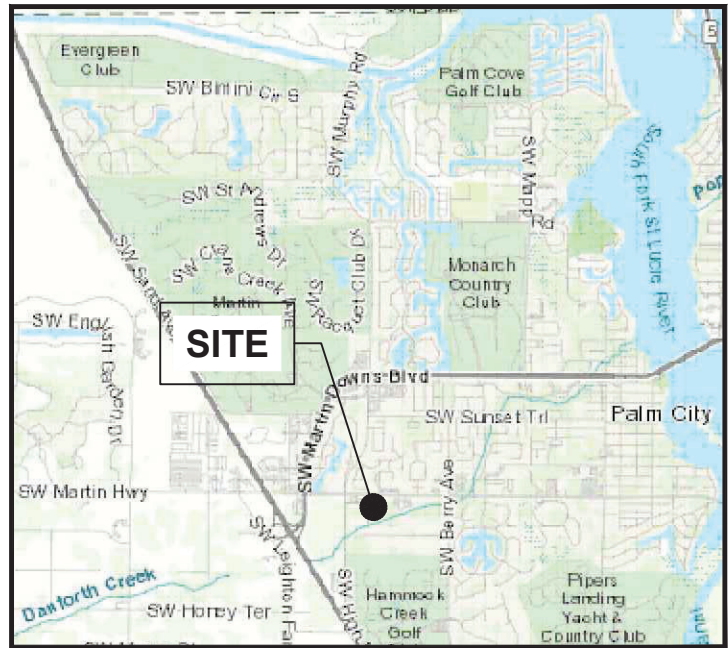




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VICINITY MAP
SECTION 19, TOWNSHIP 38S, RANGE 41E
NTS

Project Team

DEVELOPER FINLAND CAPITAL LLC 2140 NW 60TH CIRCLE, BOCA RATON, FL 33496	SURVEYOR NORTHSTAR GEOMATICS, INC. 617 NW BAKER RD STUART, FL 34984-1032
PLANNER / LANDSCAPE ARCHITECT HJA DESIGN STUDIO 3500 SW CORPORATE PARKWAY SUITE 203 PALM CITY, FL 34990	TRAFFIC ENGINEER SUSAN O'ROURKE - ENGINEERING AND PLANNING 22 SE SEMINOLE STREET STUART, FLORIDA 34994
CIVIL ENGINEER CREECH CONSULTING, INC. PO BOX 327 STUART FLORIDA 34995	ENVIRONMENTAL ADVANCED RESTORATION ECOLOGOY 2593 NE ROBERTA ST JENSEN BEACH, FL 34957

Legend

EX. NATIVE LANDSCAPE AREA	NATIVE PRESERVE	UPLAND TRANSITION ZONE
LITTORAL ZONE	30' EASEMENT	PROPOSED PAVERS
TURF BLOCK	ASPHALT	CONCRETE

Legal Description

A PARCEL OF LAND IN THE WEST HALF (1/2) OF TRACT 4 AND ALL OF TRACT 13 LYING NORTH OF THE CENTER OF DANFORTH CREEK, SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST, PALM CITY FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGE 42, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA; LESS ROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST; THENCE SOUTH 89°42'42" EAST ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 50.30 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION SOUTH 00°17'18" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 89000-2602 AS RECORDED IN MAP BOOK 1, PAGE 15, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE CONTINUE SOUTH 00°17'18" WEST A DISTANCE OF 32.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°42'42" EAST A DISTANCE OF 296.51 FEET TO THE EAST LINE OF THE WEST HALF (1/2) OF TRACT 4 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°09'09" WEST ALONG THE EAST LINE OF THE WEST HALF (1/2) OF TRACT 4 OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 580.44 FEET TO THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 89°42'42" EAST A DISTANCE OF 332.08 FEET TO THE NORTHEAST CORNER OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°05'47" WEST ALONG THE EAST LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 152.44 FEET TO THE CENTER OF DANFORTH CREEK; THENCE SOUTHWESTERLY ALONG THE CENTER OF DANFORTH CREEK A DISTANCE OF 693 FEET MORE OR LESS TO A LINE 10 FEET EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS; THENCE NORTH 00°04'43" EAST ALONG A LINE 10 EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 555.36 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF SAID PLAT OF PALM CITY FARMS; THENCE CONTINUE ALONG THE EAST LINE OF SW 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS NORTH 00°04'43" EAST A DISTANCE OF 612.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.14 ACRES MORE OR LESS.

RIGHT OF WAY DEDICATION LEGAL DESCRIPTION
COMMENCE AT THE NORTH QUARTER CORNER OF SECTION 24, TOWNSHIP 38 SOUTH, RANGE 40 EAST THENCE SOUTH 89°42'42" ALONG THE NORTH LINE OF SAID SECTION 24 EAST A DISTANCE OF 15.18 FEET; THENCE DEPARTING THE NORTH LINE OF SAID SECTION SOUTH 00°17'18" WEST A DISTANCE OF 50.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SOUTHWEST MARTIN HIGHWAY, A 100 FOOT WIDE RIGHT OF WAY, AS SHOWN IN FLORIDA DEPARTMENT OF TRANSPORTATION PROJECT NUMBER 89000-2602 AND THE POINT OF BEGINNING;

THENCE SOUTH 89°42'42" EAST ALONG THE SOUTH RIGHT OF WAY OF SAID MARTIN HIGHWAY A DISTANCE OF 331.52 FEET; THENCE DEPARTING SAID MARTIN HIGHWAY SOUTH 00°09'09" WEST A DISTANCE OF 32.00 FEET; THENCE NORTH 89°42'42" WEST AND PARALLEL WITH SAID MARTIN HIGHWAY A DISTANCE OF 296.51 FEET; THENCE SOUTH 45°11'03" WEST A DISTANCE OF 35.29 FEET; THENCE SOUTH 00°04'43" WEST ALONG A LINE 10.00 FEET EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE AS RECORDED IN THE PLAT OF PALM CITY FARMS, PLAT BOOK 6, PAGE 40, PALM BEACH, NOW MARTIN COUNTY, FLORIDA A DISTANCE OF 555.36 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF TRACT 13 OF SAID PLAT OF PALM CITY FARMS; THENCE SOUTH 00°04'43" WEST ALONG A LINE 10.00 FEET EASTERLY AND PARALLEL WITH THE EAST LINE OF SOUTHWEST 30TH AVENUE IN SAID PLAT OF PALM CITY FARMS A DISTANCE OF 555.36 FEET TO THE CENTER OF DANFORTH CREEK; THENCE SOUTH 55°38'02" WEST ALONG THE CENTER OF DANFORTH CREEK A DISTANCE OF 12.13 FEET; THENCE DEPARTING THE CENTER OF DANFORTH CREEK NORTH 00°04'43" EAST ALONG THE EAST LINE OF SW 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS A DISTANCE OF 363.61 FEET TO THE SOUTH LINE OF TRACT 4 AND THE NORTH LINE OF SAID PLAT OF PALM CITY FARMS; THENCE CONTINUE ALONG THE EAST LINE OF SW 30TH AVENUE OF SAID PLAT OF PALM CITY FARMS NORTH 00°04'43" EAST A DISTANCE OF 612.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,327 SQUARE FEET OR 0.47 ACRES MORE OR LESS.

Scale: 1" = 40'

