

Location Map



Phase 2 - Site Data

Phase 2 - Total Site Area	80.05 Ac (3,486,933 sf)
Future Land Use	Agricultural Ranchette
Existing Zoning	AR-5A (0.2 Du / Ac)
Phase 2 - Total Lots	16 Lots
Gross Site Density (16 DU / 80.05 Ac)	0.2 DU/AC
Property Control #	47-38-41-000-000-0020-1

Lot Building Setbacks	Min. Required
Front Setback:	40'
Side Setback:	40'
Rear Setback:	40'

Existing Lake Data	
Total Lake Area *	84.47 Ac. (3,679,625 Sf.)
Total Lake Linear Footage:	27,595 Lf
Lake Littoral Zone:	
Area Required: (27,595 Lf x 10 Sf)	6.33 Ac. (275,950 Sf)
Area Provided:	6.34 Ac. (276,286 Sf)
Upland and Transitional Zone:	
Area Required: (27,595 Lf x 10 Sf)	6.33 Ac. (275,950 Sf)
Area Provided:	6.35 Ac. (276,718 Sf)

\* The total lake area includes lakes for both Phase 1 and Phase II.

This chart shows the total acreage and square footage for each parcel / lot and the area of total lake and upland areas for each.

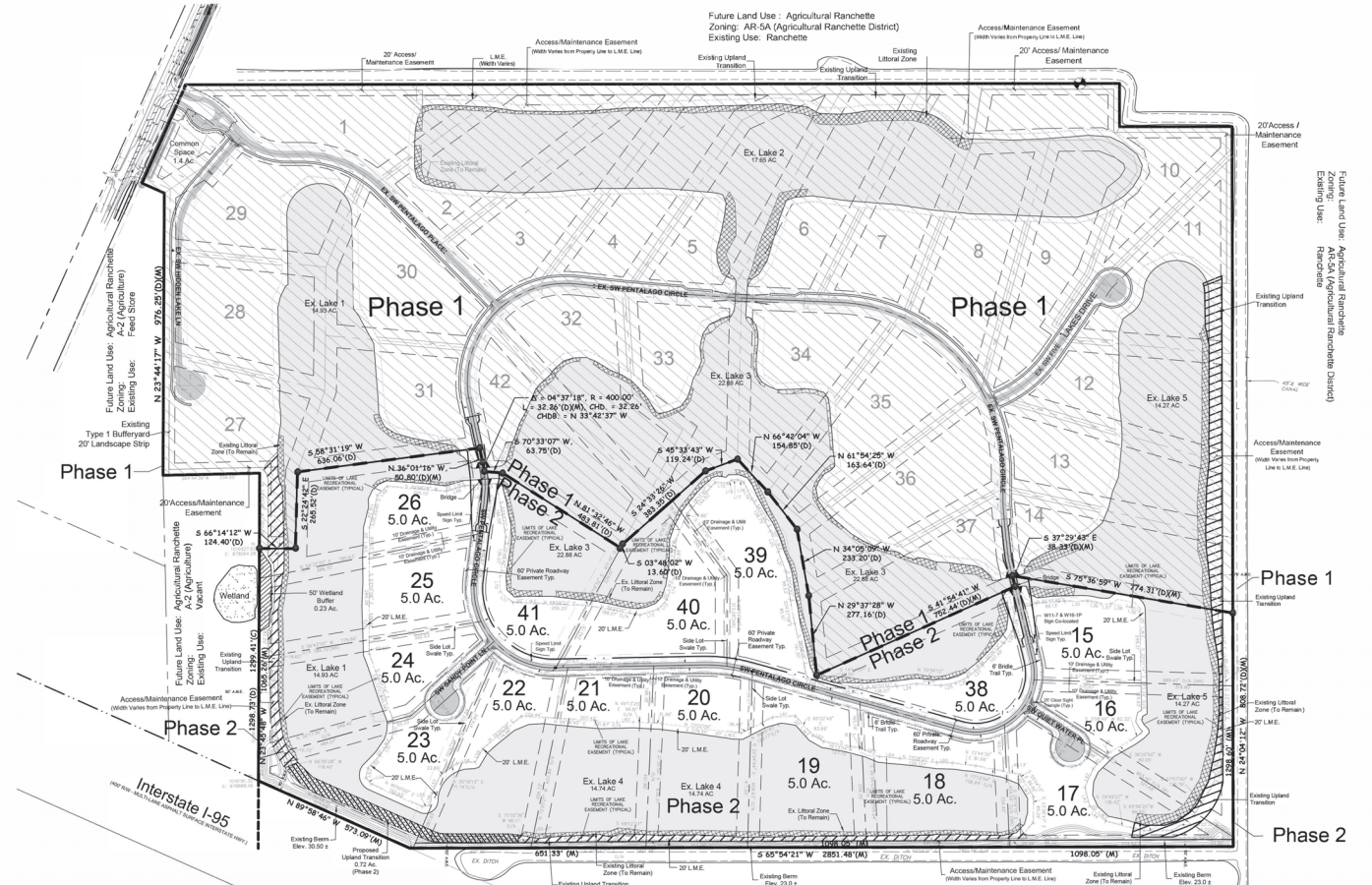
Parcel / Lot #	Lot Area (Ac.)	Lot Area (Sf.)	Lake Area (Ac.)	Lake Area (Sf.)	Total Upland Area (Excludes Lake)
15	5.4c	232,888	86,423	3,718	146,465
16	5.4c	232,888	86,423	3,718	146,465
17	5.4c	232,888	86,423	3,718	146,465
18	5.4c	232,888	86,423	3,718	146,465
19	5.4c	232,888	86,423	3,718	146,465
20	5.4c	232,888	86,423	3,718	146,465
21	5.4c	232,888	86,423	3,718	146,465
22	5.4c	232,888	86,423	3,718	146,465
23	5.4c	232,888	86,423	3,718	146,465
24	5.4c	232,888	86,423	3,718	146,465
25	5.4c	232,888	86,423	3,718	146,465
26	5.4c	232,888	86,423	3,718	146,465
27	5.4c	232,888	86,423	3,718	146,465
28	5.4c	232,888	86,423	3,718	146,465
29	5.4c	232,888	86,423	3,718	146,465
30	5.4c	232,888	86,423	3,718	146,465
31	5.4c	232,888	86,423	3,718	146,465
32	5.4c	232,888	86,423	3,718	146,465
33	5.4c	232,888	86,423	3,718	146,465
34	5.4c	232,888	86,423	3,718	146,465
35	5.4c	232,888	86,423	3,718	146,465
36	5.4c	232,888	86,423	3,718	146,465
37	5.4c	232,888	86,423	3,718	146,465
38	5.4c	232,888	86,423	3,718	146,465
39	5.4c	232,888	86,423	3,718	146,465
40	5.4c	232,888	86,423	3,718	146,465
41	5.4c	232,888	86,423	3,718	146,465
42	5.4c	232,888	86,423	3,718	146,465
<b>Total</b>	<b>80.0c</b>	<b>3,486,933</b>	<b>1,532,487</b>	<b>184,731</b>	<b>1,854,446</b>

