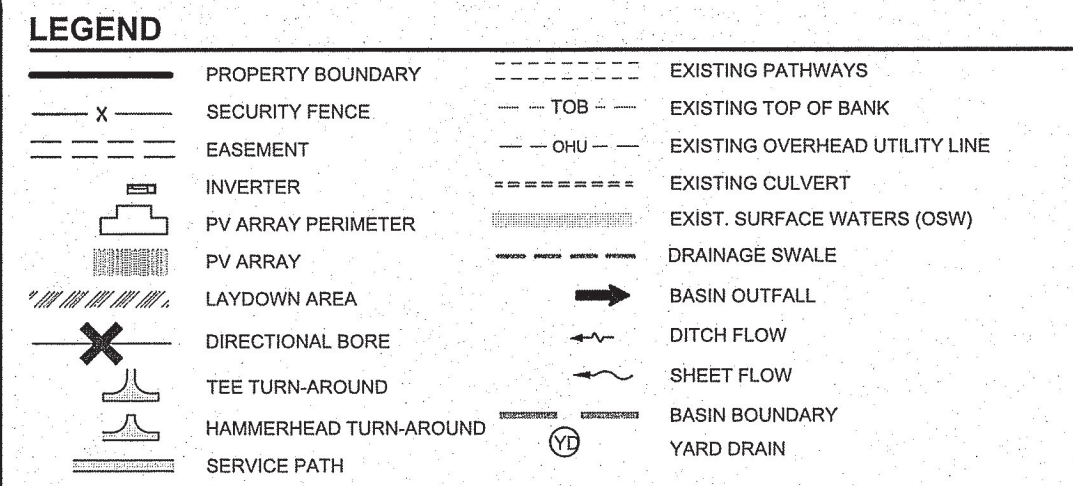
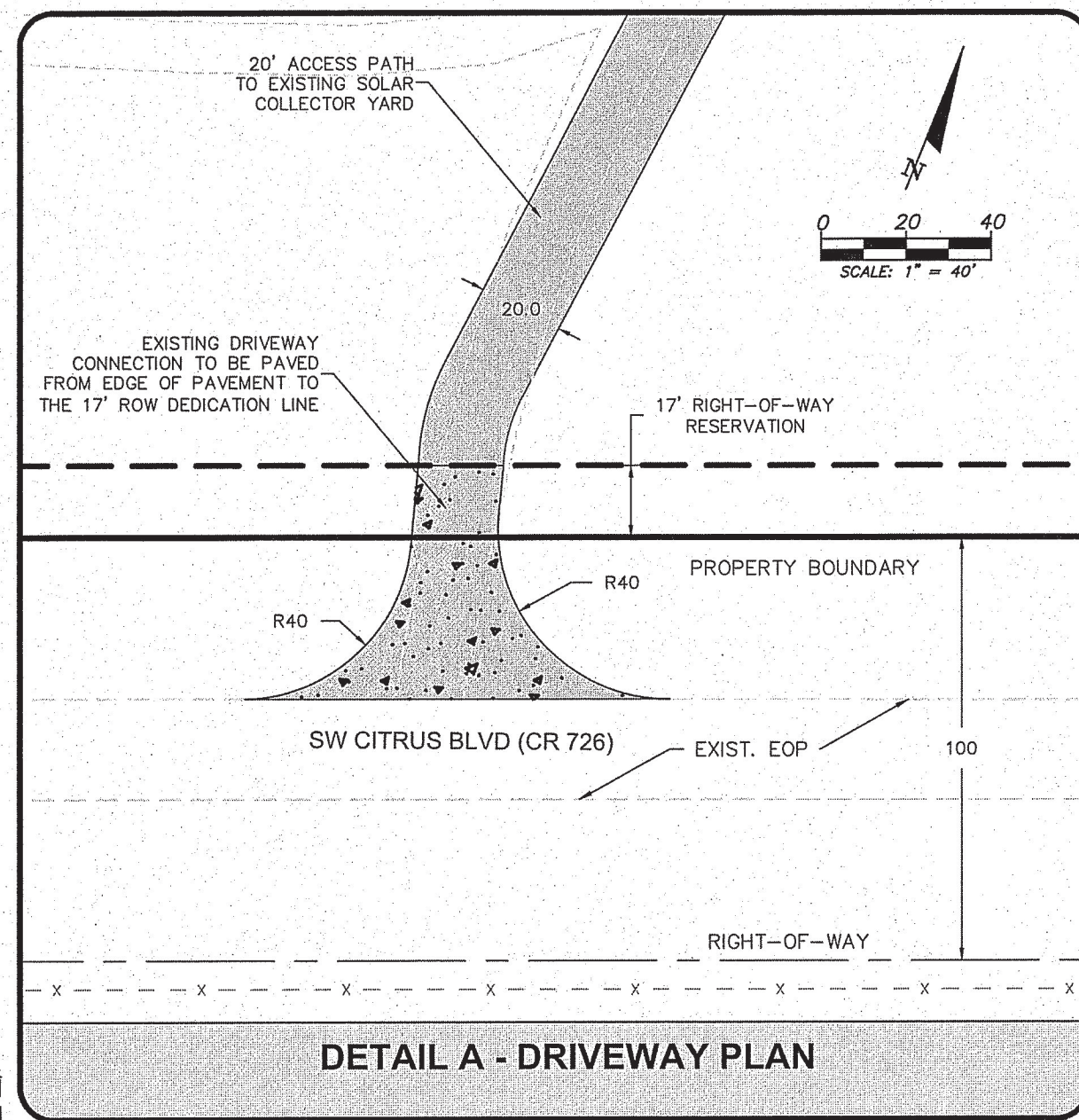