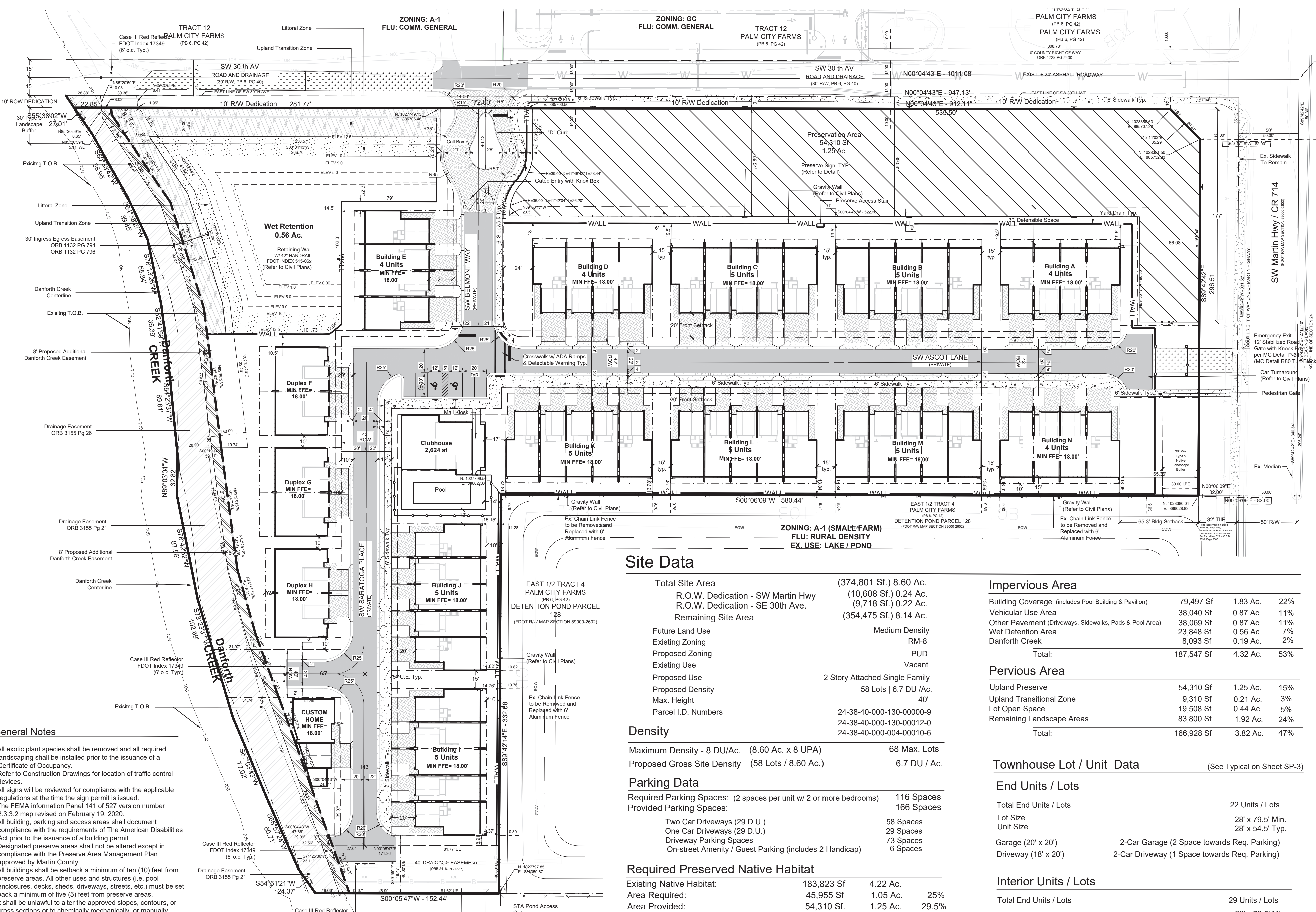


Paddock at Palm City PUD

Martin County Master /Final Site Plan

Florida

SP-1



General Notes

- All exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- Refer to Construction Drawings for location of traffic control devices.
- All signs will be reviewed for compliance with the applicable regulations at the time the sign permit is issued.
- The FEMA information Panel 141 of 527 version number 2.3.3.2 map revised on February 19, 2020.
- All building, parking and access areas shall document compliance with the requirements of The American Disabilities Act prior to the issuance of a building permit.
- Designated preserve areas shall not be altered except in compliance with the Preserve Area Management Plan approved by Martin County.
- All buildings shall be setback a minimum of ten (10) feet from preserve areas. All other uses and structures (i.e. pool enclosures, decks, sheds, driveways, streets, etc.) must be set back a minimum of five (5) feet from preserve areas.
- 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 constructed lakes except upon the written approval of the Planning and Development Director, as applicable. It is the responsibility of the owner or property owners association, its successors or assigns to maintain the required survivorship and coverage of the reclaimed upland areas and to ensure on-going removal of prohibited and invasive non-native plant species from these areas.
- All lots will utilize well and sprinkler to irrigate their individual landscape.
- All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan
- A maximum of 25 feet of the defensible space can be within the proposed upland preserve area for the development.
- Reference the Firewise Protection Plan incorporated into the PAMP.
- 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 (1) sign per 500 ft
- The HOA/POA will own and maintain the proposed private roads and rights-of-way.
- All Building mechanical equipment will be screened on roof.

Site Data

Total Site Area	(374,801 Sf.) 8.60 Ac.
R.O.W. Dedication - SW Martin Hwy	(10,608 Sf.) 0.24 Ac.
R.O.W. Dedication - SE 30th Ave.	(9,718 Sf.) 0.22 Ac.
Remaining Site Area	(354,475 Sf.) 8.14 Ac.
Future Land Use	Medium Density
Existing Zoning	RM-8
Proposed Zoning	PUD
Existing Use	Vacant
Proposed Use	2 Story Attached Single Family
Proposed Density	58 Lots 6.7 DU /Ac.
Max. Height	40'
Parcel I.D. Numbers	24-38-40-000-130-00000-9 24-38-40-000-130-00012-0 24-38-40-000-004-00010-6

Density

Maximum Density - 8 DU/Ac. (8.60 Ac. x 8 UPA)	68 Max. Lots
Proposed Gross Site Density (58 Lots / 8.60 Ac.)	6.7 DU / Ac.

Parking Data

Required Parking Spaces: (2 spaces per unit w/ 2 or more bedrooms)	116 Spaces
Provided Parking Spaces:	166 Spaces

Two Car Driveways (29 D.U.)	58 Spaces
One Car Driveways (29 D.U.)	29 Spaces
Driveway Parking Spaces	73 Spaces
On-street Amenity / Guest Parking (includes 2 Handicap)	6 Spaces

Required Preserved Native Habitat

Existing Native Habitat:	183,823 Sf	4.22 Ac.	
Area Required:	45,955 Sf	1.05 Ac.	25%
Area Provided:	54,310 Sf.	1.25 Ac.	29.5%

Lake Upland Transitional & Littoral Data

Total Lake Linear Footage	640 LF
Required Upland Transitional & Littoral Zone (640 LF x 10 Sf)	6,400 Sf
Provided Littoral Zone	7,648 Sf
Provided Upland Transitional Zone	9,310 Sf

Open Space

Total Site Area Less Dedications:	354,475 Sf	8.14 Ac.	
*Open Space Required:	177,237.5 Sf	4.06 Ac.	50%
Open Space Provided:	198,869 Sf	4.57 Ac.	55%
Total Upland Area	166,928 Sf	3.82 Ac.	47%
Upland Preserve	54,310 Sf 1.25 Ac. 15%		
Upland Transitional Zone	9,310 Sf 0.21 Ac. 3%		
Lot Open Space	19,508 Sf 0.44 Ac. 5%		
Remaining Landscape Areas	83,800 Sf 1.92 Ac. 23%		
Wet Detention Area	23,848 Sf 0.56 Ac. 7%		
Danforth Creek	8,093 Sf 0.19 Ac. 2%		

Impervious Area

Building Coverage (includes Pool Building & Pavilion)	79,497 Sf	1.83 Ac.	22%
Vehicular Use Area	38,040 Sf	0.87 Ac.	11%
Other Pavement (Driveways, Sidewalks, Pads & Pool Area)	38,069 Sf	0.87 Ac.	11%
Wet Detention Area	23,848 Sf	0.56 Ac.	7%
Danforth Creek	8,093 Sf	0.19 Ac.	2%
Total:	187,547 Sf	4.32 Ac.	53%

Pervious Area

Upland Preserve	54,310 Sf	1.25 Ac.	15%
Upland Transitional Zone	9,310 Sf	0.21 Ac.	3%
Lot Open Space	19,508 Sf	0.44 Ac.	5%
Remaining Landscape Areas	83,800 Sf	1.92 Ac.	24%
Total:	166,928 Sf	3.82 Ac.	47%

Townhouse Lot / Unit Data

(See Typical on Sheet SP-3)

End Units / Lots

Total End Units / Lots	22 Units / Lots
Lot Size	28' x 79.5' Min.
Unit Size	28' x 54.5' Typ.
Garage (20' x 20')	2-Car Garage (2 Space towards Req. Parking)
Driveway (18' x 20')	2-Car Driveway (1 Space towards Req. Parking)

Interior Units / Lots

Total End Units / Lots	29 Units / Lots
Lot Size	22' x 79.5' Min.
Unit Size	22' x 54.5' Typ.
Garage (15' x 20')	1-Car Garage (1 Space towards Req. Parking)
Driveway (12' x 20')	1-Car Driveway (1 Space towards Req. Parking)

