATED/DETERMINED AT THE FINAL SITE PLAN/PLAT RESUBMITTAL.
- ALL STREETS AND ACCESS TRACTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- N.E. CHARLOTTE STREET RIGHT OF WAY WILL BE ABANDONED IF APPROVED BY THE MARTIN COUNTY BOCC PRIOR TO FINAL SITE PLAN APPROVAL.

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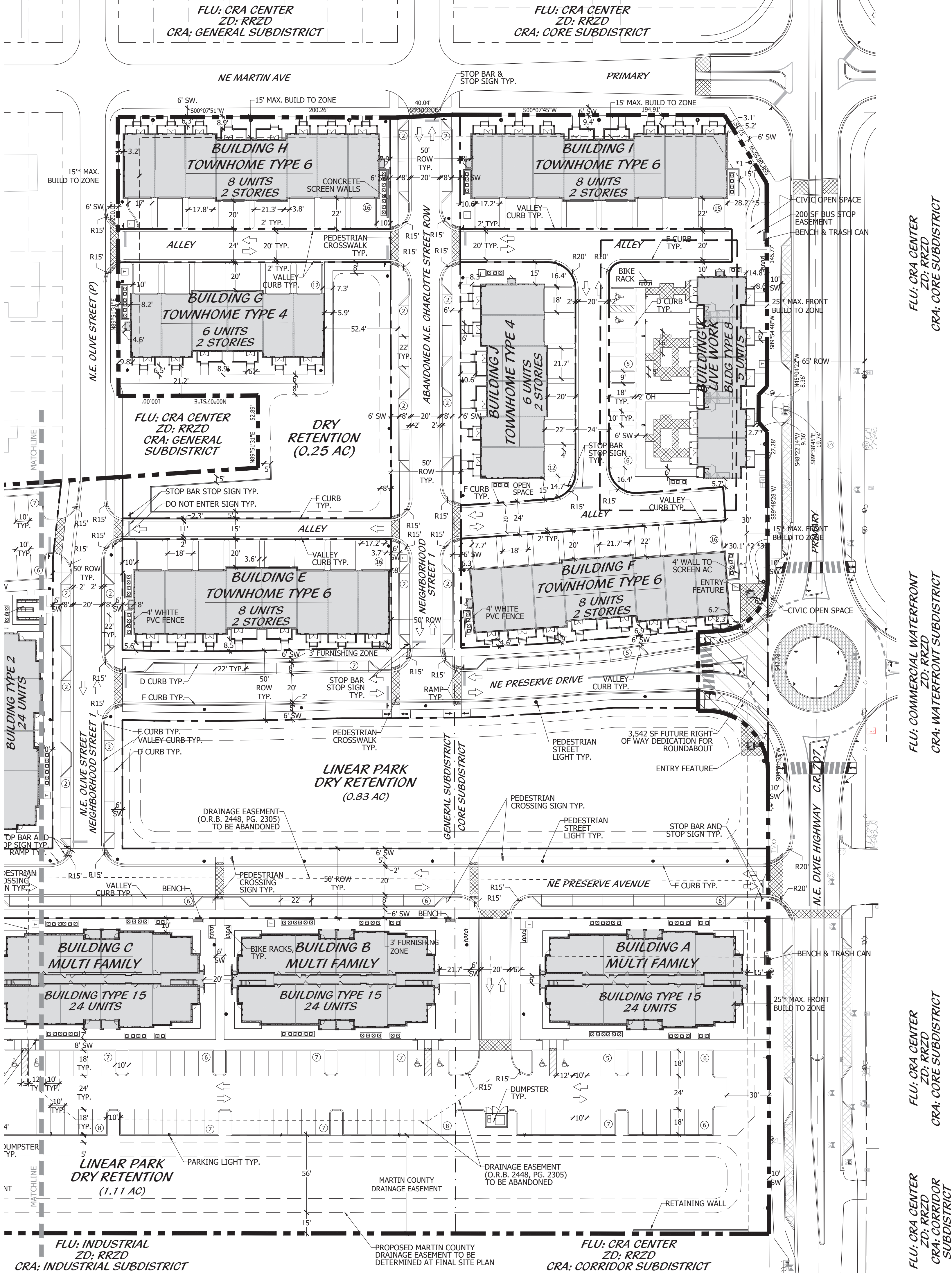
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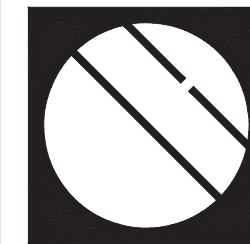
ARCHITECT:
CHARLAN BROCK & ASSOCIATES, INC.
1770 FENNEL STREET
MAITLAND, FL 32751
407.660.8900
CONTACT: CHRISTIAN OQUENDO