SITE DATA			
Project Area:	acres	sq ft	% Site
Gross Site Area	660.15	28,756,134	100%
Development Use 1	600.00	26,136,000	91%
Note 1: Development Area is the area inside perimeter fence, and is approximate.			
Zoning:	A2 (Agriculture)		
Future Land Use:	AG (Agricultural)		
Parcel ID Number(s)	30-39-40-000-000-00020-7 31-39-40-000-000-00020-5 19-39-40-000-000-00020-0 (part of)		
Proposed Use:	Solar Energy Facility, as permitted under Section 3.100.1 of the Martin County Land Development Code.		
OPEN SPACE:			
Total Open Space:	acres	sq ft	% Site
Required	330.075	14,378,057	50%
Provided	643.58	28,034,345	97%
Other Open Space:	n/a	n/a	
Preserve Area:			
Wetland	n/a	n/a	
Upland	n/a	n/a	
IMPERVIOUS AREA:			
Total Developed Area:	acres	sq ft	% Site
Building	0	-	0%
Roads	16.34	711,770	2%
Solar Collector Yd	0	0	0%
Misc Pavement	0.23	10,019	0%
Surface Water	n/a	n/a	

BUILDING DATA:
Total Gross Floor Area: n/a
Building Coverage Density: n/a
Building Height: Pursuant to Section 3.100.1.H, MCLDC, the following maximum height provisions shall apply:
Project Signs 9 feet
Solar Panels/Modules 15 feet
Buildings 25 feet
The maximum height provisions do not apply to transmission lines or substations, which are regulated under section 3.104.E, of the MCLDC.

Building Setbacks:
(new construction)
front 50 ft 590.5 ft
rear 50 ft 52.5 ft
side (east) 50 ft 213.9 ft
side (west) 50 ft 247.7 ft
Actual setbacks will vary, but will not be less than the "Min. Provided" dimensions indicated.

Security Fencing:
Pursuant to Section 3.100.1.G, MCLDC, security fencing is exempt from the requirements of Section 3.16 and Section 3.204 of the Martin County Land Development Code.

Parking:
The FPL Fawn Solar Energy Facility is an unmanned, remotely monitored, and restricted access facility. FPL employees do not report to this facility on a daily basis and routine maintenance crews will park inside the fenced area. Therefore, no parking spaces will be provided. In the event that an operations building is constructed, employee parking with handicap accessibility will be provided.