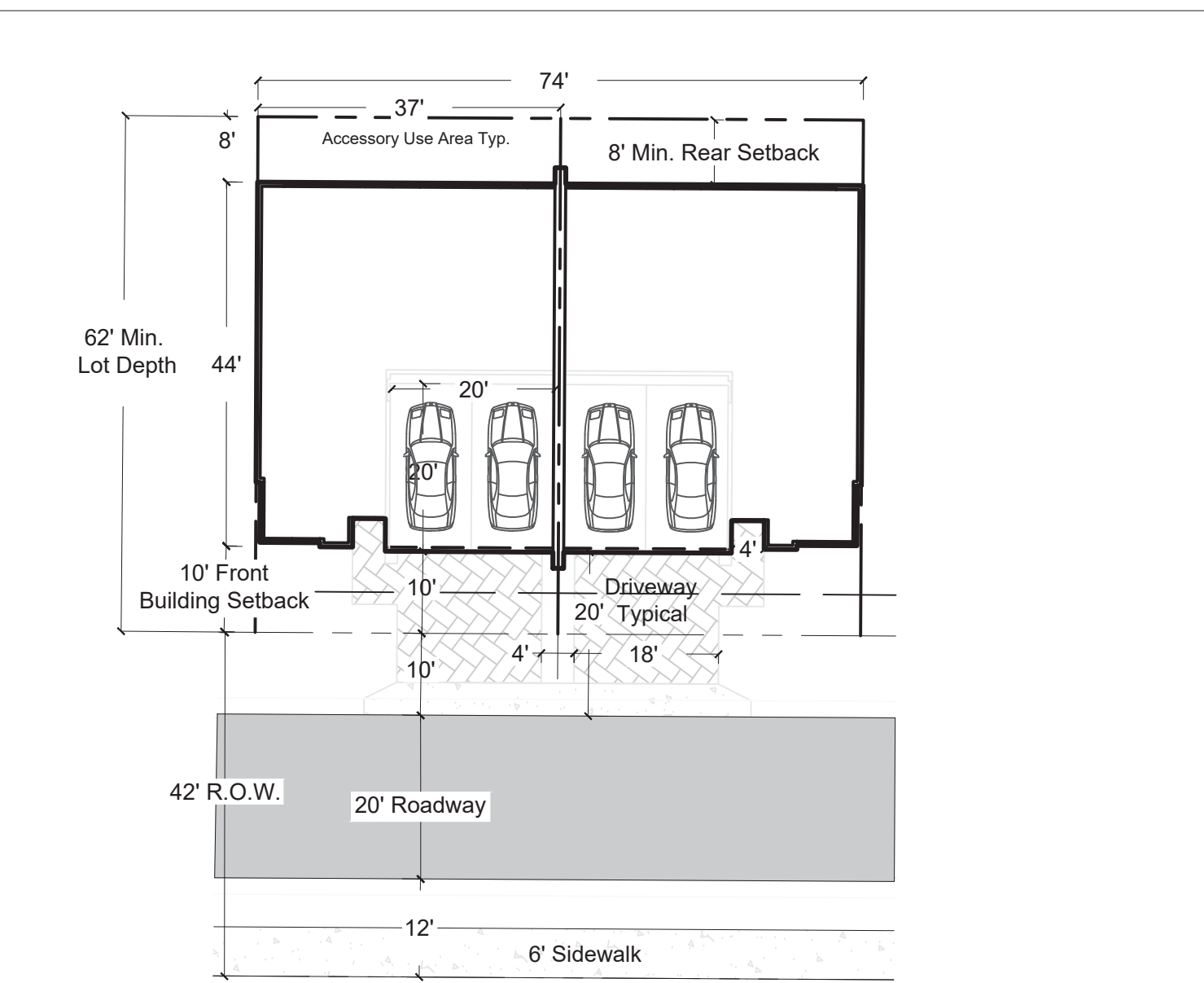
Lot and Building Setbacks

Min. Required Setbacks

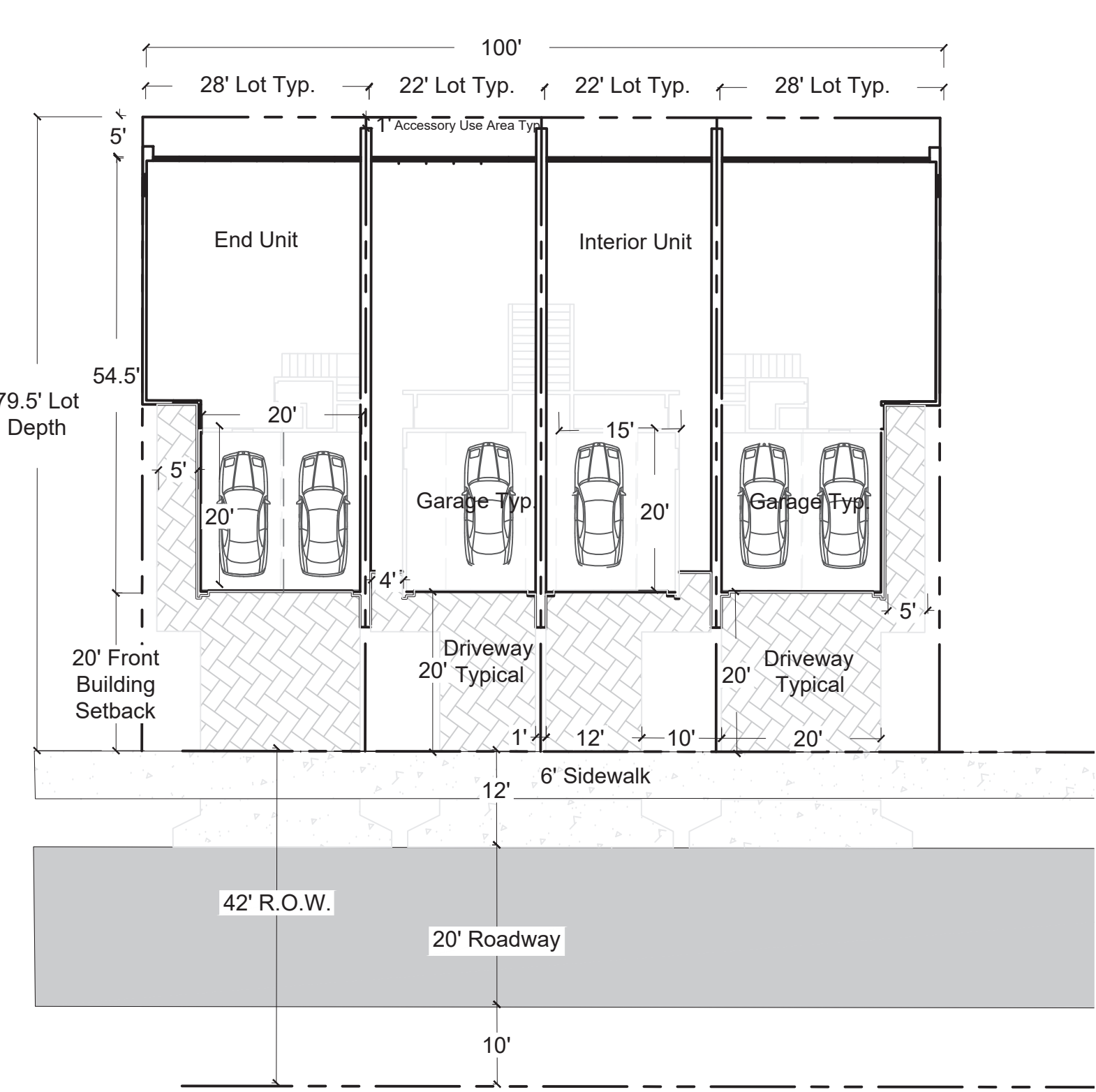
	Front	Side	Rear	Building Separation	Accessory*
Site Property Line	25'	10'	10'	NA	NA
Townhome	20'	0'	5'	15'	1'
Duplex	10'	0'	6'	10'	5'
Single Family	5'	0'	0'	NA	0'

* Accessory structures include architectural features. Other accessory uses such as AC compressors and other equipment will be located on the roof. Final location will be determined at the time of Building Permit.