SURVEYOR:
GEOPPOINT SURVEYING, INC.
4152 W. BLUE HERON BLVD, SUITE 105
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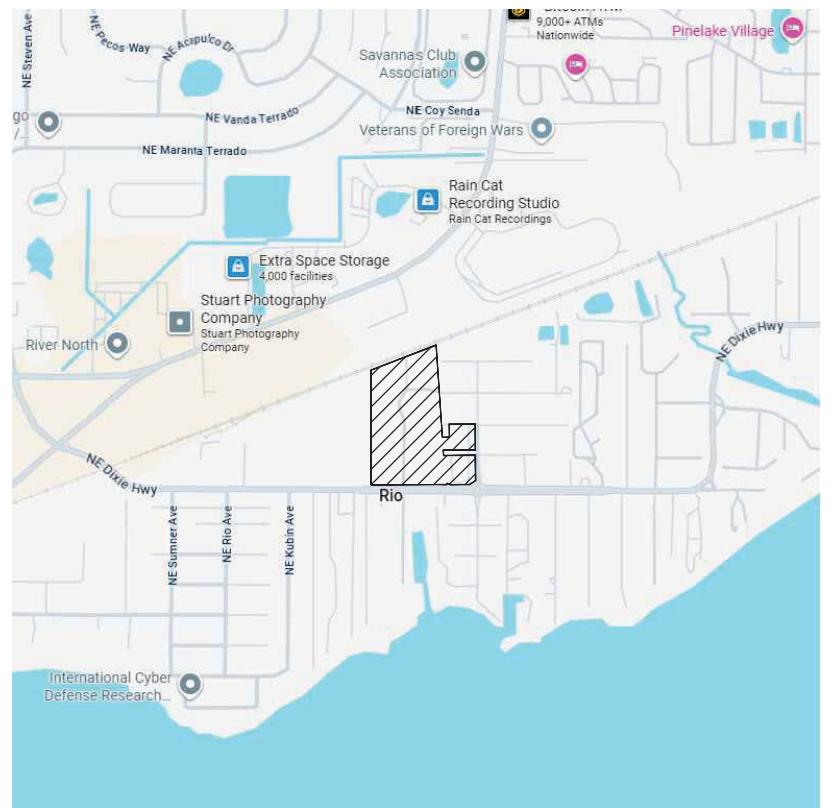
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DRAWN	RO
APPROVED	DEH
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	03-28-22
	02-24-23

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LOCATION MAP



GENERAL NOTES

- PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTAINING THE PORTION OF DEFENSIBLE SPACE THAT EXISTS WITHIN THE PRESERVE AREAS.
- THE ENTIRE 30 FOOT DEFENSIBLE SPACE SHALL BE MAINTAINED IN ACCORDANCE WITH THE "FIREWISE" PRINCIPLES OUTLINED IN THE PAMP INCLUDING 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.
- HOUSES SHALL HAVE CLASS A ASPHALT OR FIBERGLASS SHINGLES, SLATE OR CLAY TILES, CEMENT, CONCRETE OR METAL ROOFING OR TERRA COTTA TILES.
- HOUSES SHALL HAVE NON-COMBUSTIBLE OR FIRE RESISTANT SIDING AND SOFFITS.
- ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- THE FINAL SITE PLAN SHALL COMPLY WITH ARTICLE 12, DIVISION 1 AND DIVISION 3 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- THE PROPOSED NUMBER OF PARKING SPACES SHALL COMPLY WITH SECTION 12.1.07 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- ANY PROPOSED USE SHALL COMPLY WITH SECTION 12.1.01.D.1 OF THE MARTIN COUNTY LAND DEVELOPMENT REGULATIONS.
- THE FINAL LOCATION OF THE DRAINAGE EASEMENT RECORDED IN O.R.B. 2448, PG. 2305 TO BE DEDICATED/DETERMINED AT THE FINAL SITE PLAN/PLAN RESUBMITTAL.
- ALL STREETS AND ACCESS TRACTS WILL BE PRIVATELY OWNED AND MAINTAINED.
- N.E. CHARLOTTE STREET RIGHT OF WAY WILL BE ABANDONED IF APPROVED BY THE MARTIN COUNTY BOCC PRIOR TO FINAL SITE PLAN APPROVAL.