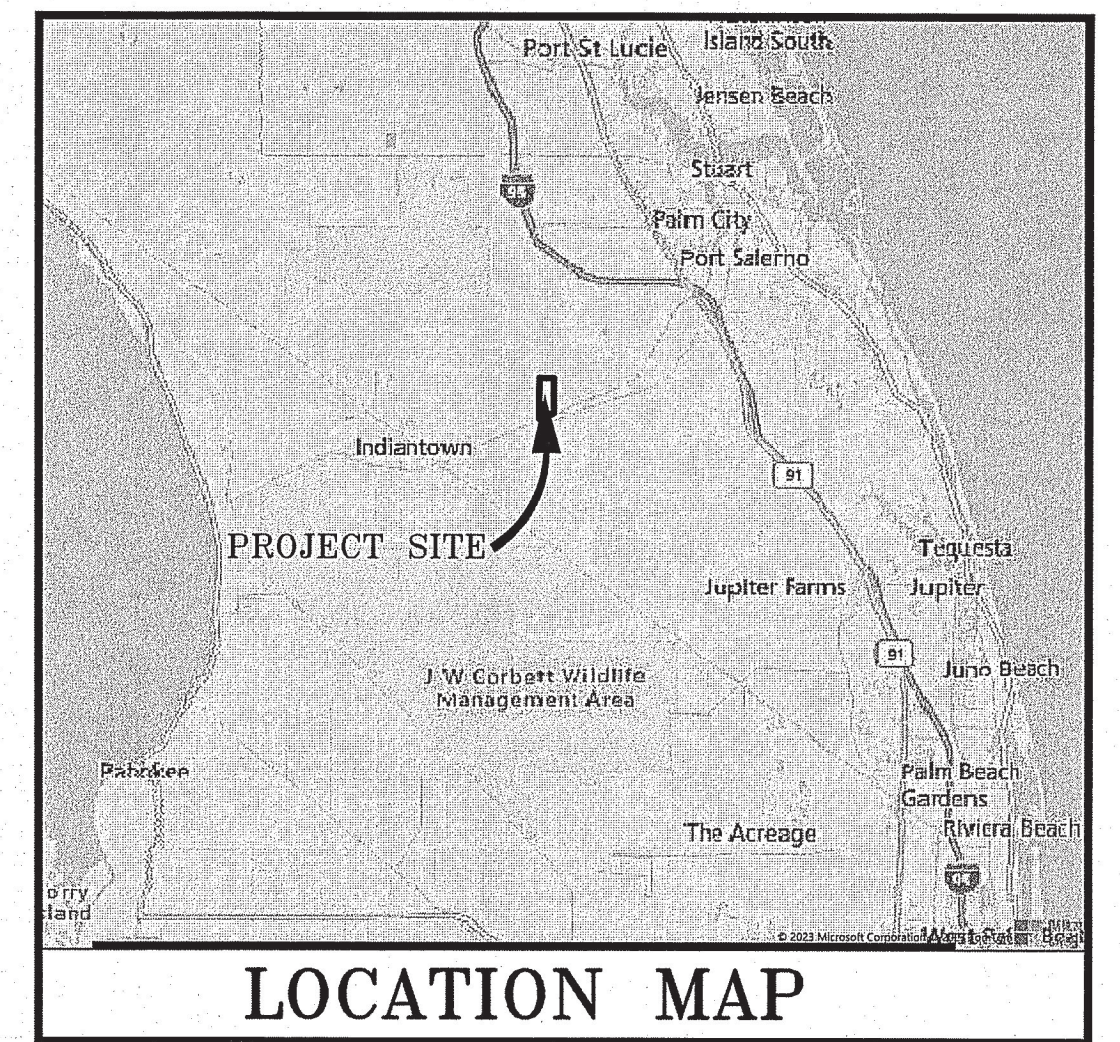
DEVELOPMENT TEAM

APPLICANT:
FLORIDAPOWER & LIGHT COMPANY
ATTN: WILLIAM SABAYRAC
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408
MAIL STOP: 8202UB
PHONE: (561) 694-5176
WILLIAM.SABAYRAC@FPL.COM

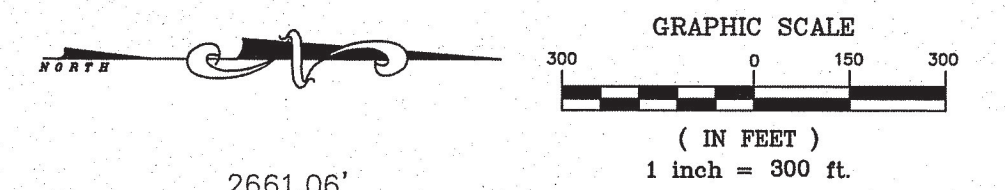
OWNER:
FLORIDAPOWER & LIGHT COMPANY
ATTN: WILLIAM SABAYRAC
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408
MAIL STOP: 8202UB
PHONE: (561) 694-5176
WILLIAM.SABAYRAC@FPL.COM

AGENT:
CULPEPPER & TERPENING, INC.
ATTN: JAMES TERPENING, JR., P.E.
2880 SOUTH 25TH STREET
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ENGINEER:
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SECTION 19, 30 & 31 TOWNSHIP, 39 SOUTH, RANGE 40 EAST
MARTIN COUNTY, FLORIDA



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COMPUTER FILE REF.	FIELD BK./PG.

CULPEPPER & TERPENING INC
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PHONE 772-464-3537 • FAX 772-464-9497 • www.ct-eng.com
STATE OF FLORIDA BOARD OF PROFESSIONAL ENGINEERS AUTHORIZATION NO. 4296

- REVISIONS -		BY	DATE
ADD SETBACK DIMENSION		DJM	9/27/23

DESIGNED	##	##
CALCS.	##	##
DRAWN	ER	05/02/23
DETAILED	##	##
CHECKED	RN	05/02/23
APPROVED	##	#####

FPL FAWN SOLAR ENERGY SITE

FINAL SITE PLAN

DATE: 05/02/2023
HORIZ. SCALE: 1:300
VERT. SCALE: ###
JOB No. 22-041
SHEET 1 OF 1