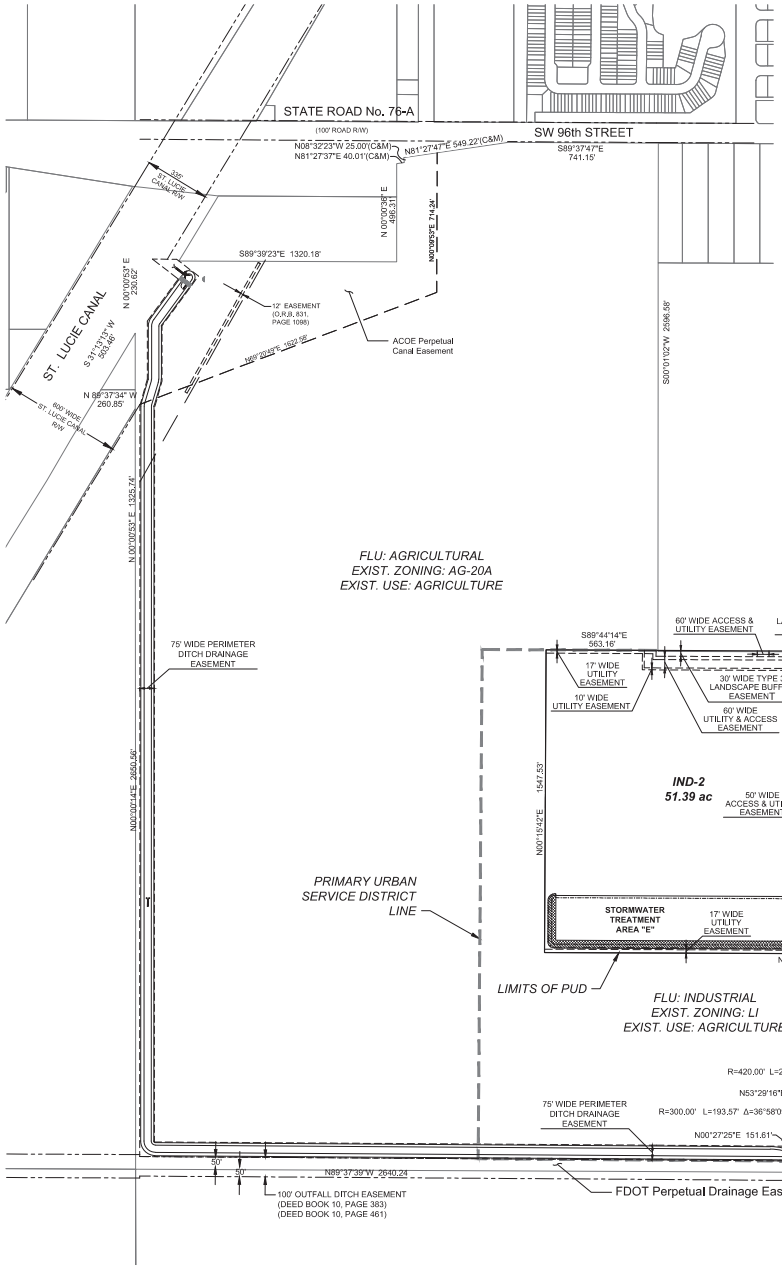

Note:
All turn lane and Kanner Highway improvements to be permitted by FDOT.

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 (STORMWATER TRACT)		
Total Site Area:	457,380 s.f.	10.50 ac.
Impervious Area:	365,904 s.f.	8.40 ac.
Stormwater:	365,904 s.f.	8.40 ac.
Pervious Area:	91,476 s.f.	2.10 ac.
Landscape:	91,476 s.f.	2.10 ac.
B-1		
Total Site Area:	753,317 s.f.	17.29 ac.
Impervious Area:	583,303 s.f.	13.39 ac.
Buildings:	285,120 s.f.	6.55 ac.
Pavement:	298,228 s.f.	6.84 ac.
Pervious Area:	169,848 s.f.	3.90 ac.
Landscape:	114,061 s.f.	2.62 ac.
Dry Retention:	55,778 s.f.	1.28 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:	1,707,335 s.f.	39.05 ac.
Buildings:	698,761 s.f.	16.04 ac.
Pavement:	667,801 s.f.	15.33 ac.
Stormwater:	334,689 s.f.	7.68 ac.
Pervious Area:	439,810 s.f.	10.10 ac.
Landscape:	293,771 s.f.	6.74 ac.
Dry Retention:	111,383 s.f.	2.56 ac.
Lake Bank:	34,656 s.f.	0.80 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.

Lake, Littoral and Upland Transition Zone Data

	Area	Perimeter	Littoral Zone	Upland Transition
Stormwater Treatment Area "A"	38,798 sf	951 lf	9,510 sf	9,510 sf
Stormwater Treatment Area "C"	49,971 sf	1,903 lf	19,030 sf	19,030 sf
Stormwater Treatment Area "D"	337,864 sf	2,649 lf	26,490 sf	26,490 sf
Stormwater Treatment Area "E"	323,871 sf	3,177 lf	31,770 sf	31,770 sf
Stormwater Pond "C"	340,648 sf	3,722 sf	37,220 sf	37,220 sf

Overall Site Data

Total Site Area:	7,672,604 sf / 176.14 ac
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:		176.14 ac.
Minimum Required Open Space:		35.23 ac. (20.0%)
Open Space Provided:		64.47 ac. (36.6%)
Landscape:	1,565,693 s.f.	35.15 ac.
Stormwater:	1,242,480 s.f.	28.52 ac.