\* See Sheet SP-4 for Detailed Lot Data including Open Space and Buildable Area

Legal Description

PHASE II  
 COMMENCE AT A CONCRETE MONUMENT ON THE EASTERLY LINE OF LOT 12 OF THE COMMISSIONERS SUBDIVISION OF THE MILES OR HANSON GRANT, ACCORDING TO THE PLAT THEREOF FILED DECEMBER 30, 1901, RECORDED IN PLAT BOOK B, PAGE 59, PUBLIC RECORDS OF DADE (NOW MARTIN) COUNTY, FLORIDA, SAID MONUMENT BEING 3960 FEET SOUTHWESTERLY OF THE NORTHEAST CORNER OF SAID LOT 12, THENCE PROCEED SOUTHWESTERLY ON AN ANGLE OF 80° 40' 00" AS MEASURED FROM NORTHWEST TO SOUTHWEST FOR 3960.21 FEET TO A CONCRETE MONUMENT TO THE POINT OF BEGINNING; THENCE SOUTH 89° 51' 11" WEST, A DISTANCE OF 285.48 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 914-850; THENCE NORTH 89° 54' 48" WEST, ALONG SAID RIGHT OF WAY, A DISTANCE OF 573.09 FEET, TO A POINT OF INTERSECTION WITH SAID RIGHT OF WAY LINE AND THE EAST BOUNDARY LINE OF TRACT 23, SECTION 38, TOWNSHIP 38S, RANGE 48E, SAID EAST BOUNDARY LINE ALSO BEING THE WEST BOUNDARY LINE OF HANSON GRANT; THENCE NORTH 23° 44' 48" WEST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG SAID BOUNDARY LINES, A DISTANCE OF 604.50 FEET; THENCE NORTH 66° 14' 12" EAST, DEPARTING SAID BOUNDARY LINES, A DISTANCE OF 124.40 FEET; THENCE NORTH 22° 24' 42" WEST, A DISTANCE OF 285.52 FEET; THENCE NORTH 58° 31' 19" EAST, A DISTANCE OF 636.06 FEET; THENCE SOUTH 22° 24' 42" WEST, A DISTANCE OF 285.48 FEET, TO A POINT OF INTERSECTION OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 400 FEET, THE CHORD FOR SAID CURVE BEARS SOUTH 33° 42' 37" EAST, THENCE SOUTHWESTERLY ALONG SAID BOUNDARY LINE, HAVING A CENTRAL ANGLE OF 04° 33' 58", A DISTANCE OF 532.92 FEET TO THE POINT OF TANGENCY; THENCE NORTH 70° 33' 07" EAST, A DISTANCE OF 63.75 FEET; THENCE SOUTH 81° 32' 48" EAST, A DISTANCE OF 154.85 FEET; THENCE NORTH 03° 48' 02" EAST, A DISTANCE OF 13.60 FEET; THENCE NORTH 24° 32' 29" EAST, A DISTANCE OF 383.33 FEET; THENCE NORTH 45° 33' 43" EAST, A DISTANCE OF 119.24 FEET; THENCE SOUTH 60° 42' 04" EAST, A DISTANCE OF 154.85 FEET; THENCE SOUTH 01° 54' 25" EAST, A DISTANCE OF 163.64 FEET; THENCE SOUTH 34° 05' 09" EAST, A DISTANCE OF 233.20 FEET; THENCE SOUTH 28° 57' 20" E, A DISTANCE OF 277.16 FEET; THENCE NORTH 61° 41' 41" EAST, A DISTANCE OF 752.44 FEET; THENCE NORTH 37° 29' 47" WEST, A DISTANCE OF 38.33 FEET; THENCE SOUTH 37° 36' 39" EAST, A DISTANCE OF 774.31 FEET; THENCE SOUTH 24° 52' 52" WEST, A DISTANCE OF 808.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.05 ACRES MORE OR LESS. PARCEL CONTROL NUMBER: 47384100000000201



Future Land Use: Agricultural Ranchette  
 Zoning: AR-5A (Agricultural Ranchette District)  
 Existing Use: Ranchette

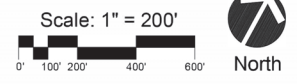
Phasing Description

The timetable of development for final site plans require all permits to be obtained within one (1) year of approval, and require all construction to be completed within two (2) years of approval.