PROJECT TEAM

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

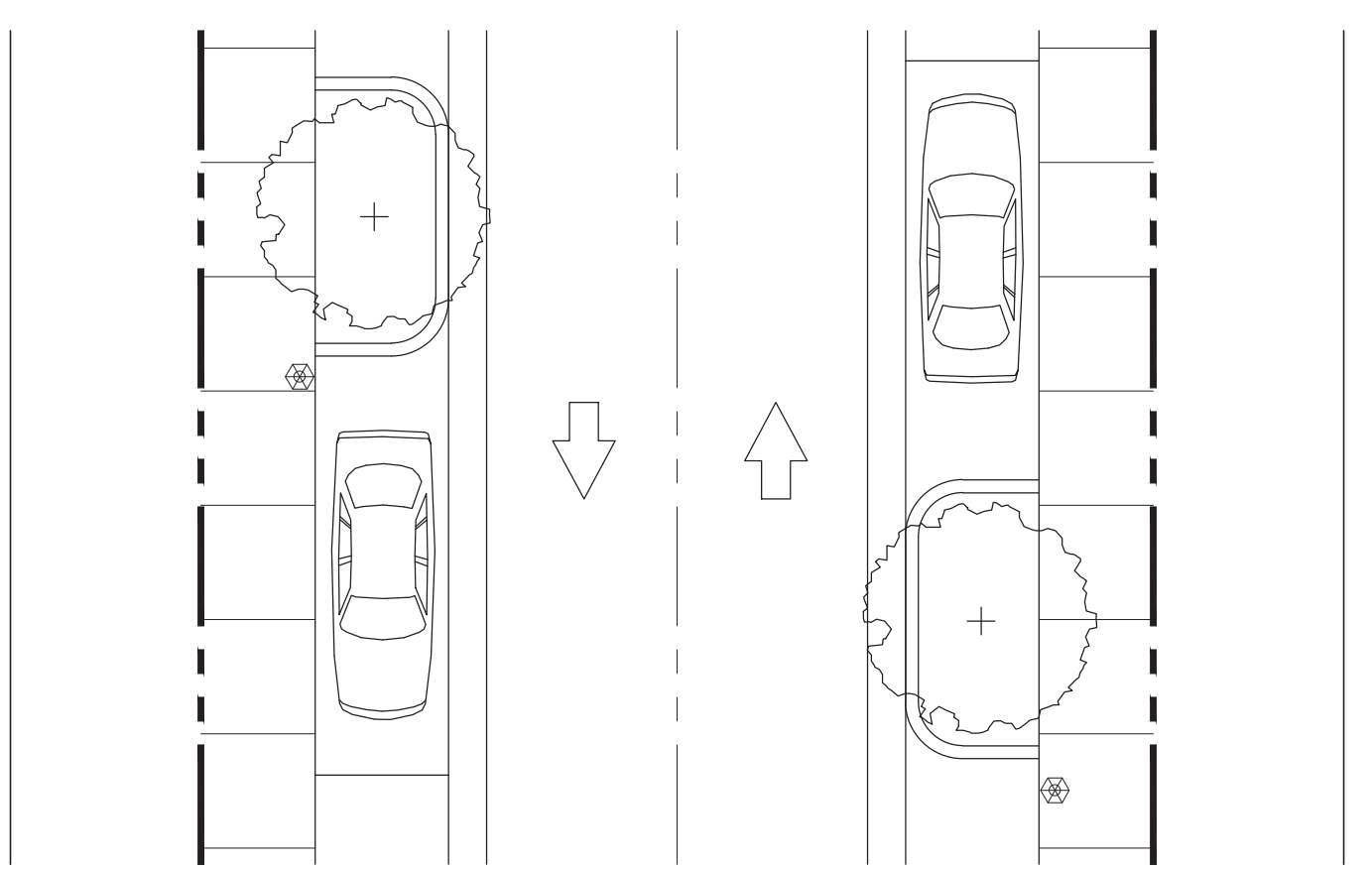
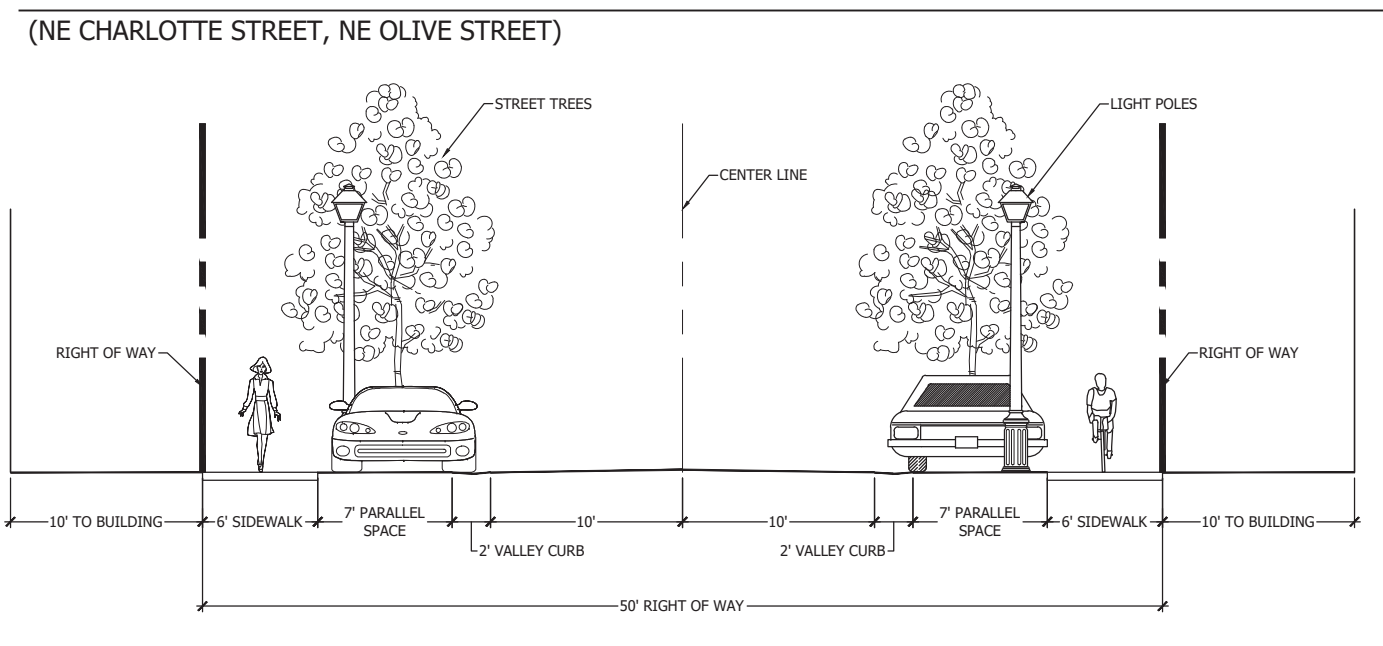
LANDSCAPE ARCHITECT/PLANNER:
COTLEUR & HEARING, INC.
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
561.747.6336
CONTACT: DON HEARING