Lot / Tract Areas / Projected Building Area*

IND-1	2,140,803 s.f.	49.15 ac.	698,761 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 (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.

lucido & associates
701 SE Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-4220

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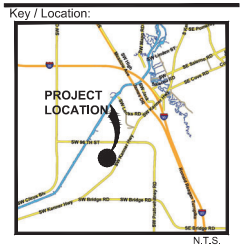

N.T.S.

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. 969 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

Infrastructure Revised Final Site Plan

Date	By	Description
7.26.2022	S.L.S.	1st Resubmittal (County Right of Way)

NORTH

SCALE: 1" = 300'

0 150' 300' 600'

REG. # 1018
Thomas P. Lucido

Designer	SLS	Sheet
Manager	MC	1 of 2
Project Number	20-311	
Municipal Number	—	
Computer File		

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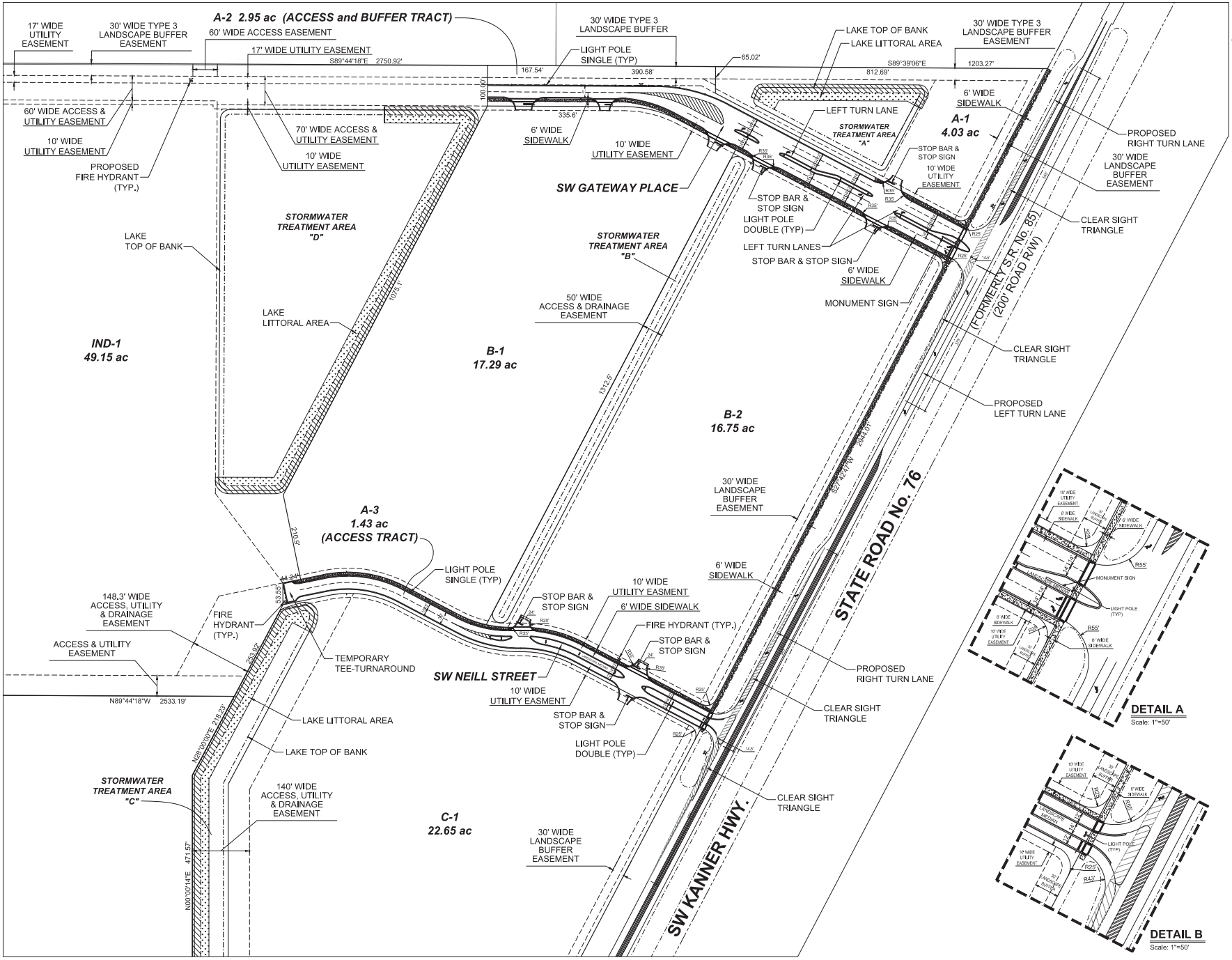

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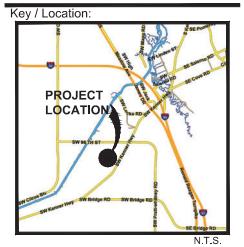

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South Florida Gateway PUD

Martin County, Florida

Infrastructure Revised Final Site Plan

Date	By	Description
7.26.2022	S.L.S.	1st Resubmittal (County Right of Way)

NORTH

SCALE: 1" = 100'

0 50' 100' 200'

REG. # 1018
Thomas P. Lucido

Designer	SLS	Sheet
Manager	MC	2 of 2
Project Number	20-311	
Municipal Number	—	
Computer File		

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