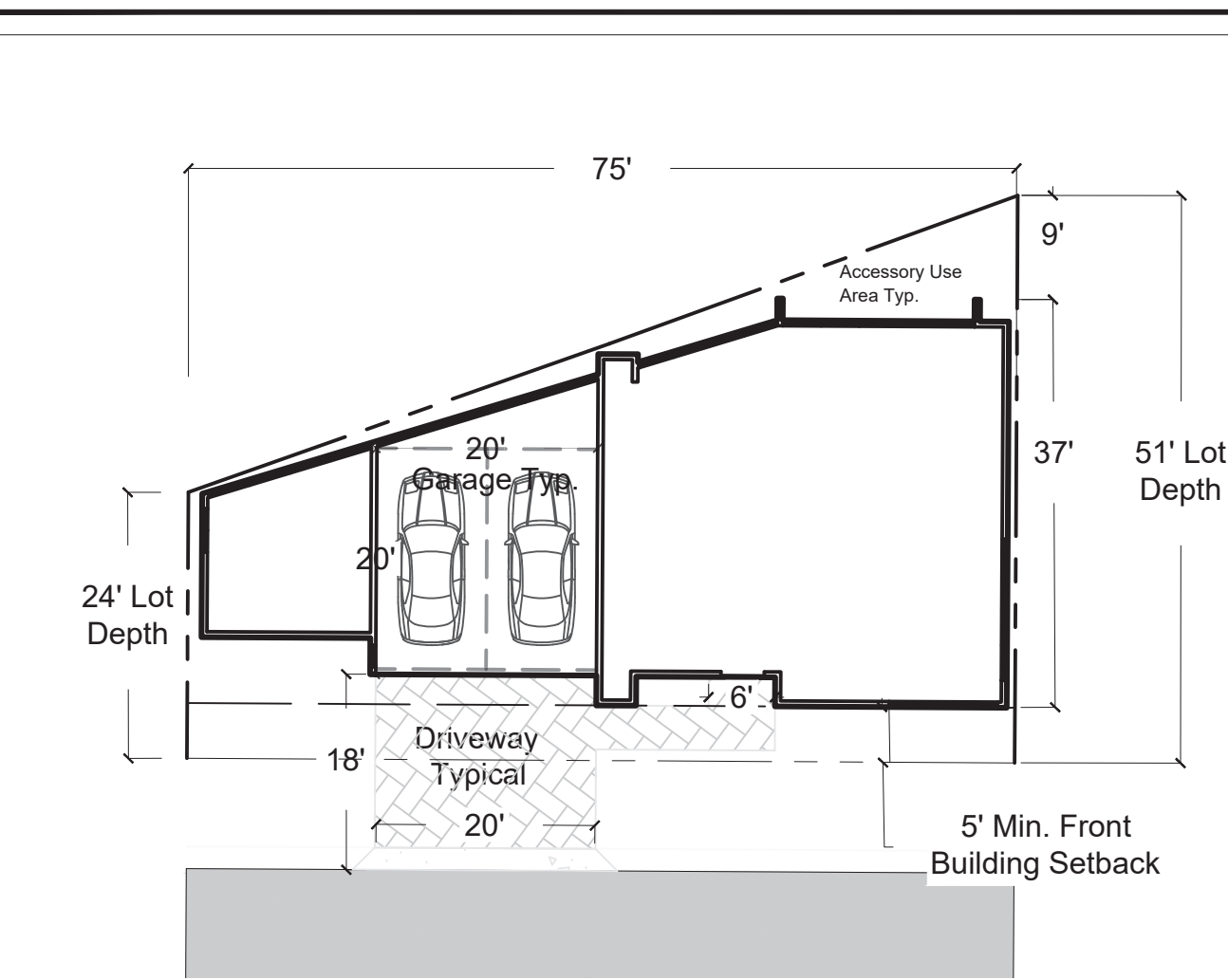
Duplex Lot & Building Typical



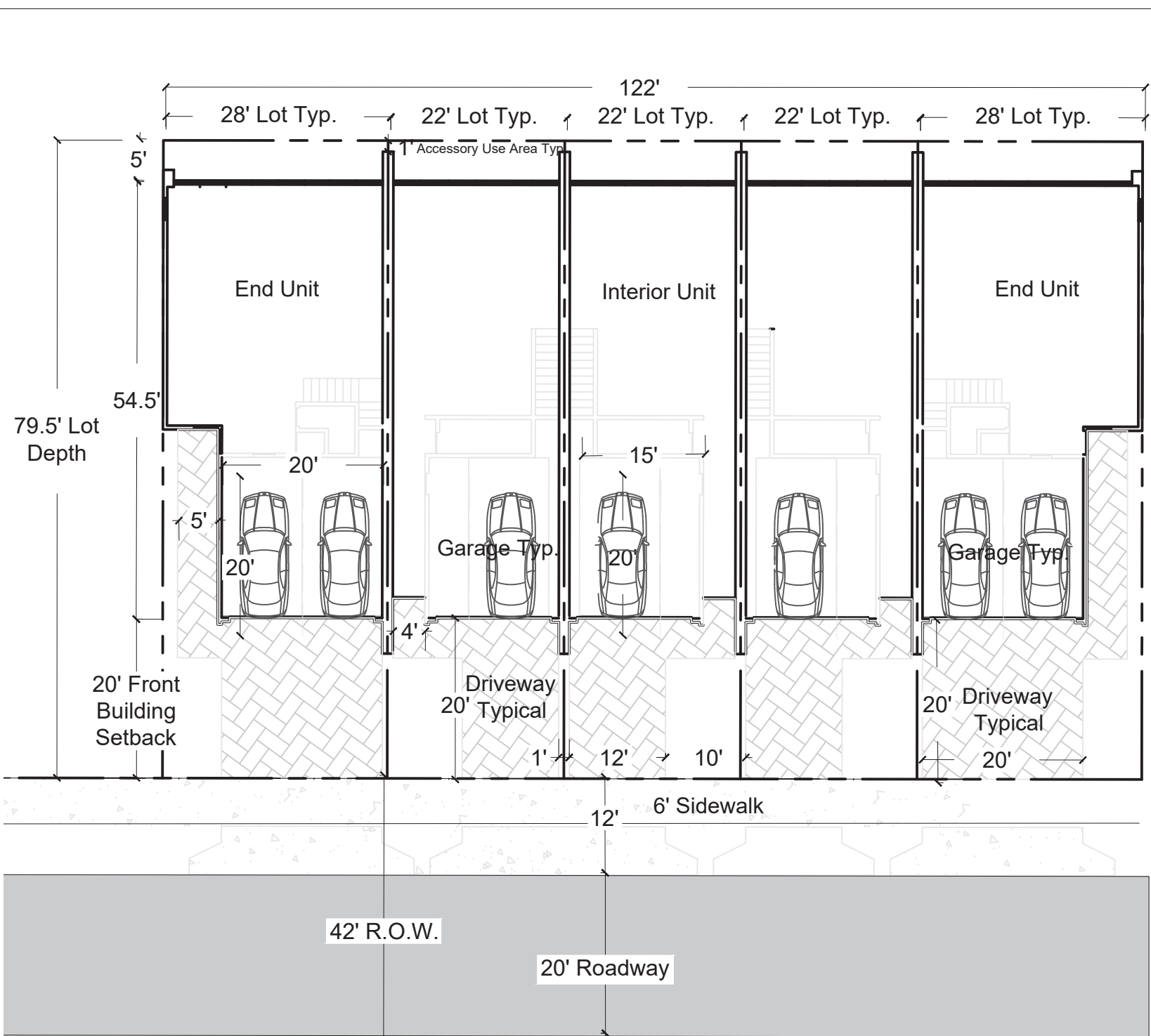
4 Unit Townhouse Lot & Building Typical



Single Family-Custom Home & Building Typical



Single Family-5 Unit Townhouse Lot & Building Typical



Lot and Building Setbacks

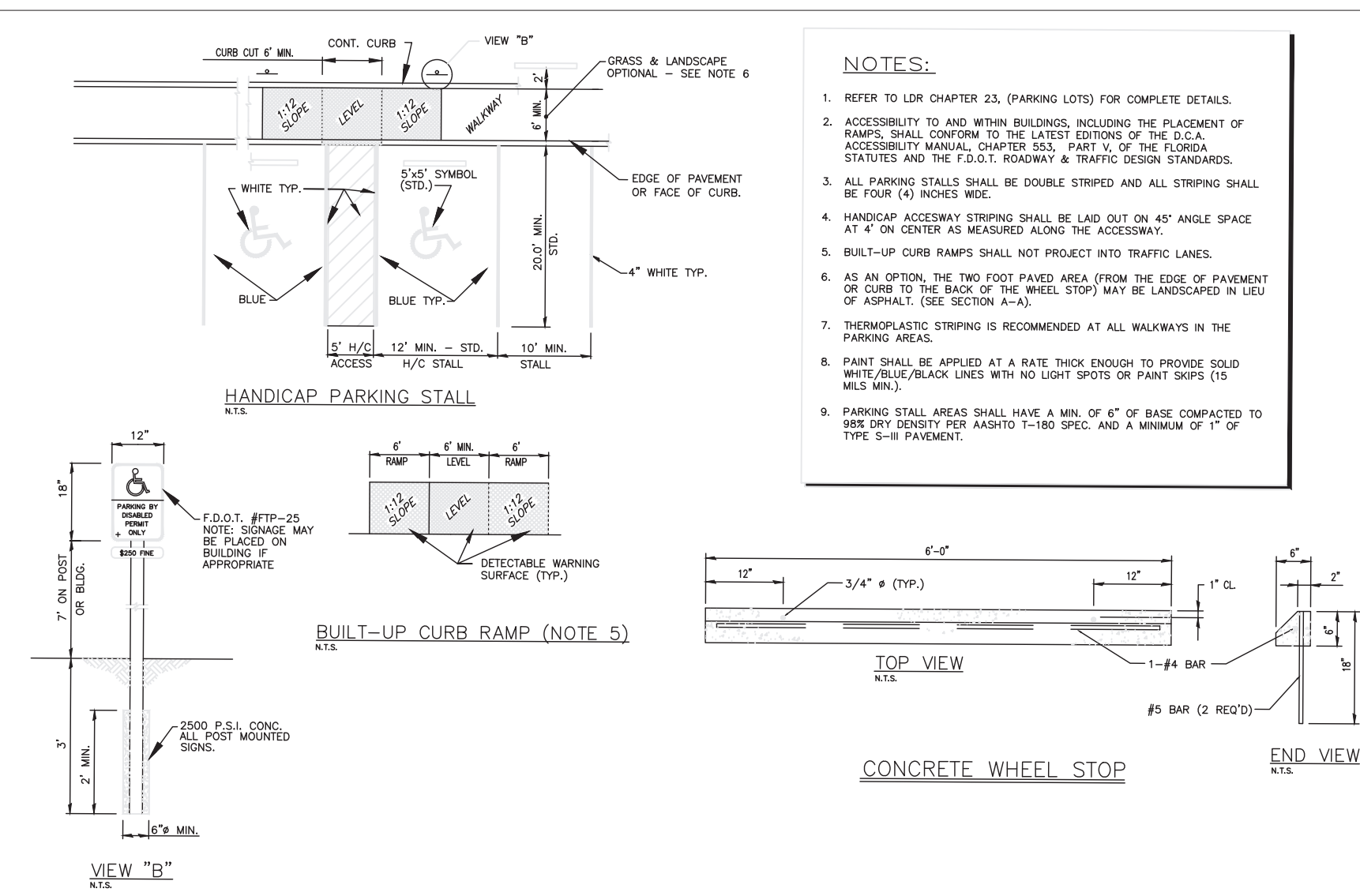
Min. Required Setbacks

	Front	Side	Rear	Building Separation	Accessory*
Site Property Line	25'	10'	10'	NA	NA
Townhome	20'	0'	5'	15'	1'
Duplex	10'	0'	6'	10'	5'
Single Family	5'	0'	0'	NA	0'

