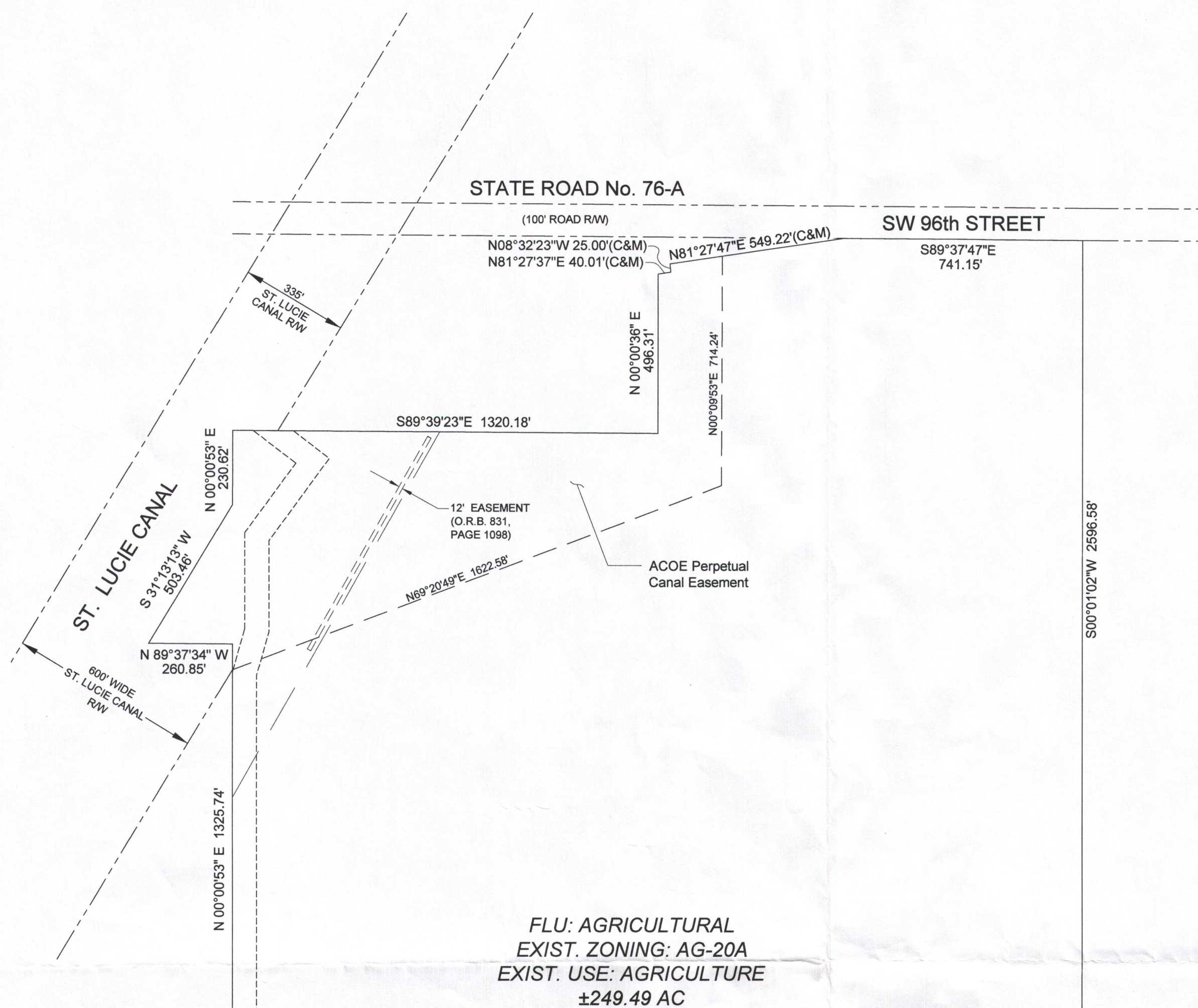


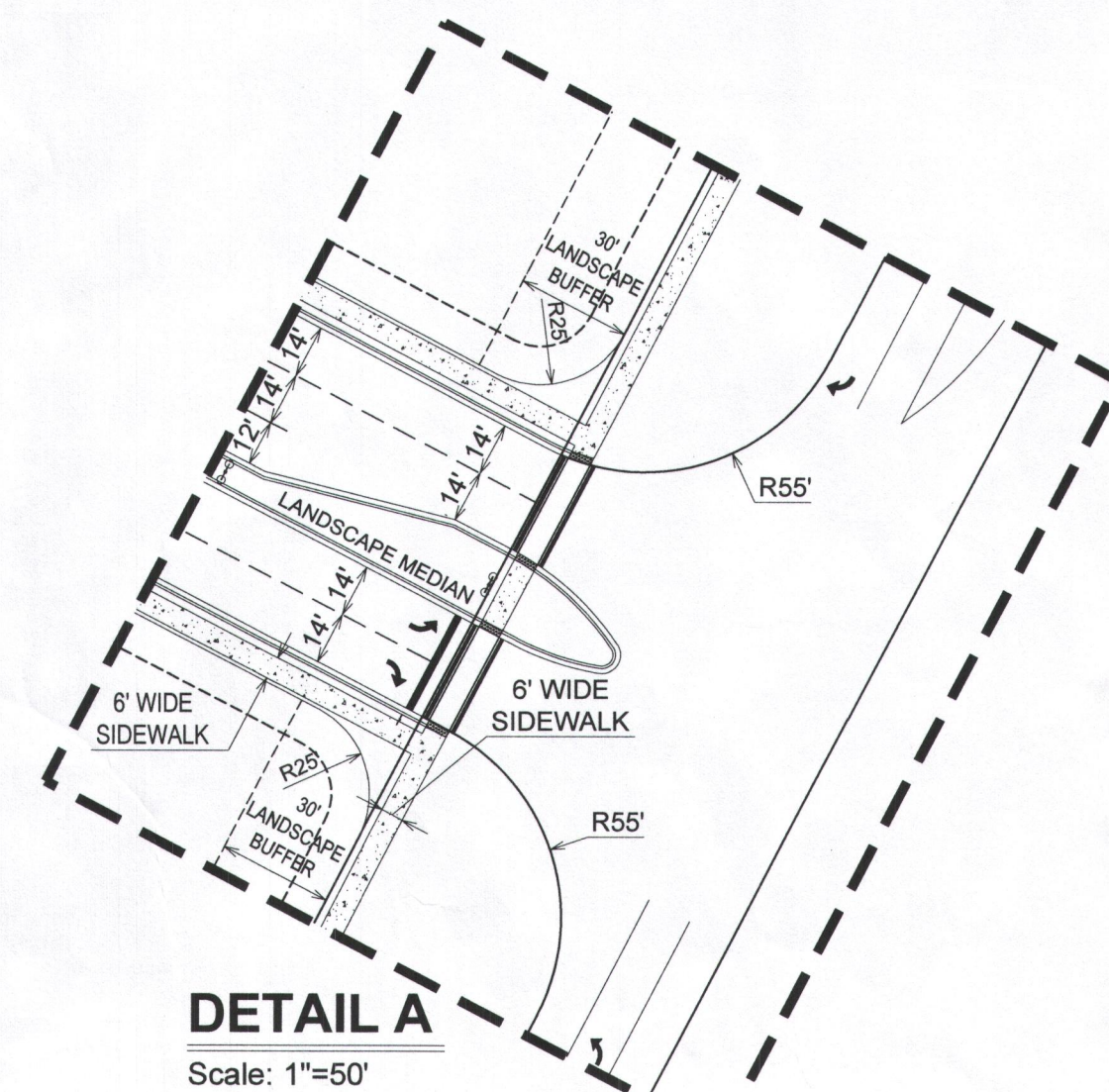


Lot / Tract Data

A-1	Total Site Area:	175,486 s.f.	4.03 ac.
	Impervious Area:	140,263 s.f.	3.22 ac.
	Buildings & Pavement:	67,518 s.f.	1.55 ac.
	Stormwater:	72,745 s.f.	1.67 ac.
	Pervious Area:	35,223 s.f.	0.81 ac.
	Landscape:	35,223 s.f.	0.81 ac.
A-2 (ACCESS and BUFFER TRACT)	Total Site Area:	128,643 s.f.	2.95 ac.
	Impervious Area:	102,914 s.f.	2.36 ac.
	Pavement:	102,914 s.f.	2.36 ac.
	Pervious Area:	25,729 s.f.	0.59 ac.
	Landscape:	25,729 s.f.	0.59 ac.
A-3 (ACCESS TRACT)	Total Site Area:	62,186 s.f.	1.43 ac.
	Impervious Area:	49,749 s.f.	1.14 ac.
	Pavement:	49,749 s.f.	1.14 ac.
	Pervious Area:	12,437 s.f.	0.29 ac.
	Landscape:	12,437 s.f.	0.29 ac.