General Notes

- All signs shall meet the requirements of Division 16, Article 4, LDR, Martin County Code.
- All prohibited exotic plant species shall be removed from the site prior to issuance of a Certificate of Occupancy. Perennial maintenance is required to prohibit the reestablishment of invasive exotic species within preservation areas and beneficial landscaping of lot interior areas and stormwater management areas as provided on the plans approved with the development order.
- This plan has been designed to meet with the tree planting requirements contained within the FPL document entitled "Plant the Right Tree in the Right Place".
- For planting of proposed palms, no tree shall be planted unless it could, at mature height, conflict with overhead power lines. Large trees (height at maturity of more than thirty (30) feet) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height trees (height at maturity between twenty (20) and thirty (30) feet) shall be offset at least twenty (20) feet and small trees (height at maturity of less than (20) feet) require no offset.
- No tree, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Plants should be planted at a distance equal to or greater than the average root length plus two (2) feet from power lines.
- The applicant shall notify the Growth Management Department to file a field inspection by staff to determine if bandicades have been properly placed prior to any and all clearing.
- It is the responsibility of the owner and developer of this project to inform all contractors of these Making and Banding Requirements. Failure to comply with these Making and Banding Requirements will be considered a violation of the Site Plan approval. Further work on the project may be stopped until compliance with the Making and Banding Requirements is achieved, and the owner or developer may be required to appear before the Code Enforcement Board.
- Advisory or warning signs must be provided according to the guidelines.
- It shall be unlawful to alter the approved slopes, contours, or cross sections or to chemically, mechanically, or manually remove, damage or destroy any plants in the littoral or upland transition zone buffer areas of connected lakes except upon the written approval of the Growth Management Director, as applicable. It is the responsibility of the owner or property owner association, its successors or assigns to maintain the required surveillance and coverage of the retained upland and littoral upland and upland transition areas and to ensure ongoing removal of prohibited and invasive non-native plant species from these areas. (Code 4.34.A.13, LDR)
- All interior easements shall be privately owned and maintained by the Home Owner's Association in a manner acceptable to Martin County.

- The proposed development shall be a low "hazard" according to the Wetland Fire Risk and Hazard Severity Assessment (Zone) provided by Florida Forewater Consultants.
- All internal private roadway easements, bridge easements, recreation and common areas, as well as utility and drainage easements will be dedicated to and maintained by the Home Owners Association in accordance with applicable Martin County regulations.
- All setbacks shall conform to the minimum setback requirements of the AR-5A Zoning District, Section 3.412, C Minimum yards required, Land Development Regulations, Martin County (LDR).
- Proposed work shall be completed in two phases.
- All building permits shall be obtained within one (1) year of final approval, and all construction completed within two (2) years. This mandatory timetable does not apply to the development of the residential lots.
- Prior to the start of an excavation that creates an open body of water, the contractor shall post signs warning of the potential hazard created by the excavation.
- "No Trespass" signs to be posted during construction and displayed at all entrances and exits.
- Sediment control measures shall be maintained in working order at all times.
- Provisions shall be made to minimize the deposit of sediment by intermittent vehicles onto public paved surfaces.
- All LMEs, lake maintenance easements, and flood channels shall be maintained by the homeowners association. Individual property owners shall be prohibited from altering the approved configuration.
- All finished floor elevations shall be in accordance with the Finished Floor Table on sheet SP-4.
- The actual extent of the planted littoral and upland transition zones will meet or exceed Martin County code requirements. The boundaries of the planted littoral and upland transition zones will be established at the time of installation based on existing lake bank conditions. Such conditions may control, off, but are not limited to: turbid water from high winds, excessive root systems of treated oaks and resistance vegetation, erosion, among others.
- The required two (2) planting spaces for residential driveways with two (2) or more bedrooms will be provided on each lot.
- The final lake area includes lakes for both Phase 1 and Phase II.
- No use of the seawall of the final building permit for phase 2, the wetland buffer preserve area on lots 26 and 28 shall be reestablished in accordance with the approved PAAP.
- The water filtration and sediment areas from the property line to the edge of lake that overlap the upland transition will not interfere with the plantings. The vegetation will be preserved.



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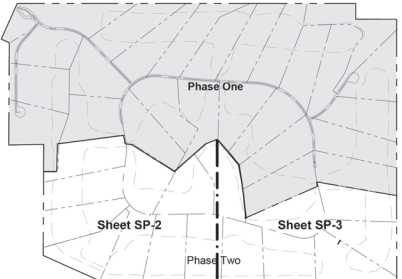
Florida  
 Martin County  
**Phase 2 Revised Minor Final Site Plan**

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Job No.	2021-48
Checked By	EB
Drawn By	MH
Approved By	MH
Submit Dates	05-17-22
Revision Dates	09-30-22
	01-20-23
	01-25-24