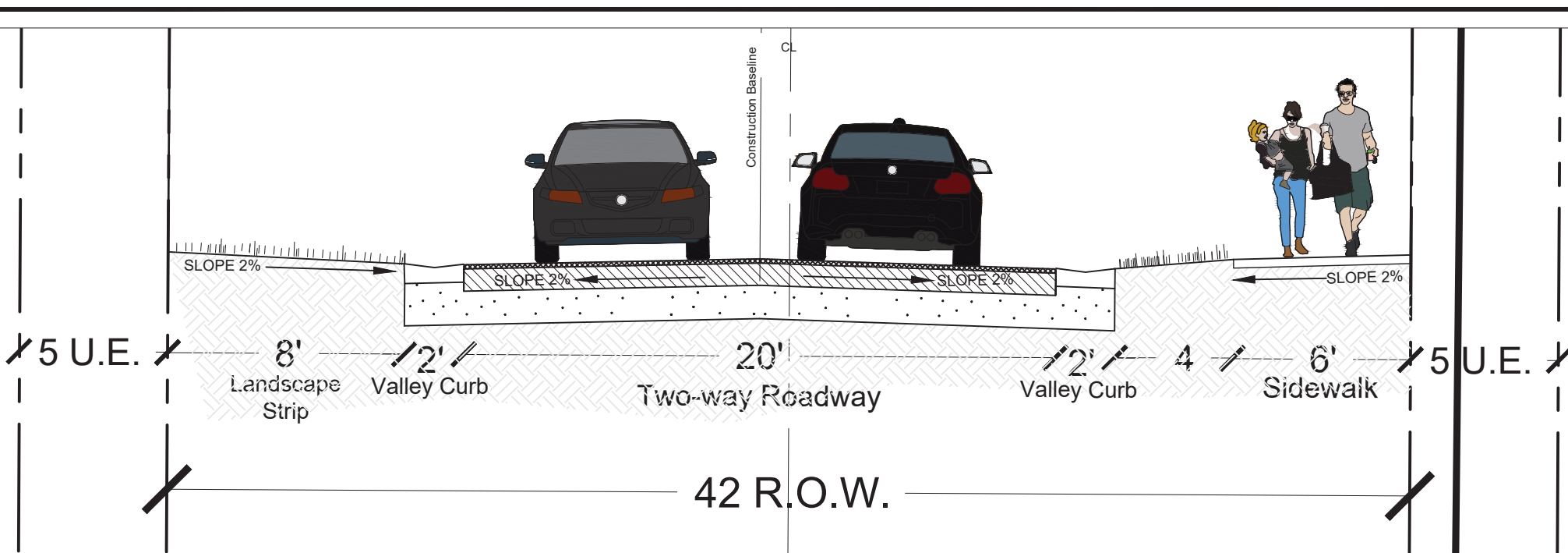
* Accessory structures include architectural features. Other accessory uses such as AC compressors and other equipment will be located on the roof. Final location will be determined at the time of Building Permit.

Note:
Interior lots can only have a single car driveway, to ensure open space is met with future permits, or account for larger driveway maximum sizes.

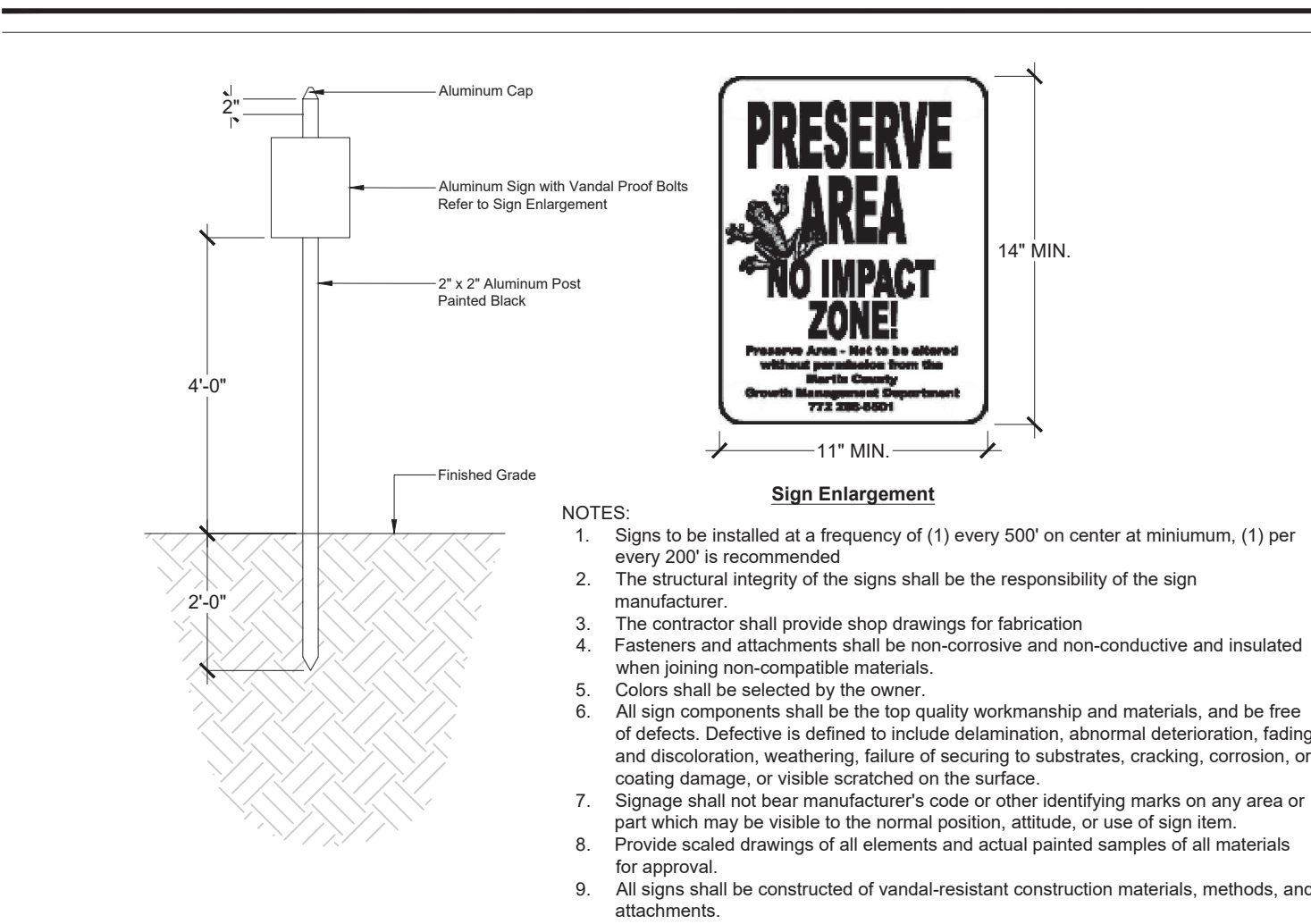
Handicap Parking Detail



42' Road Right- of- Way Typical



Preserve Sign Detail



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Florida
Paddock at Palm City PUD
Martin County
Lot and Building Typicals / Specifications