CIVIL ENGINEER:
SIMMONS & WHITE
2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.644.4312
CONTACT: GREG BOLEN

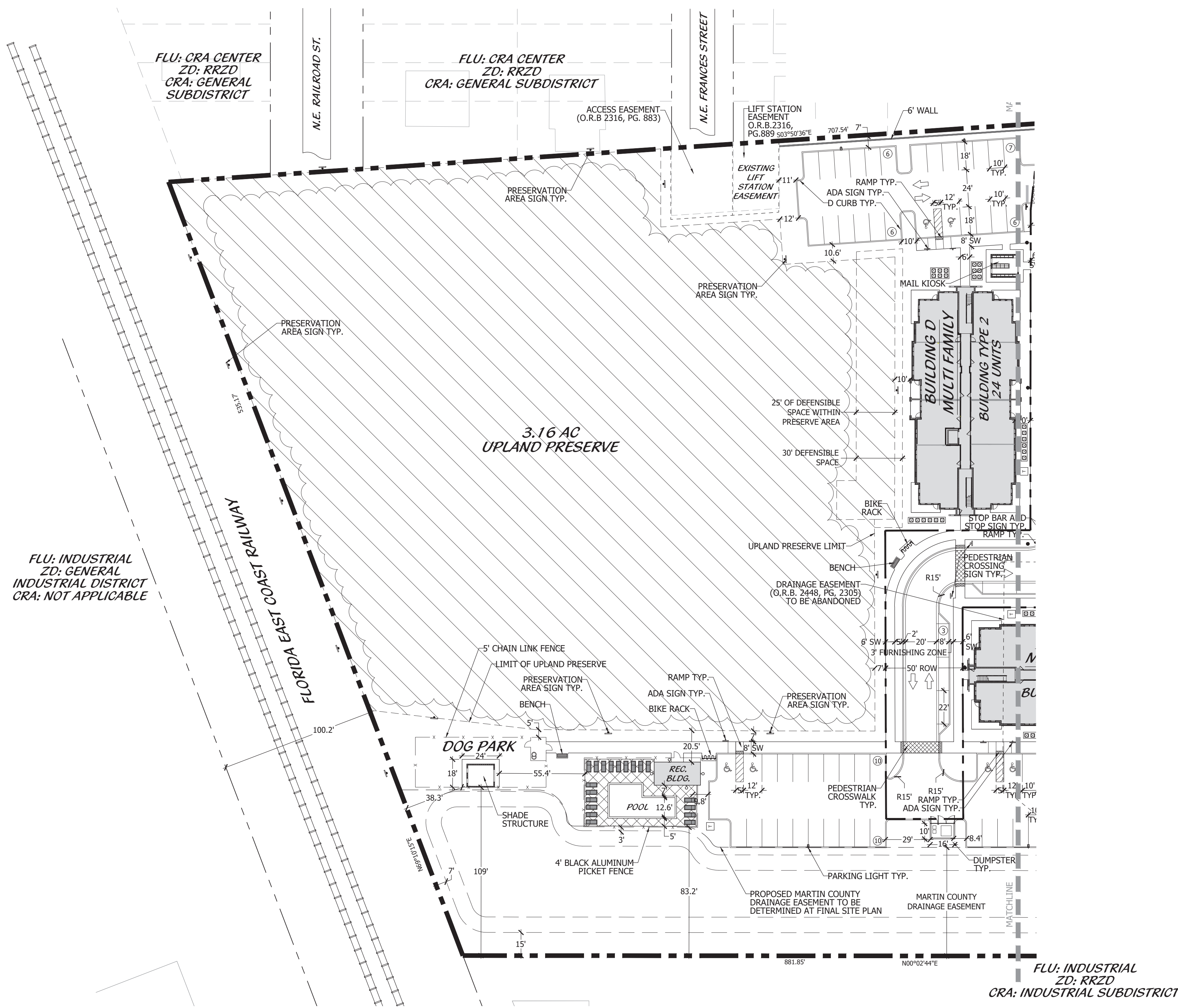
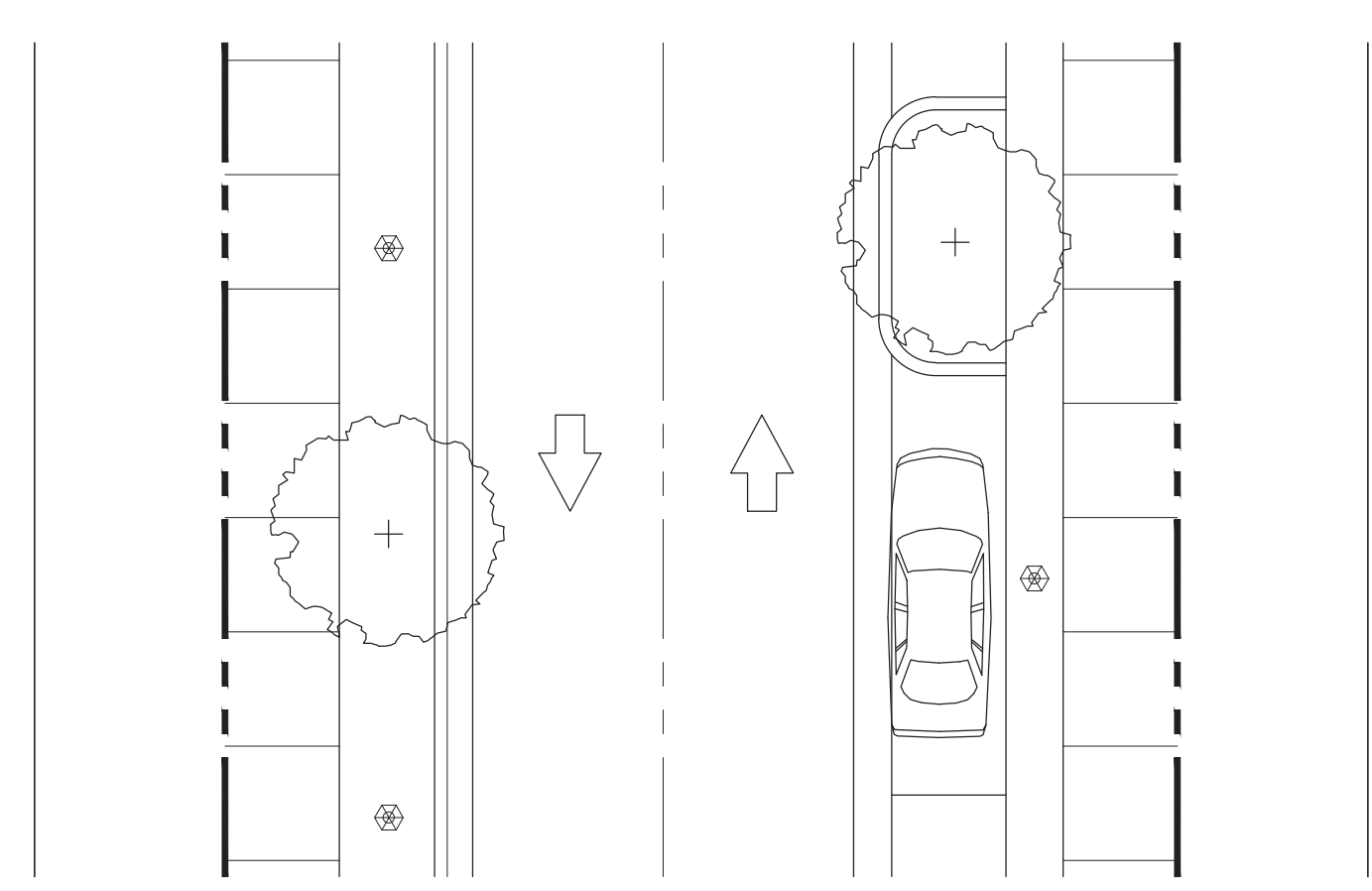