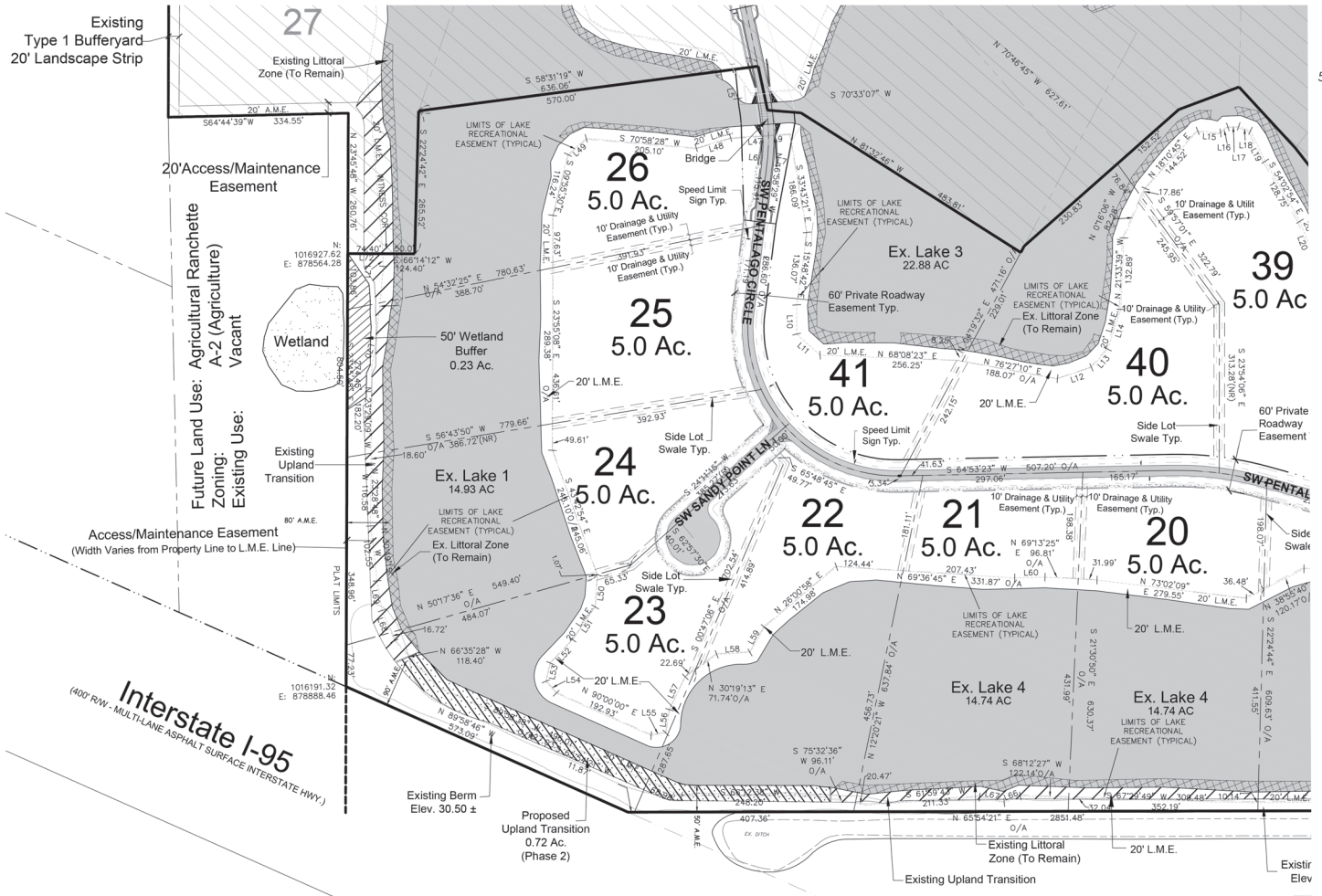
**SP-1**

Site Key

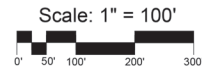


LINE LENGTH	BEARING
L1	44.36 S58°31'19"W
L2	56.58 S58°53'00"E
L3	22.34 N59°33'11"E
L4	5.79 N58°31'19"E
L5	54.77 N36°01'16"E
L6	50.00 S73°01'31"W
L7	90.00 S73°01'31"W
L8	50.98 N70°33'07"E
L9	40.23 S62°11'55"W
L10	54.23 N23°54'12"W
L11	58.56 N72°02'53"W
L12	66.29 S47°36'48"W
L13	45.30 S18°01'14"W
L14	78.06 S09°50'31"E
L15	42.69 S71°11'27"W
L16	17.82 S62°00'10"W
L17	20.22 S63°26'43"W
L18	23.40 S86°42'27"W
L19	62.91 N50°00'37"W
L20	76.95 N44°57'39"W
L21	70.50 N44°45'33"W
L22	33.67 N85°01'26"W
L23	46.55 N85°01'26"W
L24	65.15 S88°16'49"W
L25	51.61 S56°02'55"W
L26	47.20 S39°56'56"W
L27	66.27 S58°29'35"W
L28	48.96 S10°24'44"W
L29	43.80 S17°33'43"E
L30	50.87 S41°54'41"W
L31	71.48 S37°29'43"E
L32	50.00 S82°30'17"W
L33	50.00 S82°30'17"W
L34	54.36 N79°36'59"E
L35	79.27 S68°58'40"W
L36	48.04 S76°34'24"W
L37	33.16 S66°53'10"W
L38	55.21 S72°40'50"W
L39	47.84 S88°07'01"W
L40	20.39 N21°04'00"E
L41	61.82 N21°04'00"E
L42	73.75 S10°30'19"W
L43	67.44 S38°18'19"W
L44	76.25 N70°45'30"W
L45	29.47 S65°06'16"E
L46	27.81 N56°12'39"E
L47	43.78 N31°12'18"W
L48	67.63 N01°55'38"E
L49	61.95 N62°39'00"E
L50	53.68 N09°21'29"E
L51	56.29 N64°29'38"E
L52	79.35 N62°25'50"E
L53	32.33 S43°16'38"W
L54	48.74 S78°41'42"W
L55	60.89 N46°04'05"W
L56	55.73 N33°31'48"W
L57	48.50 N13°53'50"W
L58	23.59 N26°05'08"W
L59	65.31 N66°14'12"E

LINE LENGTH	BEARING
L17	20.22 S63°26'43"W
L18	23.40 S86°42'27"W
L19	62.91 N50°00'37"W
L20	76.96 N44°57'39"W
L21	70.50 N44°45'33"W
L22	33.67 N85°01'26"W
L23	46.55 N85°01'26"W
L24	65.15 S88°16'49"W
L25	51.61 S56°02'55"W
L26	47.20 S39°56'56"W
L27	66.27 S58°29'35"W
L28	48.96 S10°24'44"W
L29	43.80 S17°33'43"E
L30	50.87 S41°54'41"W
L31	71.48 S37°29'43"E
L32	50.00 S82°30'17"W
L33	50.00 S82°30'17"W
L34	54.36 N79°36'59"E
L35	79.27 S68°58'40"W
L36	48.04 S76°34'24"W
L37	33.16 S66°53'10"W
L38	55.21 S72°40'50"W
L39	47.84 S88°07'01"W
L40	20.39 N21°04'00"E
L41	61.82 N21°04'00"E
L42	73.75 S10°30'19"W
L43	67.44 S38°18'19"W
L44	76.25 N70°45'30"W
L45	29.47 S65°06'16"E
L46	27.81 N56°12'39"E
L47	43.78 N31°12'18"W
L48	67.63 N01°55'38"E
L49	61.95 N62°39'00"E
L50	53.68 N09°21'29"E
L51	56.29 N64°29'38"E
L52	79.35 N62°25'50"E
L53	32.33 S43°16'38"W
L54	48.74 S78°41'42"W
L55	60.89 N46°04'05"W
L56	55.73 N33°31'48"W
L57	48.50 N13°53'50"W
L58	23.59 N26°05'08"W
L59	65.31 N66°14'12"E