A-4 (PUBLIC RIGHT OF WAY)	Total Site Area:	188,035 s.f.	4.32 ac.
	Impervious Area:	150,084 s.f.	3.46 ac.
	Pavement:	150,084 s.f.	3.46 ac.
	Pervious Area:	37,951 s.f.	0.86 ac.
	Landscape:	37,951 s.f.	0.86 ac.
A-5 (STORMWATER TRACT)	Total Site Area:	436,798 s.f.	10.02 ac.
	Impervious Area:	349,339 s.f.	8.02 ac.
	Stormwater:	349,339 s.f.	8.02 ac.
	Pervious Area:	87,459 s.f.	2.00 ac.
	Landscape:	87,459 s.f.	2.00 ac.

B-1	Total Site Area:	753,317 s.f.	17.29 ac.
	Impervious Area:	602,654 s.f.	13.83 ac.
	Buildings & Pavement:	602,654 s.f.	13.83 ac.
	Stormwater:	150,663 s.f.	3.46 ac.
	Pervious Area:	150,663 s.f.	3.46 ac.
B-2	Total Site Area:	729,631 s.f.	16.75 ac.
	Impervious Area:	583,705 s.f.	13.40 ac.
	Buildings & Pavement:	519,671 s.f.	11.93 ac.
	Stormwater:	64,034 s.f.	1.47 ac.