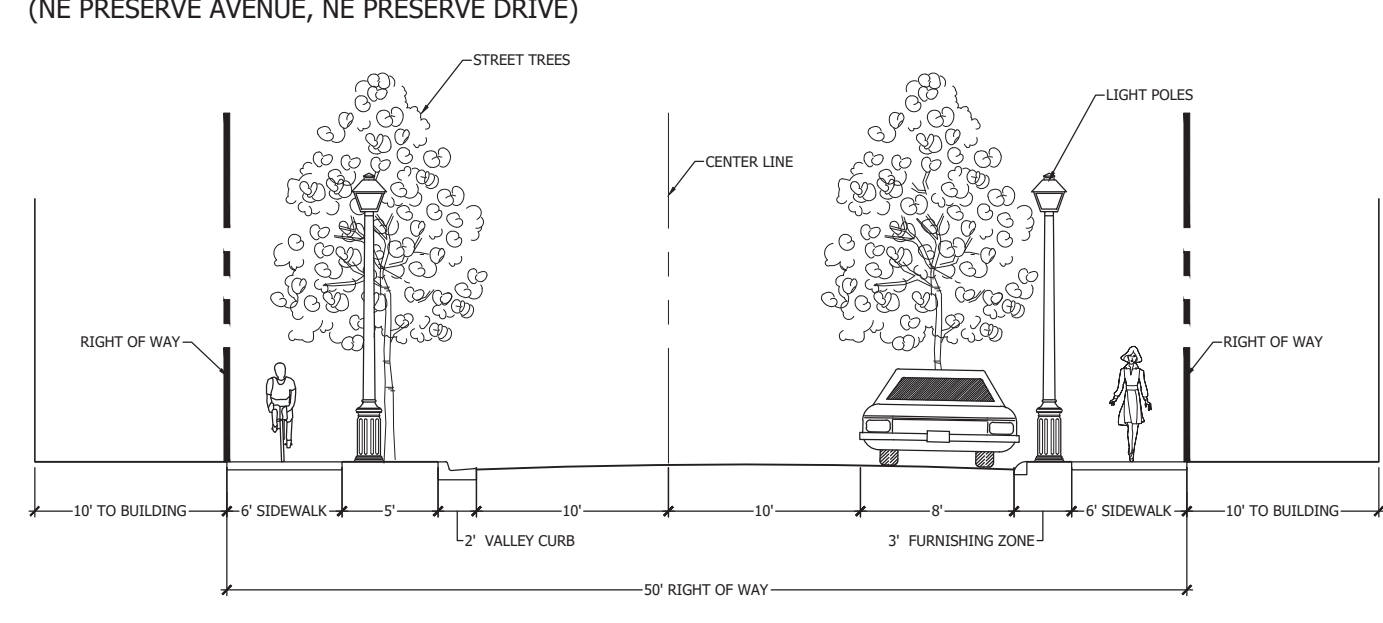
ARCHITECT:
CHARLAN BROCK & ASSOCIATES, INC.
1770 FENNEL STREET
MAITLAND, FL 32751
407.660.8900
CONTACT: CHRISTIAN OQUENDO