Interstate I-95  
(400' R/W - MULTI-LANE ASPHALT SURFACE INTERSTATE HWY)



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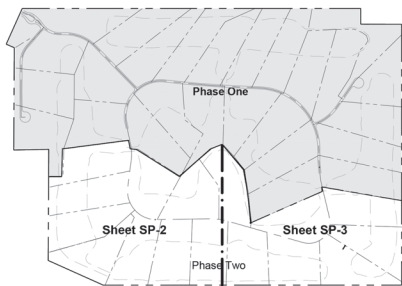
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 Florida  
 Phase 2 Revised Minor Final Site Plan

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Job No.	2021-48
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	05-17-22
	09-30-22
Revision Dates	01-20-23
	01-25-24

**SP-2**

Site Key

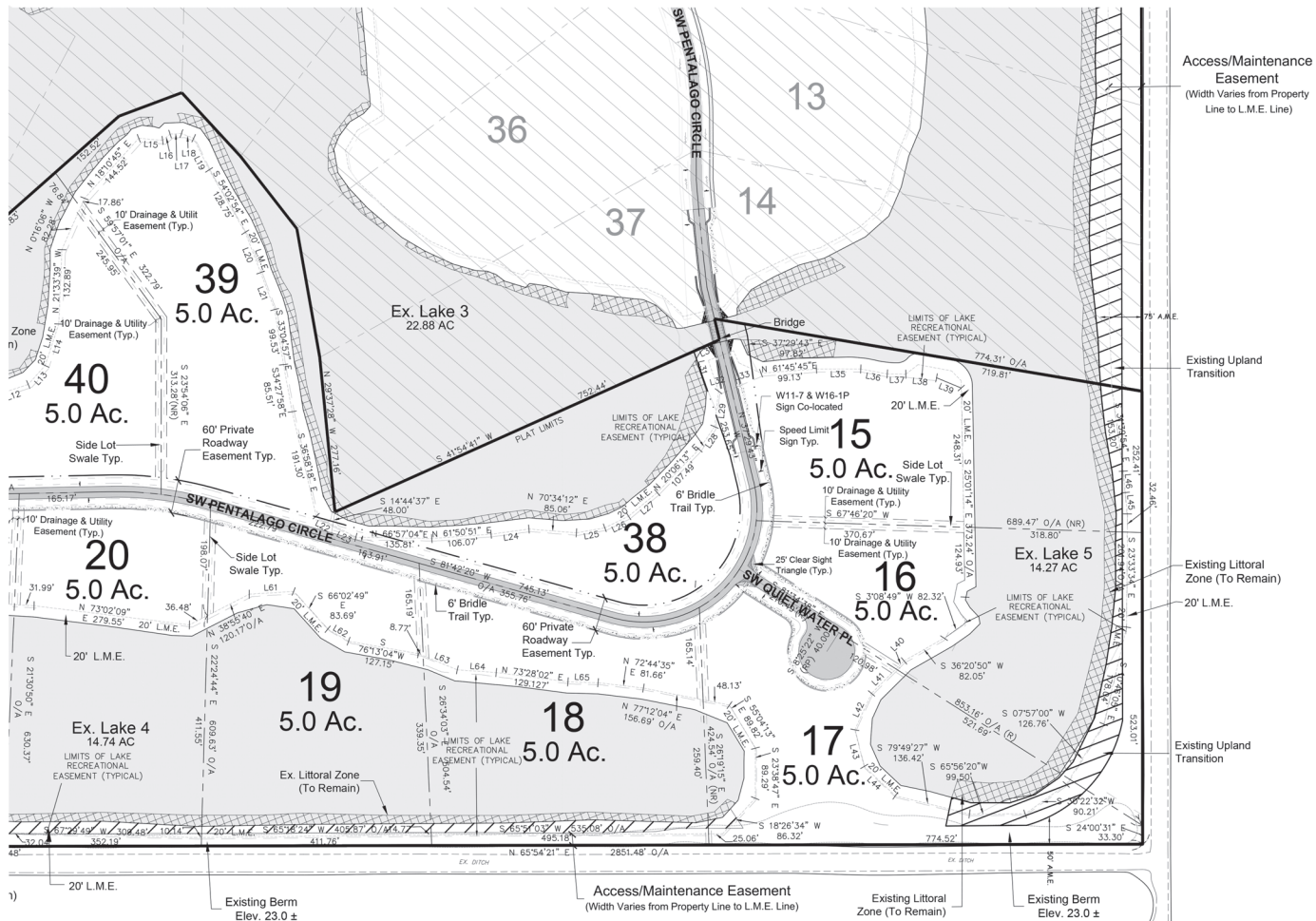


LINE TABLE

LINE LENGTH	BEARING
L1	44.36 S68°31'19"W
L2	56.58 S88°53'00"E
L3	22.34 N89°33'11"E
L4	5.79 N85°11'19"E
L5	54.77 N34°01'16"E
L6	50.00 S73°01'31"W
L7	50.00 S73°01'31"W
L8	50.98 N70°33'07"E
L9	40.23 S62°11'55"W
L10	54.23 N23°54'12"W
L11	58.56 N72°02'53"W
L12	66.29 S47°36'43"W
L13	45.30 S18°01'14"W
L14	78.06 S08°50'31"E
L15	42.69 S71°11'37"W
L16	17.52 S29°00'10"W
L17	20.22 S63°26'43"W
L18	23.40 S86°42'27"W
L19	62.91 N50°00'37"W
L20	76.95 N44°57'39"W
L21	70.50 N44°48'33"W
L22	33.67 N88°51'26"W
L23	46.55 N89°51'26"W
L24	68.15 S56°16'49"W
L25	51.61 S56°02'55"W
L26	47.20 S39°56'56"W
L27	66.27 S26°29'32"W
L28	48.96 S10°24'44"W
L29	63.80 S17°33'43"E
L30	50.87 S41°54'41"W
L31	71.48 S37°29'43"E
L32	50.00 S52°30'17"W
L33	50.00 S52°30'17"W
L34	54.36 N78°36'59"E
L35	79.27 S65°55'42"W
L36	48.04 S76°34'24"W
L37	33.16 S66°53'10"W
L38	59.21 S72°40'50"W
L39	47.84 S88°27'01"W
L40	20.39 N21°04'00"E
L41	61.82 N21°04'00"E
L42	71.52 N00°38'27"E
L43	67.44 S38°18'19"W
L44	76.25 N70°45'30"W
L45	38.37 S29°25'59"E
L46	38.37 S29°25'59"E
L47	70.71 S62°11'55"W
L48	66.57 S49°24'24"W
L49	45.52 S24°30'35"W
L50	59.36 S20°27'28"E
L51	73.75 S10°30'19"W
L52	60.19 S10°44'36"W
L53	34.97 S10°13'58"W
L54	29.47 S68°06'16"E
L55	27.81 N56°12'39"E
L56	43.78 N18°12'18"W
L57	67.63 N01°58'38"E
L58	61.95 N6°23'00"E
L59	53.68 N05°21'29"E
L60	56.29 N44°29'38"E
L61	79.35 N62°25'50"E
L62	32.33 S43°16'38"W
L63	46.74 S78°41'42"W
L64	60.89 N44°04'05"W
L65	55.73 N33°31'48"W
L66	48.50 N13°53'50"W
L67	23.59 N21°05'08"W
L68	65.31 N66°14'12"E