	Pervious Area:	145,926 s.f.	3.35 ac.
	Landscape:	145,926 s.f.	3.35 ac.
C-1	Total Site Area:	986,453 s.f.	22.65 ac.
	Impervious Area:	789,162 s.f.	18.12 ac.
	Buildings & Pavement:	789,162 s.f.	18.12 ac.
	Pervious Area:	197,291 s.f.	4.53 ac.
	Landscape:	197,291 s.f.	4.53 ac.

IND-1	Total Site Area:	2,140,803 s.f.	49.15 ac.
	Impervious Area:	1,712,608 s.f.	39.32 ac.
	Buildings & Pavement:	1,295,303 s.f.	29.74 ac.
	Stormwater:	417,305 s.f.	9.58 ac.
	Pervious Area:	428,195 s.f.	9.83 ac.
	Landscape:	428,195 s.f.	9.83 ac.
IND-2	Total Site Area:	2,238,705 s.f.	51.39 ac.
	Impervious Area:	1,790,752 s.f.	41.11 ac.
	Buildings & Pavement:	1,385,644 s.f.	31.81 ac.
	Stormwater:	405,108 s.f.	9.30 ac.
	Pervious Area:	447,953 s.f.	10.28 ac.
	Landscape:	447,953 s.f.	10.28 ac.