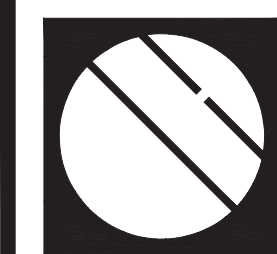
SURVEYOR:
GEOPOINT SURVEYING, INC.
4152 W. BLUE HERON BLVD, SUITE 105
RIVIERA BEACH, FL 33404
561.444.2702
CONTACT:

NEIGHBORHOOD STREET 1



NEIGHBORHOOD STREET 2



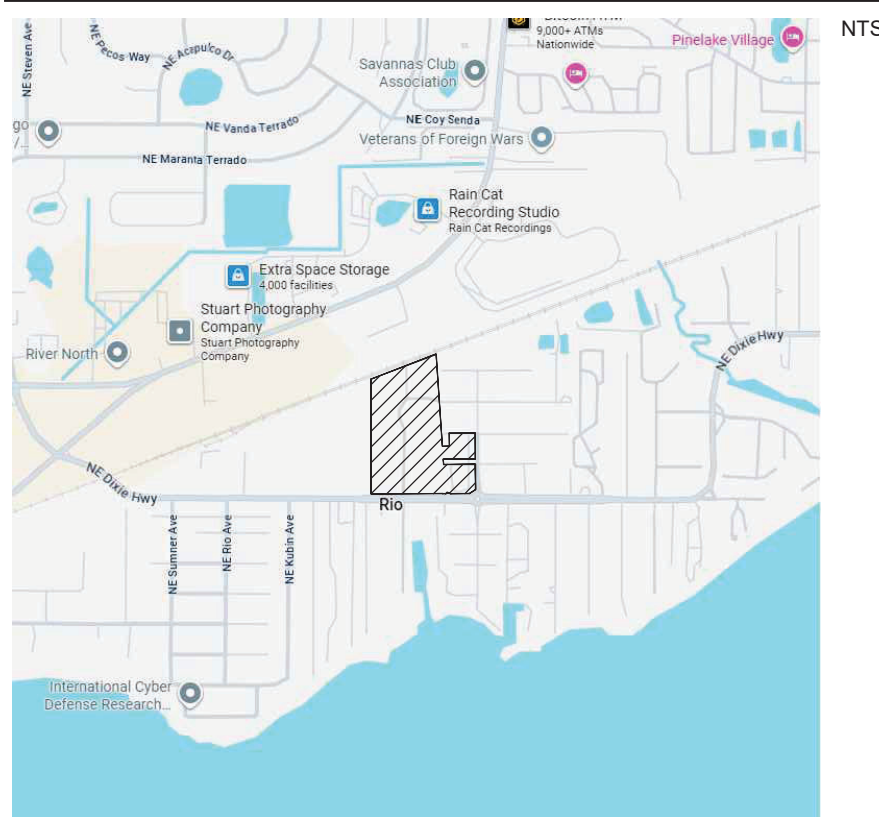

Cotleur & Hearing
Landscape Architects
Land Planners
Environmental Consultants
1934 Commerce Lane
Suite 1
Jupiter, Florida 33458
561.747.6336 · Fax 747.1377
www.cotleurhearing.com
Lic# LC-26000535

The Preserve
at RIO Marine Village
Final Site Plan
Martin County, Florida

Scale: 1" = 40'

DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0101
DATE	01-25-22
REVISIONS	03-28-22
04-19-23	06-14-22
09-28-23	07-25-22
10-27-23	08-23-22
11-07-23	10-12-22
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05-02-24	09-26-25
03-26-25	10-13-25
	07-01-24

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CONTACT: JOSH SIMON

ARCHITECT:

CHARLAN BRACK & ASSOCIATES, INC.
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2581 METROCENTRE BOULEVARD, SUITE 3
WEST PALM BEACH, FL 33407
561.644.4312
CONTACT: GREG BOLEN

LEGAL DESCRIPTION

DESCRIPTION:

Parcel 1:

Lots 1 through 12, inclusive, and Lots 15 through 20, inclusive, Block 12, and Lots 1 through 19, inclusive, Block 13, RIO ST. LUCIE TERRACE, according to the plat thereof, recorded in Plat Book 1, Page 148, of the Public Records of Martin County, Florida, including that unnamed alley running through the center of Block 13, RIO ST. LUCIE TERRACE, according to the Plat thereof, recorded in Plat Book 1, Page 148, of the Public Records of Martin County, Florida, as per the abandonment of same by the Board of County Commissioners of Martin County, Florida, by Resolution No. 86-6-16 dated June 10, 1986, recorded in Official Records Book 676, Page 2614, of the Public Records of Martin County, Florida;

And

Parcel 2:

BEGINNING at a point on the East line of Lot 14, GLUTSCH'S SUBDIVISION of lands in the South one-half (1/2) of the Southeast one-quarter (SE1/4) of Section 28, Township 37 South, Range 41 East, according to the Plat thereof, recorded in Plat Book 1, page 151, of the Public Records of Brevard (now Martin) County, Florida, at a point 30 feet North of centerline of State Road A-1-A, as measured on the perpendicular (said centerline being the South line of Section 28); thence North 04°02'36" West, along the East line of said Lot 14, a distance of 370.78 feet; thence South 89°40'00" West, a distance of 35.07 feet; thence South 04°02'36" East, a distance of 220.22 feet; thence North 89°40'00" East, a distance of 10.02 feet; thence South 04°02'36" East, a distance of 150.30 feet to the Northerly right-of-way line of State Road A-1-A (now known as County Road 707), said right-of-way line being 30 feet North of South line of said Section 28, as aforesaid; thence North 89°40'00" East, along said right-of-way line a distance of 25.05 feet to the **POINT OF BEGINNING**.

LESS AND EXCEPT the following described real property conveyed by Habitat for Humanity Martin County, Inc., a Florida not for profit corporation, to Martin County, a political subdivision of the State of Florida, and accepted pursuant to Resolution No. 15-3-10, pursuant to that Warranty Deed recorded August 24, 2017, in Official Records Book 2945, Page 728:

A parcel of land lying in Section 28, Township 37 South, Range 41 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of aforementioned Section 28; thence South 89°51'31" West, along the South line of said Section 28, also being the centerline of N.E. Dixie Highway (County Road 707), a distance of 250.00 feet to a point; thence North 00°07'51" East, departing said centerline, a distance of 30.00 feet to a point on the North Right-of-Way line of N.E. Dixie Highway and the West Right-of-Way line of N.E. Martin Avenue, also being the **POINT OF BEGINNING**; thence South 89°51'31" East, a distance of 253.93 feet along said North Right-of-Way line to a point; thence North 03°50'36" West, a distance of 5.01 feet; thence North 89°48'28" East, a distance of 27.11 feet; thence North 89°22'14" East, a distance of 9.36 feet; thence South 89°38'45" East, a distance of 15.74 feet; thence South 45°04'22" East, a distance of 8.36 feet; thence North 89°54'48" East, a distance of 145.77 feet; thence North 58°08'55" East, a distance of 57.28 feet to the West Right-of-Way line of N.E. Martin Avenue, thence South 00°07'51" East, along said line, a distance of 35.10 feet to the **POINT OF BEGINNING**.

PARCEL "D"

PARCEL 1

The East One-Half of Lot 13 Glutsch's Subdivision, in Section 28, Township 37 South, Range 41 East, According to the Plat thereof, filed March 29, 1904, recorded in Plat Book 1, Page 151, Public Records of Brevard County, Florida, and Re-recorded in Plat Book 1, Page 213, Public Records Of St. Lucie (Now Martin) County Florida. Less and Except Road Right of Way for Old Dixie Highway.

PARCEL 2

That Part of Lot 14, Lying North of the Centerline of State Road A1A, sometimes identified as State Road 707 and Dixie Highway, Glutsch's Subdivision of Lands in the South One-Half of the Southeast Quarter of Section 28, Township 37 South, Range 41, East, According to the Plat thereof, recorded in Plat Book 1, Page 151, Public Records of St. Lucie (Now Martin) County, Florida.