LINE TABLE

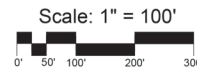
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L25	51.61 S56°02'55"W
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L27	66.27 S26°29'32"W
L28	48.96 S10°24'44"W
L29	63.80 S17°33'43"E
L30	50.87 S41°54'41"W
L31	71.48 S37°29'43"E
L32	50.00 S52°30'17"W
L33	50.00 S52°30'17"W
L34	54.36 N78°36'59"E
L35	79.27 S65°55'42"W
L36	48.04 S76°34'24"W
L37	33.16 S66°53'10"W
L38	59.21 S72°40'50"W
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L40	20.39 N21°04'00"E
L41	61.82 N21°04'00"E
L42	71.52 N00°38'27"E
L43	67.44 S38°18'19"W
L44	76.25 N70°45'30"W
L45	38.37 S29°25'59"E
L46	38.37 S29°25'59"E
L47	70.71 S62°11'55"W
L48	66.57 S49°24'24"W
L49	45.52 S24°30'35"W
L50	59.36 S20°27'28"E
L51	73.75 S10°30'19"W
L52	60.19 S10°44'36"W
L53	34.97 S10°13'58"W
L54	29.47 S68°06'16"E
L55	27.81 N56°12'39"E
L56	43.78 N18°12'18"W
L57	67.63 N01°58'38"E
L58	61.95 N6°23'00"E
L59	53.68 N05°21'29"E
L60	56.29 N44°29'38"E
L61	79.35 N62°25'50"E
L62	32.33 S43°16'38"W
L63	46.74 S78°41'42"W
L64	60.89 N44°04'05"W
L65	55.73 N33°31'48"W
L66	48.50 N13°53'50"W
L67	23.59 N21°05'08"W
L68	65.31 N66°14'12"E



Future Land Use: Agricultural Ranchette  
 Zoning: AR-5A (Agricultural Ranchette District)  
 Existing Use: Ranchette

Key

- Wetland
- Wetland Buffer
- Existing Littoral Zone
- Existing Upland Transition
- Phase 2 Upland Transition



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Pentalago  
 Martin County  
 Florida  
 Phase 2 Revised Minor Final Site Plan

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Job No.	2021-48
Drawn By	EB
Checked By	MH
Approved By	MH
Submittal Dates	05-17-22
	09-30-22
Revision Dates	01-20-23
	01-25-24

SP-3

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01-25-24

**SP-4**

Phase 2 - Lot Data & Open Space Calculations

Chart 1 - Lot Information

This chart shows the total acreage and square footage for each parcel / lot and the area of total lake and upland areas for each.

Parcel / Lot #	Lot Area (Ac.)	Lot Area (Sf.)	Lake Area	Total Upland Area (Excludes Lake)
15	SAC	217,260 SF	80,423 SF (1.85 Ac.)	137,437 SF (1.57 Ac.)
16	SAC	219,123 SF	100,533 SF (2.31 Ac.)	118,590 SF (1.68 Ac.)
17	SAC	217,813 SF	83,573 SF (1.92 Ac.)	164,240 SF (1.77 Ac.)
18	SAC	217,985 SF	115,260 SF (2.64 Ac.)	102,725 SF (1.38 Ac.)
19	SAC	218,024 SF	134,676 SF (3.09 Ac.)	83,348 SF (1.91 Ac.)
20	SAC	218,163 SF	122,237 SF (2.81 Ac.)	95,926 SF (1.20 Ac.)
21	SAC	217,897 SF	139,077 SF (3.19 Ac.)	82,820 SF (1.90 Ac.)
22	SAC	218,127 SF	109,636 SF (2.52 Ac.)	108,491 SF (1.49 Ac.)
23	SAC	217,920 SF	154,903 SF (3.54 Ac.)	164,917 SF (1.78 Ac.)
24	SAC	217,867 SF	101,565 SF (2.38 Ac.)	114,282 SF (1.62 Ac.)
25	SAC	217,805 SF	81,312 SF (1.87 Ac.)	136,493 SF (1.57 Ac.)
26	SAC	217,927 SF	118,697 SF (2.72 Ac.)	99,230 SF (1.39 Ac.)
28	SAC	217,822 SF	94,592 SF (2.17 Ac.)	123,230 SF (1.47 Ac.)
29	SAC	217,824 SF	41,665 SF (0.96 Ac.)	176,159 SF (1.98 Ac.)
30	SAC	217,874 SF	58,452 SF (1.34 Ac.)	159,422 SF (1.66 Ac.)
41	SAC	217,871 SF	108,810 SF (2.49 Ac.)	109,061 SF (1.50 Ac.)
Total	80 Ac.	3,486,930 SF	1,152,487 SF (26.73 Ac.)	2,334,443 SF (26.92 Ac.)