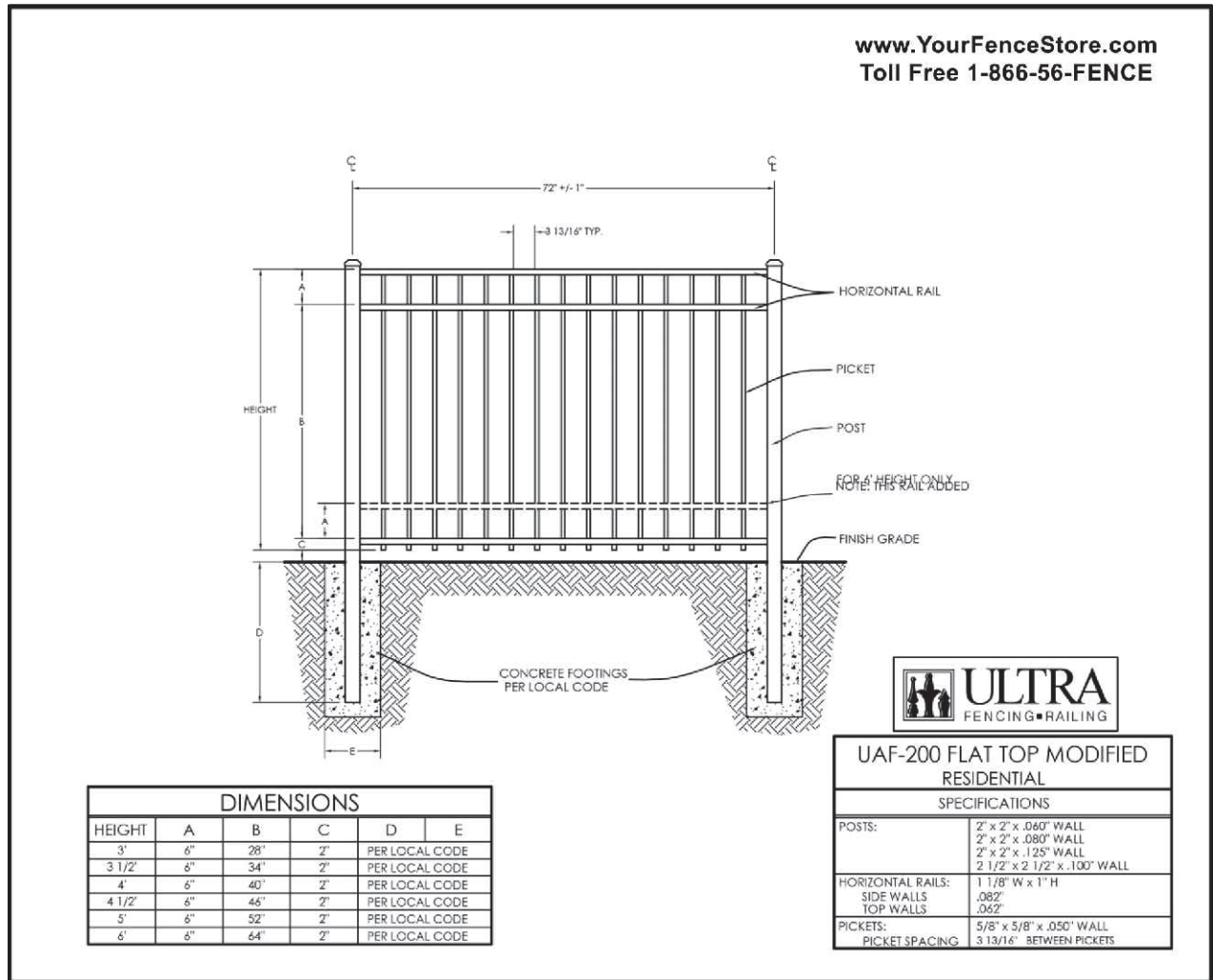
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Job No. 2020-22
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 4-30-2025

Revision Dates

SP-2

6' Aluminum Fence and Pedestrian Gate

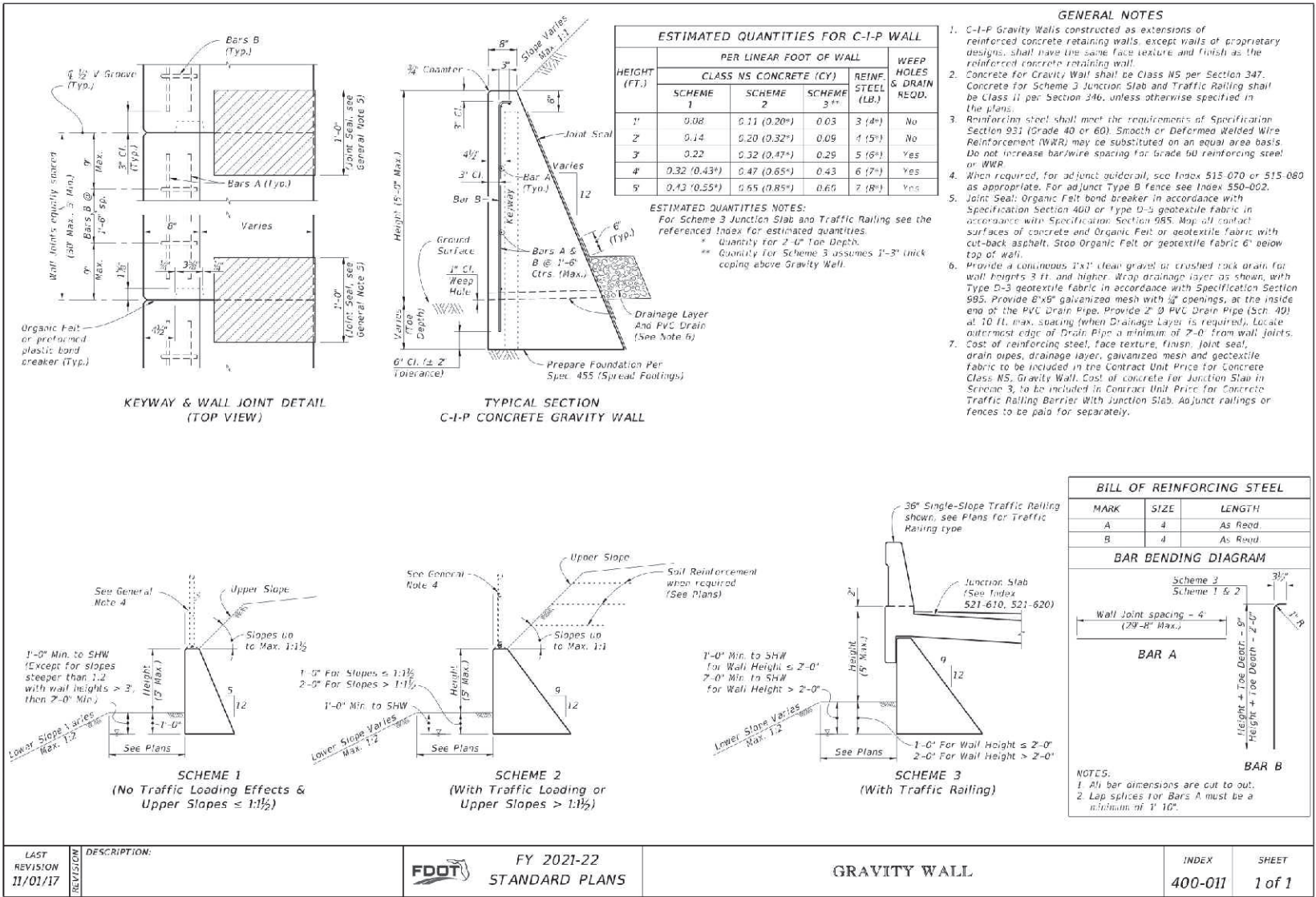


- STYLE:
- A. ALUMINUM FENCE – BLACK, 72" HEIGHT X 72" SECTION LENGTH 3 RAIL
- B. PEDESTRIAN GATE – MATERIAL: POWDER COATED ALUMINUM SIZE: 72" HEIGHT X 6' LENGTH
- C. STYLE: BLACK THREE-LINE FLAT TOP, HORIZONTAL RAIL IS 1-5/8" WIDE X 13/16" TALL. PICKETS ARE 3/4" SQUARE. PICKET SPACING IS SET TO 4" O.C.
- MATERIALS:
- A. ALUMINUM EXTRUSIONS: ALL POSTS AND RAILS USED IN THE FENCE SYSTEM SHALL BE EXTRUDED FROM HS-35" ALUMINUM ALLOY HAVING A MINIMUM YIELD STRENGTH OF 35,000 PSI. ALL PICKETS SHALL HAVE A MINIMUM YIELD STRENGTH OF 25,000 PSI. 6063-T5 ALLOY IS NOT ACCEPTABLE FOR ANY COMPONENTS.
- B. FASTENERS: ALL FASTENERS SHALL BE STAINLESS STEEL. HIDDEN SPRING CLIPS SHALL BE USED TO CONNECT THE PICKETS TO THE HORIZONTAL RAILS. RAIL TO POST CONNECTIONS SHALL BE MADE USING SELF-DRILLING HEX-HEAD SCREWS.
- C. ACCESSORIES: ALUMINUM SAND AND DIE CASTINGS SHALL BE USED FOR ALL SCROLLS, POST CAPS, FINALS, AND MISCELLANEOUS HARDWARE. DIE CASTINGS SHALL BE MADE FROM ALLOY 360.0 FOR SUPERIOR CORROSION RESISTANCE. ALLOY 380.0 IS NOT ACCEPTABLE.
- FINISH:
- A. PRETREATMENT: A THREE STAGE NON-CHROME PRETREATMENT SHALL BE APPLIED. THE FIRST STEP SHALL BE A CHEMICAL CLEANING, FOLLOWED BY A WATER RINSE. THE FINAL STAGE SHALL BE A DRY-IN PLACE ACTIVATOR WHICH PRODUCES A UNIFORM CHEMICAL CONVERSION COATING FOR SUPERIOR ADHESION.
- B. COATINGS: FENCE MATERIALS SHALL BE COATED WITH A SUPER-DURABLE POLYESTER POWDER-COAT FINISH SYSTEM. EPOXY POWDER COATINGS, BAKED ENAMEL OR ACRYLIC PAINT FINISHES ARE NOT ACCEPTABLE. THE FENCE COAT FINISH SHALL HAVE A CURED FILM THICKNESS OF AT LEAST 2.0 MILS. IN ADDITION, THE SCREW HEADS SHALL BE PAINTED TO MATCH THE COLOR OF THE FENCE.
- C. TESTS: THE CURED FENCE COAT FINISH SHALL MEET ANMA 2604 VOLUNTARY SPECIFICATION, PERFORMANCE REQUIREMENTS AND TEST PROCEDURES FOR HIGH PERFORMANCE ORGANIC COATINGS ON ALUMINUM EXTRUSIONS AND PANELS, WHICH INCLUDES THE FOLLOWING REQUIREMENTS:
1. HUMIDITY RESISTANCE OF 3,000 HOURS USING ASTM D2247.
 2. SALT-SPRAY RESISTANCE OF 3,000 HOURS USING ASTM B117.
- OUTDOOR WEATHERING SHALL SHOW NO ADHESION LOSS, CHECKING OR CRAZING, WITH ONLY SLIGHT FADE AND CHALK WHEN EXPOSED FOR 5 YEARS IN FLORIDA FACING SOUTH AT A 45 DEGREE ANGLE. FINISHES WHICH ONLY MEET ANMA 2603.