EXCEPT THEREFROM, However, the following described Parcel:

BEGINNING at a point on the East line of said Lot 14, at a point 30 feet North of the Centerline of State Road A1A, as measured on the Perpendicular, (said centerline being the South Line of said Section 28); Thence run North 04°02'36" West, along the East line of said Lot 14, a distance of 370.78 feet; Thence South 89°40'00" West a distance of 35.07 feet; Thence, South 04°02'36" West, a distance of 220.22 feet; thence, North 89°40'00" East a distance of 10.02 feet; thence, South 04°02'36" East, a distance of 150.30 feet to the Northerly Right-of-Way Line of State Road A1A, said Right-of-Way Line being 30 feet North of the South line of Section 28, as aforesaid; thence North 89°40'00" East, along said Right-of-Way Line a distance of 25.05 feet to the **POINT OF BEGINNING**.

*Scrivener's Error-Believed to be South 04°02'36" East.

LESS AND EXCEPT the following described Proposed Right-of-Way Parcel to be dedicated to the Florida Department of Transportation:

A parcel of land lying in Section 28, Township 37 South, Range 41 East, Martin County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of Section 28, Township 37 South, Range 41 East, Martin County, Florida; thence S.89°51'37"W, along the South line of said Section 28, also being the centerline of State Road 707 (Dixie Highway) according to the Florida Department of Transportation Maintenance Map, as recorded in Plat Book 16, Pages 89 through 100, inclusive, of the Public Records of Martin County, Florida; a distance of 562.09 feet; thence N.00°08'23"W, departing said Southerly line of Section 28, a distance of 35.00 feet; to a point on the North line of the 5.0 foot additional Right-of-Way taking as recorded in Official Record Book 2428, Page 2256, of the Public Records of Martin County, Florida; also being the **POINT OF BEGINNING**; thence S.89°51'36"W, along said North line, a distance of 168.00 feet; to a point of curvature concave to the Northwest with a radius of 56.00 feet, and a radial bearing of N.00°08'23"W, at said intersection; thence Northeasterly, departing said North line, and along the arc of said curve through a central angle of 78°40'19", a distance of 76.89 feet to a point of non-tangency; thence N.89°51'37"E, a distance of 58.18 feet to a point of non-tangent intersection with a curve concave to the Northeast with a radius of 56.00 feet, and a radial bearing of N.78°31'51"E, at said intersection; thence Southeasterly, along the arc of said curve through a central angle of 78°40'06", a distance of 76.89 feet to the **POINT OF BEGINNING**.

Together with a portion of Charlotte Avenue, a platted street in Rio St. Lucie Terrace, according to the Plat thereof, as recorded in Plat Book 1, Page 14b of the Public Records of Martin County, Florida, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 8, Block 12, Rio St. Lucie Terrace, according to the Plat thereof, as recorded in Plat Book 1, Page 14b of the Public Records of Martin County, Florida; thence S.03°01'44"E, along the West Right-of-Way line of NE Martin Avenue, a public Right-of-Way, a distance of 40.05 feet to a point on the South Right-of-Way line of NE Charlotte Avenue; thence S.89°51'31"W, along said Right-of-Way line, a distance of 243.80 feet; thence N.03°50'36"W, a distance of 40.08 feet to a point on the North Right-of-Way line of NE Charlotte Avenue; thence N.89°51'31"E, along said Right-of-Way line, a distance of 244.37 feet to the **POINT OF BEGINNING**.

ALSO KNOWN AS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 28, TOWNSHIP 37 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA; THENCE S.89°51'37"W, ALONG THE SOUTH LINE OF SAID SECTION 28, A DISTANCE OF 250.00 FEET; THENCE N.0°07'51"E, A DISTANCE OF 30.00 FEET TO THE SOUTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 2845, PAGE 725, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE N.0°07'51"E, A DISTANCE OF 35.10 FEET TO THE **POINT OF BEGINNING**; THENCE S.58°08'55"W, A DISTANCE OF 57.28 FEET; THENCE S.89°54'53"W, A DISTANCE OF 145.77 FEET; THENCE N.45°04'22"W, A DISTANCE OF 8.36 FEET; THENCE N.89°39'19"W, A DISTANCE OF 19.74 FEET; THENCE S.48°22'14"W, A DISTANCE OF 9.34 FEET; THENCE S.89°48'28"W, A DISTANCE OF 27.28 FEET; THENCE S.89°51'41"W, A DISTANCE OF 57.98 FEET TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 56.00 FEET AND A RADIAL BEARING OF N.00°08'15"W, AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°40'06", A DISTANCE OF 76.89 FEET; THENCE S.89°51'37"W, A DISTANCE OF 58.18 FEET; TO A NON-TANGENT INTERSECTION WITH A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 56.00 FEET AND A RADIAL BEARING OF N.78°48'42"W, AT SAID INTERSECTION; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 78°40'19", A DISTANCE OF 76.89 FEET; THENCE S.89°51'37"W, A DISTANCE OF 321.80 FEET; THENCE N.00°02'44"E, A DISTANCE OF 881.85 FEET; THENCE N.69°10'15"E, A DISTANCE OF 536.27 FEET; THENCE S.03°50'36"E, A DISTANCE OF 70.54 FEET; THENCE N.89°51'31"E, A DISTANCE OF 51.79 FEET; THENCE N.00°07'51"W, A DISTANCE OF 100.00 FEET; THENCE N.89°51'31"E, A DISTANCE OF 200.00 FEET; THENCE S.00°07'51"W, A DISTANCE OF 200.26 FEET; THENCE S.03°01'18"E, A DISTANCE OF 40.04 FEET; THENCE S.00°07'45"W, A DISTANCE OF 194.91 FEET TO THE **POINT OF BEGINNING**.

TOTAL CONTAINING 631,262 SQUARE FEET OR 14.492 ACRES, MORE OR LESS.