Chart 2 - Non-buildable Open Space Area

This chart demonstrates that a minimum of 40% of the total upland area per parcel / lot will remain as open space by adding applicable required setbacks, easements, buffers and open space. This calculation demonstrates compliance with the MDCGMP as it relates to open space. Policy 4.13A.3. Agricultural Ranchette development. \* All Agricultural Ranchette development shall maintain at least 50 percent of the gross land area as open space. Wetlands and landlocked water bodies may be used in calculating open space as long as at least 40 percent of the upland property consists of open space.

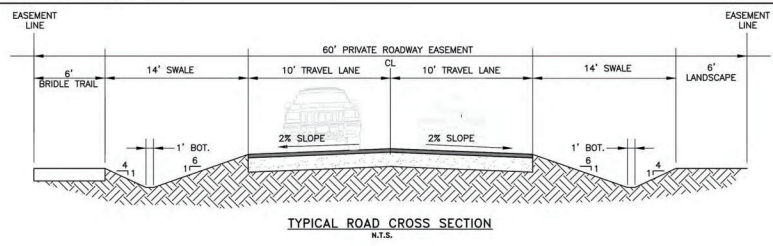
Required Min. Open Space (40% of Total Upland Area per Lot)	40' Setbacks (Does not include L.M.E. & VUA) (A)	Lake Maintenance Easement (L.M.E) (B)	Upland Transition (Does not include areas that meeting with setbacks & L.M.E.) (C)	20' Type 1 Buffer (D)	Wetland Buffer (E)	Required Open Space (Excludes A,B,C,D,E) (F)	Total Upland Open Space Provided (A) + (B) + (C) + (D) + (E) + (F)
15	137,437 SF x 40% = 54,975 SF (1.26 Ac.)	80,423 SF (1.85 Ac.)	16,662 SF (0.38 Ac.)	286 SF (0.007 Ac.)	-	5,395 SF (0.12 Ac.)	144,703 SF (1.66 Ac.)
16	118,590 SF x 40% = 47,436 SF (1.07 Ac.)	118,590 SF (1.68 Ac.)	16,566 SF (0.38 Ac.)	5,045 SF (0.12 Ac.)	-	-	147,637 SF (1.70 Ac.)
17	164,240 SF x 40% = 65,704 SF (1.51 Ac.)	83,573 SF (1.92 Ac.)	12,483 SF (0.29 Ac.)	4,136 SF (0.09 Ac.)	-	-	165,975 SF (1.93 Ac.)
18	102,725 SF x 40% = 41,090 SF (0.94 Ac.)	115,260 SF (2.64 Ac.)	23,307 SF (0.54 Ac.)	-	-	-	159,862 SF (1.84 Ac.)
19	83,348 SF x 40% = 33,355 SF (0.77 Ac.)	134,676 SF (3.09 Ac.)	17,407 SF (0.40 Ac.)	-	-	-	165,446 SF (1.93 Ac.)
20	95,926 SF x 40% = 38,370 SF (0.88 Ac.)	95,926 SF (1.20 Ac.)	15,422 SF (0.35 Ac.)	-	-	-	150,740 SF (1.70 Ac.)
21	82,820 SF x 40% = 33,128 SF (0.76 Ac.)	139,077 SF (3.19 Ac.)	29,189 SF (0.67 Ac.)	15,475 SF (0.35 Ac.)	-	-	186,879 SF (2.15 Ac.)
22	108,491 SF x 40% = 43,396 SF (0.99 Ac.)	108,491 SF (1.49 Ac.)	42,458 SF (0.97 Ac.)	19,784 SF (0.45 Ac.)	-	-	173,116 SF (1.98 Ac.)
23	164,917 SF x 40% = 65,972 SF (1.51 Ac.)	164,917 SF (1.78 Ac.)	19,883 SF (0.45 Ac.)	22,480 SF (0.51 Ac.)	-	-	217,340 SF (2.49 Ac.)
24	114,282 SF x 40% = 45,713 SF (1.04 Ac.)	114,282 SF (1.62 Ac.)	46,154 SF (1.06 Ac.)	13,124 SF (0.30 Ac.)	-	-	220,272 SF (2.52 Ac.)
25	136,493 SF x 40% = 54,597 SF (1.24 Ac.)	81,312 SF (1.87 Ac.)	41,863 SF (0.96 Ac.)	342 SF (0.01 Ac.)	-	-	174,114 SF (1.98 Ac.)
26	99,230 SF x 40% = 39,692 SF (0.91 Ac.)	118,697 SF (2.72 Ac.)	21,173 SF (0.48 Ac.)	17,249 SF (0.39 Ac.)	-	-	176,491 SF (1.99 Ac.)
28	123,230 SF x 40% = 49,292 SF (1.13 Ac.)	94,592 SF (2.17 Ac.)	18,143 SF (0.41 Ac.)	-	-	-	170,628 SF (1.94 Ac.)
29	176,159 SF x 40% = 70,463 SF (1.60 Ac.)	41,665 SF (0.96 Ac.)	18,910 SF (0.43 Ac.)	23,776 SF (0.54 Ac.)	-	-	225,624 SF (2.59 Ac.)
30	159,422 SF x 40% = 63,769 SF (1.46 Ac.)	159,422 SF (1.66 Ac.)	44,707 SF (1.01 Ac.)	12,070 SF (0.28 Ac.)	-	-	226,956 SF (2.61 Ac.)
41	109,061 SF x 40% = 43,624 SF (1.00 Ac.)	109,061 SF (1.50 Ac.)	16,006 SF (0.36 Ac.)	-	-	-	174,694 SF (1.99 Ac.)
Total	2,334,443 SF x 40% = 933,777 SF (21.43 Ac.)	2,334,443 SF (26.92 Ac.)	308,804 SF (7.11 Ac.)	16,006 SF (0.36 Ac.)	-	-	3,093,066 SF (35.79 Ac.)

Chart 3 - Buildable Area / Allowable Impervious Area

This chart shows the Buildable Area & Allowable Impervious Area for each parcel / lot. Remaining Upland Area (X) = total upland area - total open space provided. Buildable Area = remaining upland area (X) - vehicular use area (Y). Allowable Impervious Area = the allowable impervious area per each lot which excludes vehicular use area within roadway easement and lakes.