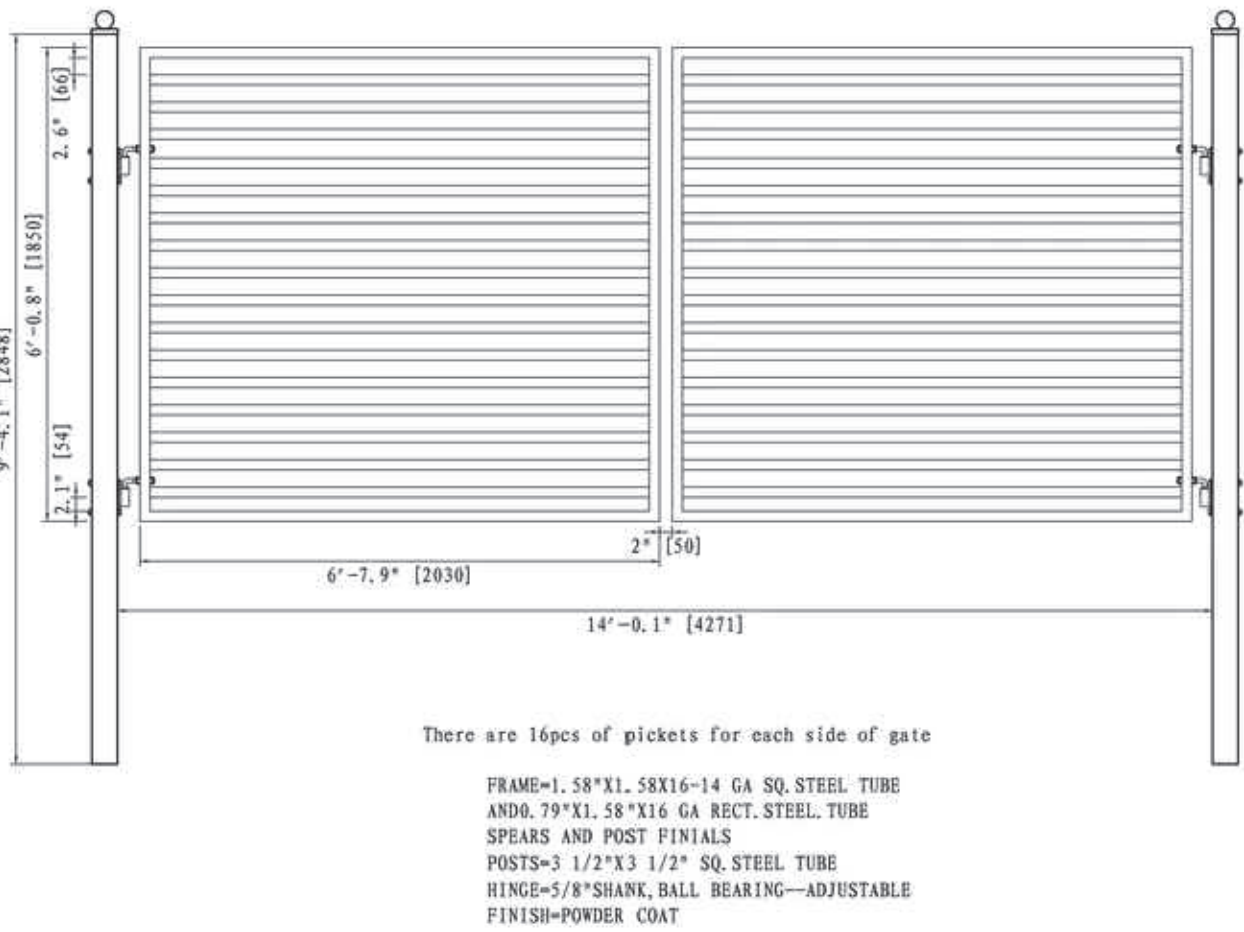
- CONSTRUCTION:
- A. HORIZONTAL RAILS SHALL BE 1" CHANNELS FORMED IN A MODIFIED "U" SHAPE. PICKETS SHALL PASS THROUGH HOLES PUNCHED IN THE TOP OF THE RAIL. THE TOP WALL SHALL BE .055" THICK AND THE SIDE WALLS .082" THICK FOR SUPERIOR VERTICAL LOAD STRENGTH. THERE SHALL BE 3 HORIZONTAL RAILS (4 RAILS FOR 72" HIGH FENCE) IN EACH SECTION.
- B. PICKETS SHALL BE FASTENED TO THE RAILS USING STAINLESS STEEL SPRING CLIPS THAT ARE HIDDEN INSIDE THE RAILS. PICKETS SHALL BE 5/8" SQUARE AND HAVE A WALL THICKNESS OF .050". WELDING OR SCREWING THE PICKETS TO THE RAILS IS NOT PERMITTED.
- C. POSTS SHALL BE 2" SQUARE EXTRUSIONS WITH PRE-PUNCHED HOLES WHICH ALLOW THE FENCE SECTION RAILS TO SLIDE IN. POSTS SHALL BE SPACED 72" ON CENTER AND HAVE .060" WALLS. GATE POSTS SHALL BE 12" OR 4" SQUARE WITH .125" WALLS AND USED ON BOTH SIDES OF A GATE. DIE CAST ALUMINUM CAPS SHALL BE PROVIDED WITH ALL POSTS.
- D. GATES SHALL HAVE WELDED FRAMES AND SHALL SUPPORT A 250 LB. VERTICAL LOAD ON THE LATCH SIDE OF THE GATE WITHOUT COLLAPSING. WALK GATES SHALL BE SELF-CLOSING AND SELF-LATCHING.
- E. ASSEMBLED SECTIONS SHALL SUPPORT A 350 LB. VERTICAL LOAD AT THE MIDPOINT OF ANY HORIZONTAL RAIL.