Overall Site Data

Total Site Area:	7,840,057 sf / 179.98 ac
Existing Zoning:	Limited Industrial
Proposed Zoning:	PUD
Future Land Use Designation:	Industrial
Existing Use:	Vacant
Parcel Control Number:	14-39-40-000-001-00020-9 18-39-41-000-012-00010-7 18-39-40-000-003-00000-1
Total Development Lots:	6

Building Data

Building Setbacks	
Front:	25' From Lot Line
Rear:	25' From Lot Line
Side:	25' From Lot Line
Maximum Height:	40'-0"
Maximum Lot Coverage:	80%
Maximum Building Coverage:	50%

- Notes:**
- Installation of a 30' wide Landscape Buffer along Tracts A-1, A-2 and Lot B-2 shall be completed in conjunction with the Plat Infrastructure Final Site Plan.
 - Installation of the 30' wide Landscape Buffer on Lot IND-1, IND-2 and C-1 shall be completed prior to the issuance of a CO on the respective lot.

Overall Open Space Data

Total Site Area:	179.98 ac.
Minimum Required Open Space:	36.00 ac. (20.0%)
Open Space Provided:	65.18 ac. (36.2%)
Landscape:	1,568,828 s.f. 36.00 ac.
Stormwater:	1,271,475 s.f. 29.18 ac.

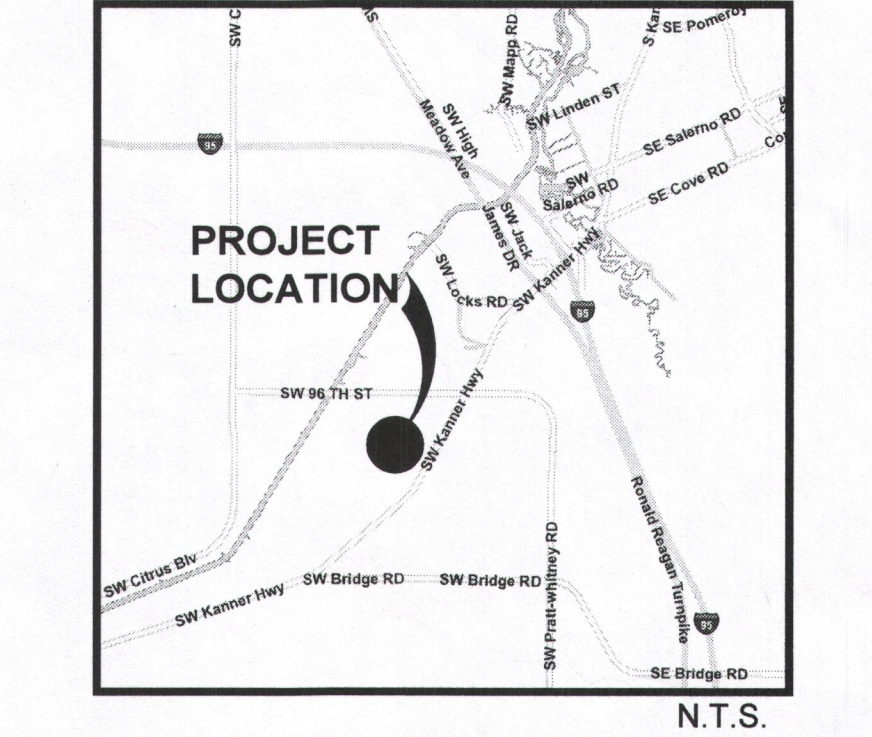
Lot / Tract Areas / Projected Building Area*

IND-1	2,140,803 s.f.	49.15 ac.	698,765 sf
IND-2	2,238,705 s.f.	51.39 ac.	591,115 sf
A-1	175,486 s.f.	4.03 ac.	5,000 sf
A-2 (ACCESS and BUFFER TRACT)	128,643 s.f.	2.95 ac.	N/A
A-3 (ACCESS TRACT)	62,186 s.f.	1.43 ac.	N/A
A-4 (PUBLIC RIGHT OF WAY)	188,035 s.f.	4.32 ac.	N/A
A-5 (STORMWATER TRACT)	436,798 s.f.	10.02 ac.	N/A
B-1	753,317 s.f.	17.29 ac.	285,120 sf
B-2	729,631 s.f.	16.75 ac.	220,000 sf
C-1	986,453 s.f.	22.65 ac.	338,000 sf

* Projected building area per lot may vary at the time of Final Site Plan application subject to compliance with the overall traffic, drainage and open space thresholds identified on this plan or within PUD agreement.