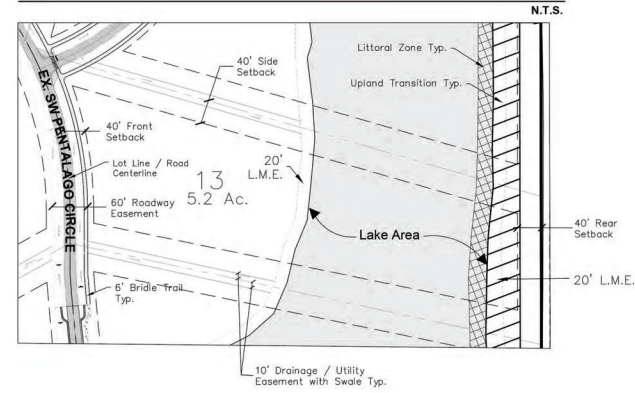
Parcel / Lot #	Remaining Upland Area (X)	Vehicular Use Area (Roadway Easement) (Y)	Buildable Area (X) - (Y)	Allowable Impervious Area (excluding VUA within Roadway Easement & Lakes)
15	82,455 SF (1.89 Ac.)	3,688 SF (0.08 Ac.)	78,767 SF (1.81 Ac.)	26,188 SF (0.60 Ac.)
16	47,952 SF (1.09 Ac.)	3,285 SF (0.07 Ac.)	44,667 SF (1.02 Ac.)	17,881 SF (0.41 Ac.)
17	88,268 SF (2.03 Ac.)	10,489 SF (0.24 Ac.)	77,779 SF (1.79 Ac.)	27,882 SF (0.64 Ac.)
18	47,643 SF (1.09 Ac.)	5,105 SF (0.12 Ac.)	42,538 SF (0.97 Ac.)	17,486 SF (0.41 Ac.)
19	36,615 SF (0.84 Ac.)	3,871 SF (0.08 Ac.)	32,744 SF (0.75 Ac.)	14,680 SF (0.33 Ac.)
20	50,362 SF (1.16 Ac.)	3,840 SF (0.07 Ac.)	46,522 SF (1.08 Ac.)	18,801 SF (0.43 Ac.)
21	179,624 SF (4.07 Ac.)	2,976 SF (0.07 Ac.)	176,648 SF (4.00 Ac.)	15,286 SF (0.35 Ac.)
22	46,297 SF (1.06 Ac.)	3,757 SF (0.07 Ac.)	42,540 SF (0.99 Ac.)	17,429 SF (0.40 Ac.)
23	71,782 SF (1.63 Ac.)	9,456 SF (0.21 Ac.)	62,326 SF (1.42 Ac.)	23,126 SF (0.54 Ac.)
24	52,663 SF (1.21 Ac.)	5,727 SF (0.08 Ac.)	46,936 SF (1.12 Ac.)	19,101 SF (0.44 Ac.)
25	74,418 SF (1.71 Ac.)	3,085 SF (0.07 Ac.)	71,333 SF (1.64 Ac.)	25,480 SF (0.60 Ac.)
26	91,501 SF (2.09 Ac.)	2,966 SF (0.07 Ac.)	88,535 SF (2.02 Ac.)	29,415 SF (0.68 Ac.)
28	71,938 SF (1.63 Ac.)	11,954 SF (0.27 Ac.)	59,984 SF (1.36 Ac.)	23,131 SF (0.53 Ac.)
29	199,699 SF (4.54 Ac.)	3,140 SF (0.07 Ac.)	196,559 SF (4.47 Ac.)	18,194 SF (0.41 Ac.)
30	69,651 SF (1.59 Ac.)	5,901 SF (0.13 Ac.)	63,750 SF (1.46 Ac.)	18,401 SF (0.42 Ac.)
41	61,651 SF (1.42 Ac.)	8,418 SF (0.19 Ac.)	53,233 SF (1.22 Ac.)	20,807 SF (0.48 Ac.)
Total	1,027,996 SF (23.59 Ac.)	84,928 SF (1.95 Ac.)	943,068 SF (21.65 Ac.)	337,358 SF (7.81 Ac.)

Typical Road Cross Section

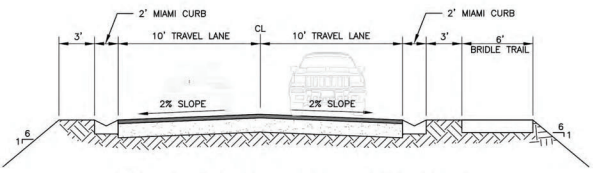


TYPICAL ROAD CROSS SECTION

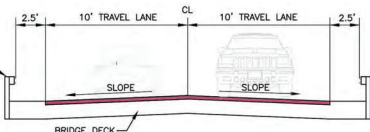
Typical Lot Detail



TYPICAL ROAD CROSS SECTION AT BRIDGE APPROACH

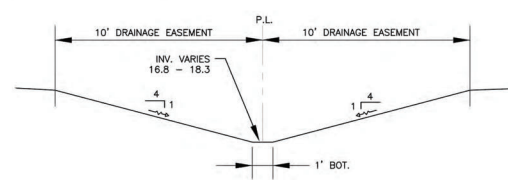


TYPICAL ROAD CROSS SECTION AT BRIDGE



BRIDGE NOTES  
1. BRIDGE DESIGN IS BY OTHERS. FINAL DESIGN TO BE PROVIDED DURING THE POST APPROVAL SUBMITTAL TO MARTIN COUNTY.  
2. BRIDGE CLEARANCE FROM WATER CONTROL ELEVATION SHALL BE 9.0' MIN.

Typical Side Lot Swale Section



GUARDRAIL PER FDOT INDEX 535-001  
SHEET 1: GENERAL NOTES  
SHEET 3: LOW SPEED TL-2 DETAILS  
SHEET 6: GUARDRAIL SECTIONS  
SHEET 7: END TREATMENT