ROW DEDICATION DESCRIPTION

DESCRIPTION:

A PORTION OF A PLATTED STREET IN RIO ST. LUCIE TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14B OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

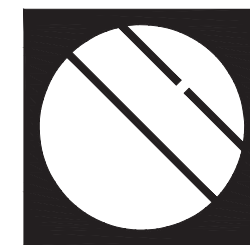
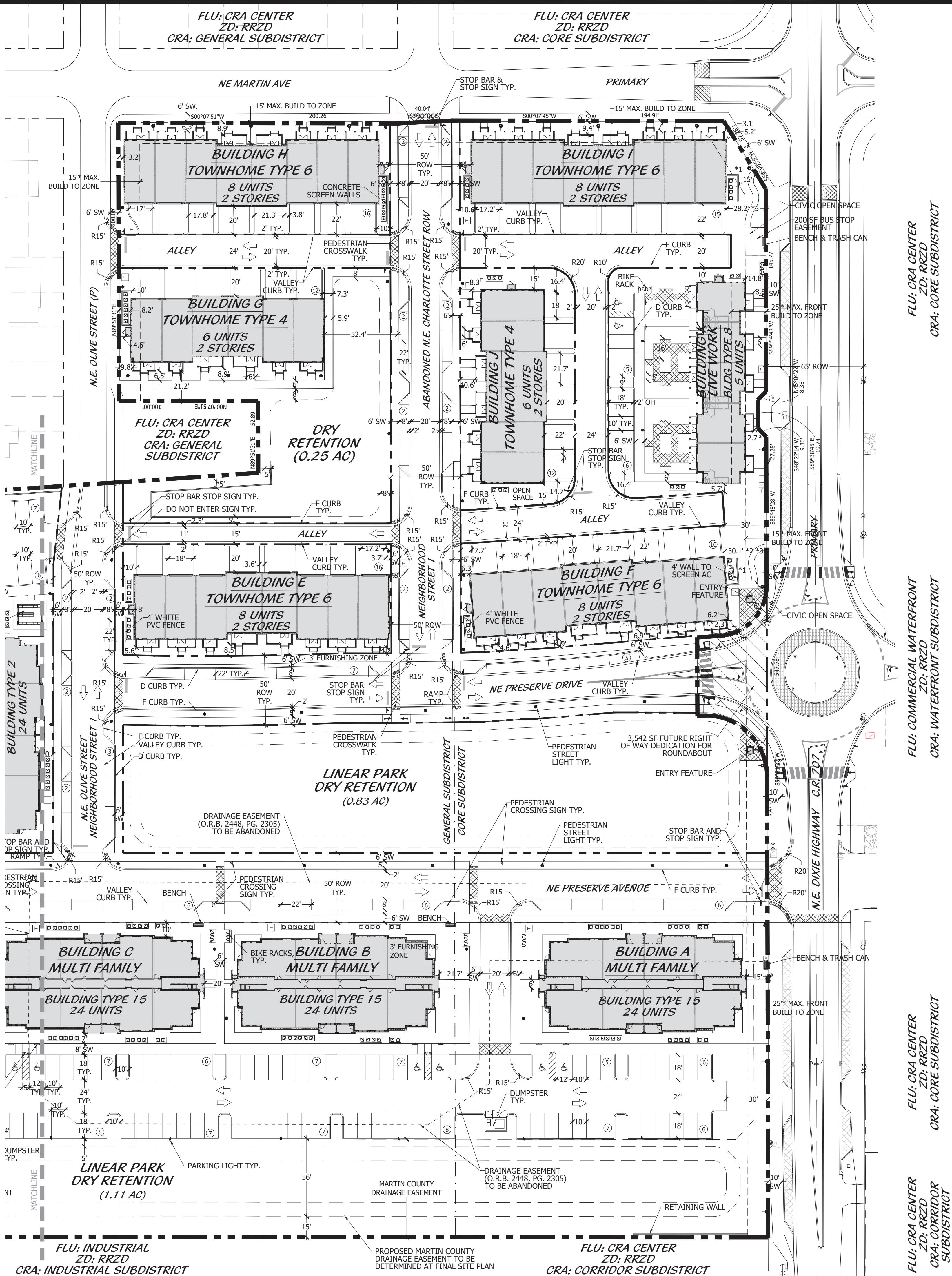
BEGINNING AT THE SOUTHEAST CORNER OF LOT 8, BLOCK 12, RIO ST. LUCIE TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 14B OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE S.03°04'44"E, ALONG THE WEST RIGHT-OF-WAY LINE OF NE MARTIN AVENUE, A PUBLIC RIGHT-OF-WAY, A DISTANCE OF 40.05 FEET TO A POINT ON THE SOUTHRIGHT-OF-WAY LINE OF NE CHARLOTTE AVENUE; THENCE S.89°51'31"W, ALONG SAID RIGHT-OF-WAY LINE OF NE CHARLOTTE AVENUE, THEN .89°51'31"E.

LONG SAID R E OF 244.37 FEET TO THE

POINT OF BEGINNING.

CONTAINING:

9,763 SQUARE FEET OF 0.22 ACRES MORE OR LESS.



Cotleur & Hearing

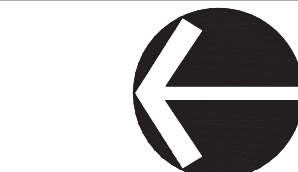
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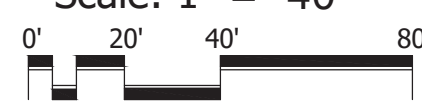
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The Preserve at RIO Marine Village

Final Site Plan
Martin Country, Florida



Scale: 1" = 40'



DESIGNED	DEH
DRAWN	RO
APPROVED	DEH
JOB NUMBER	20-0101
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05-02-24	09-26-25
03-26-25	10-13-25
	07-01-24

October 13, 2025 11:23:19 a.m.
Drawing: 20-0101 SP,SW

SHEET 4 OF 5

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