Key / Location:



Project Team:

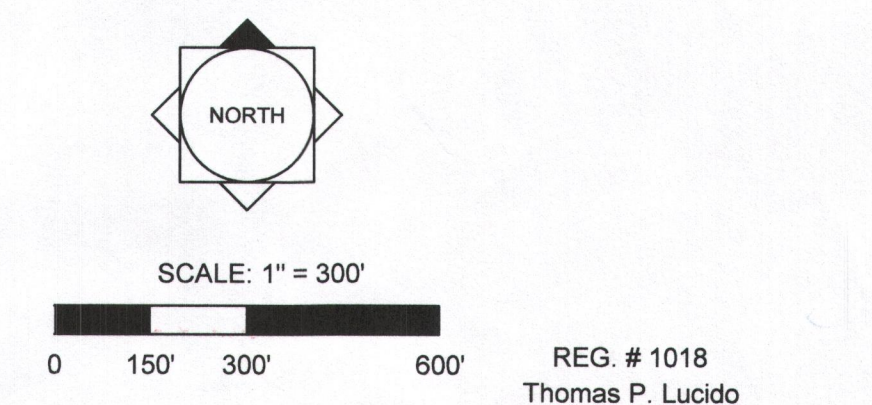
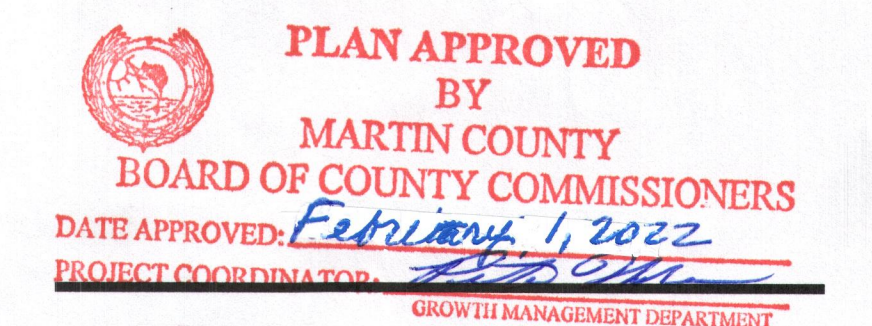
Client & Property Owner:	KL Waterside 701 S. Olive Avenue, Suite 104 West Palm Beach, Florida 33401
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer:	Osborn Engineering 360 Central Ave., Suite 1150 St. Petersburg, Florida 33701
Surveyor:	GeoPoint Surveying, Inc. 4152 W. Blue Heron Blvd., Suite 105 Riviera Beach, Florida 33404
Traffic Engineer:	Susan O'Rourke P.E. 909 SE Federal Highway, Suite 402 Stuart, Florida 34994
Environmental Consultant:	EW Consultants 1000 SE Monterey Commons Blvd #208 Stuart, Florida 34996

South Florida Gateway PUD

Martin County, Florida

PUD Master Site Plan

Date	By	Description
3.11.2021	S.L.S.	Initial Submittal
6.29.2021	S.L.S.	1st Resubmittal
10.13.2021	S.L.S.	2nd Resubmittal
11.30.2021	S.L.S.	Updated Tract Data and Easements
1.11.2022	S.L.S.	Updated Tract Data and Easements



Designer	SLS	Sheet
Manager	MC	
Project Number	20-311	
Municipal Number	---	
Computer File	20-311 South Florida Gateway PUD - Master Plan.dwg	

1 of 1

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