ALUMINUM FENCE DETAIL

Gravity Wall Detail

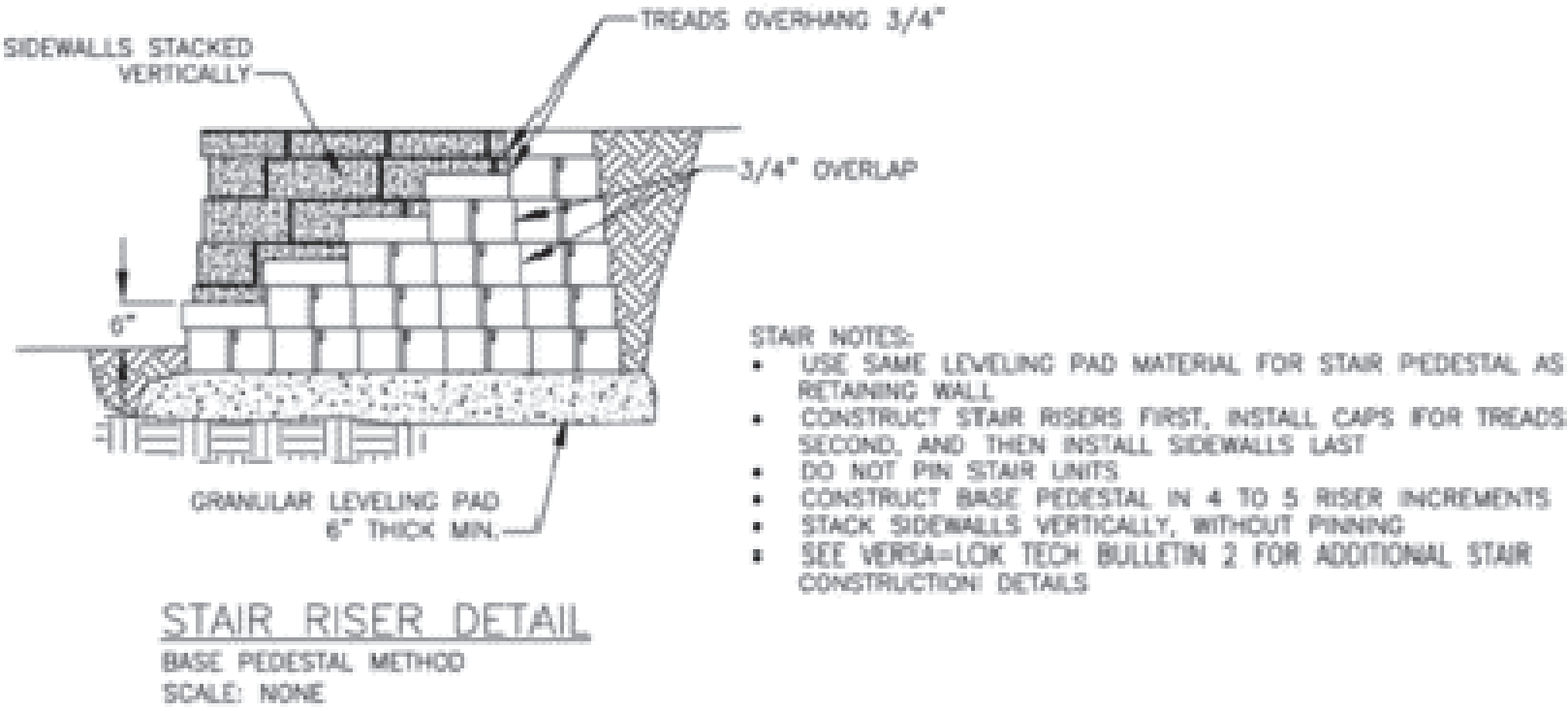


Swing Entry Gate



Material: Galvanized steel, Powder Coated Aluminum
Gate Dimensions: 14' x 6'
Color: Black

Preserve Access Stair Detail



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Paddock at Palm City PUD

Martin County
Detail Specifications

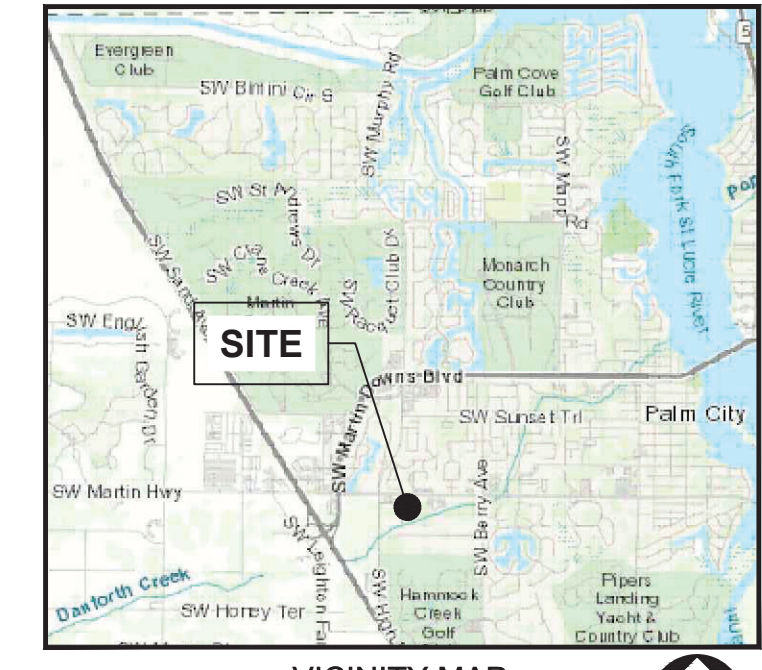
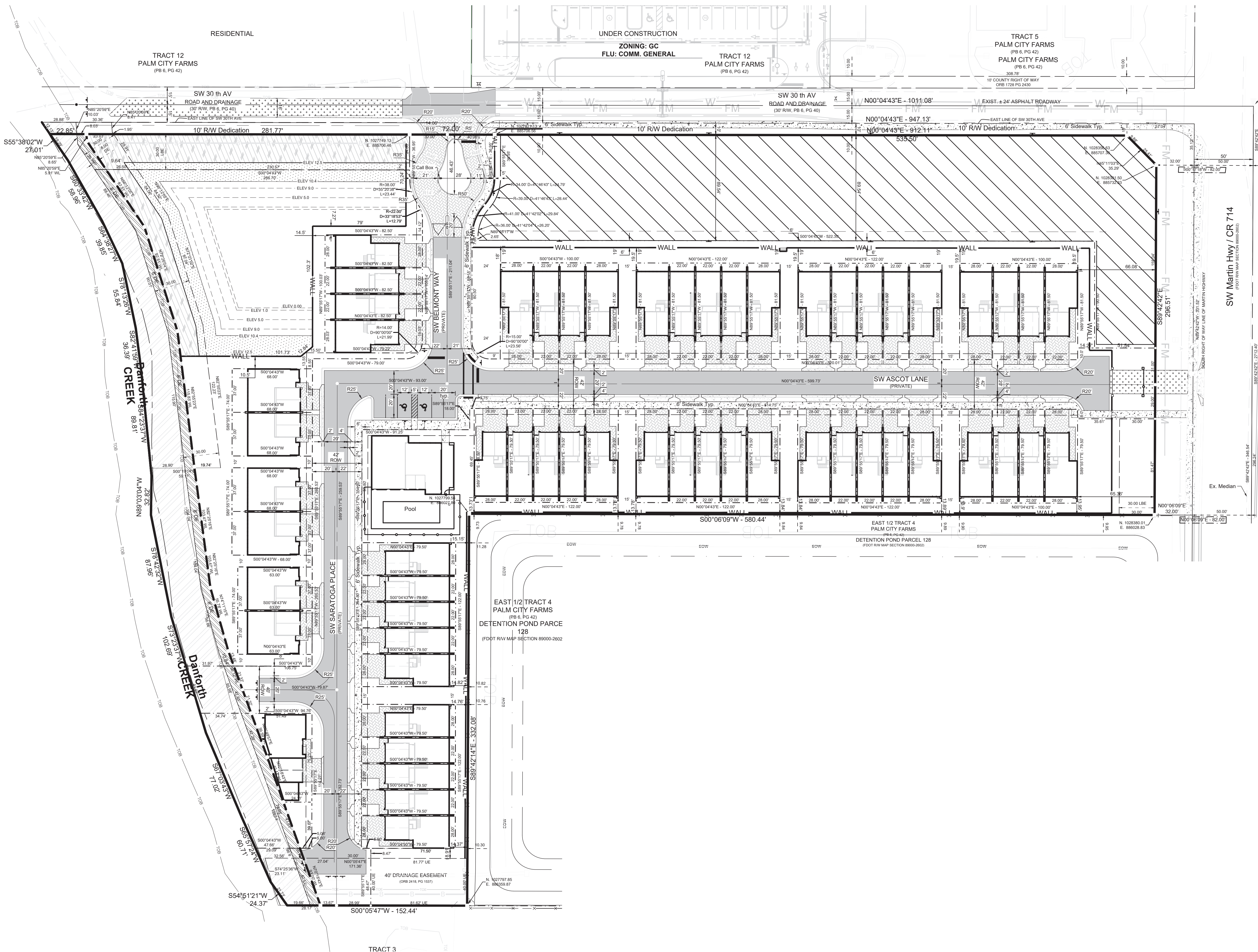
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Job No. 2020-22
Drawn By EB
Checked By MH
Approved By MH
Submittal Dates 4-30-2025

Revision Dates

SP-3

* Note: All Details and Specifications are conceptual and are to be finalized at Building Permit.



VICINITY MAP
SECTION 19, TOWNSHIP 38S, RANGE 41E
NTS

Project Team

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ECOLOGY
2593 NE ROBERTA ST
JENSEN BEACH, FL 34957

Legend

- EX. NATIVE LANDSCAPE AREA
- NATIVE PRESERVE
- UPLAND TRANSITION ZONE
- LITTORAL ZONE
- 30' EASEMENT
- PROPOSED PAVERS
- TURF BLOCK
- ASPHALT
- CONCRETE

SW Martin Hwy / CR 714

Ex. Median

SW ASCOT LANE (PRIVATE)

SW BELMONT WAY (PRIVATE)

SW SARATOGA PLACE (PRIVATE)

SW 30th AV

SW 1st AV

SW 2nd AV

SW 3rd AV

SW 4th AV

SW 5th AV

SW 6th AV

SW 7th AV

SW 8th AV

SW 9th AV

SW 10th AV

SW 11th AV

SW 12th AV

SW 13th AV

SW 14th AV

SW 15th AV

SW 16th AV

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SW 86th AV

SW 87th AV

SW 88th AV

SW 89th AV

SW 90th AV

SW 91st AV

SW 92nd AV

SW 93rd AV

SW 94th AV

SW 95th AV

SW 96th AV

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