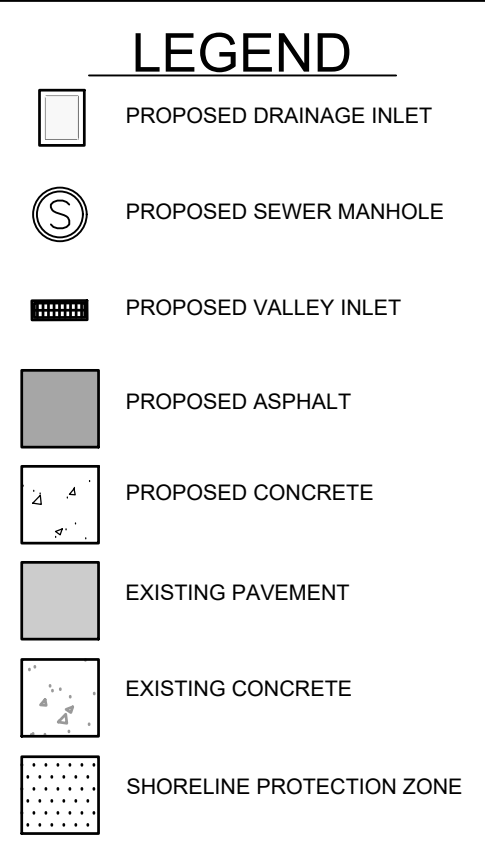


[illegible]

MARTIN COUNTY
FLORIDA

1 OF 2



ALL OF LOTS 6, 7, 8, 9 AND 10, BLOCK 11, AND THAT PART OF LOT 12, 13, 14, 15, AND 16, IN BLOCK 11 LYING WESTERLY OF THE SHORELINE AS SHOWN ON THE PLAT OF SALERNO SHORES, ALL OF SAID PROPERTY LYING AND BEING IN SALERNO SHORES, ACCORDING TO THE PLAT OF SAID TRACT RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 11; THENCE EAST ALONG THE SOUTHERLY LINE OF SAID BLOCK A DISTANCE OF 270 FEET TO SAID SHORELINE; THENCE NORTH 04°34'26" WEST, ALONG SAID SHORELINE A DISTANCE OF 0.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 04°34'26" WEST A DISTANCE OF 99.40 FEET; THENCE CONTINUE ALONG SAID SHORELINE ON A BEARING OF NORTH 00°45'20" EAST A DISTANCE OF 150.01 FEET TO THE NORTH LINE OF SAID LOT 12; THENCE EAST, A DISTANCE OF 160.10 FEET; THENCE NORTH 03°03'34" EAST, A DISTANCE OF 1.96 FEET TO THE FACE OF SAID SEAWALL; THENCE SOUTH 88°56'26" EAST ALONG THE FACE OF SAID SEAWALL A DISTANCE OF 11.20 FEET; THENCE SOUTH 85°00'25" EAST, A DISTANCE OF 13.73 FEET; THENCE SOUTH 80°15'48" EAST A DISTANCE OF 14.35 FEET; THENCE SOUTH 70°40'33" EAST A DISTANCE OF 4.80 FEET; THENCE SOUTH 61°16'43" EAST A DISTANCE OF 11.17 FEET; THENCE SOUTH 35°31'26" EAST A DISTANCE OF 24.30 FEET; THENCE SOUTH 11°06'38" EAST A DISTANCE OF 16.10 FEET; THENCE SOUTH 02°54'35" WEST A DISTANCE OF 15.50 FEET; THENCE SOUTH 40°23'35" WEST A DISTANCE OF 12.30 FEET; THENCE SOUTH 57°38'49" WEST A DISTANCE OF 12.42 FEET; THENCE NORTH 87°17'22" WEST A DISTANCE OF 48.10 FEET; THENCE NORTH 39°05'56" WEST A DISTANCE OF 11.50 FEET; THENCE NORTH 88°39'39" WEST A DISTANCE OF 43.76 FEET; THENCE NORTH 85°27'25" WEST A DISTANCE OF 24.19 FEET; THENCE SOUTH 75°03'41" WEST A DISTANCE OF 35.56 FEET; THENCE SOUTH 68°43'37" WEST A DISTANCE OF 27.53 FEET; THENCE SOUTH 32°56'11" WEST A DISTANCE OF 1.03 FEET; THENCE SOUTH 01°03'37" WEST A DISTANCE OF 1.45 FEET; THENCE SOUTH 01°21'30" WEST A DISTANCE OF 19.78 FEET; THENCE SOUTH 07°32'22" EAST A DISTANCE OF 23.76 FEET; THENCE SOUTH 89°07'31" EAST A DISTANCE OF 36.13 FEET; THENCE SOUTH 77°41'00" EAST A DISTANCE OF 48.42 FEET; THENCE NORTH 76°56'46" EAST A DISTANCE OF 4.52 FEET; THENCE NORTH 73°06'58" EAST A DISTANCE OF 35.36 FEET; THENCE NORTH 76°03'33" EAST A DISTANCE OF 24.48 FEET; THENCE NORTH 20°05'18" EAST A DISTANCE OF 19.36 FEET; THENCE NORTH 87°02'15" EAST A DISTANCE OF 16.88 FEET; THENCE SOUTH 88°33'22" EAST A DISTANCE OF 27.00 FEET; THENCE SOUTH 50°51'24" EAST A DISTANCE OF 12.20 FEET; THENCE SOUTH 07°57'26" EAST A DISTANCE OF 30.89 FEET; THENCE SOUTH 07°16'46" WEST A DISTANCE OF 41.23 FEET; THENCE SOUTH 31°01'02" WEST A DISTANCE OF 15.93 FEET; THENCE SOUTH 79°24'59" WEST A DISTANCE OF 58.68 FEET; THENCE SOUTH 80°59'26" WEST A DISTANCE OF 60.99 FEET; THENCE SOUTH 82°43'00" WEST A DISTANCE OF 17.52 FEET; THENCE CONTINUE ALONG THE FACE OF SAID SEAWALL ON A BEARING OF SOUTH 86°14'40" WEST A DISTANCE OF 73.28 FEET TO THE POINT OF BEGINNING.

SITE DATA	
PARCEL ID #:	51-38-41-004-011-00060-7
PROJECT NAME:	MANATEE ISLES
SITE ADDRESS:	4805 S.E. CAPSTAN AVENUE STUART, FL 34997
OWNER/DEVELOPER:	MANATEE ISLES, LLC 9825 MARINA BLVD STE 100 BOCA RATON FL 33428
FUTURE LAND USE: ZONING:	MEDIUM DENSITY (UP TO 8 UPA) RM-8 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

PARCEL SIZE	103,215 S.F.	2.369 AC	100.00%
IMPERVIOUS AREA	36,934 S.F.	0.848 AC	35.78%
PROP. BUILDING AREA:	22,315 S.F.	0.512 AC	21.62%
PROP. PAVEMENT AREA:	10,482 S.F.	0.241 AC	10.16%
PROP. CONCRETE AREA:	4,137 S.F.	0.095 AC	4.01%
PERVIOUS AREA	66,281 S.F.	1.522 AC	64.22%
DETENTION AREA:	45,323 S.F.	1.040 AC	43.91%
TOE AREA:	35,179 S.F.		
TOB AREA:	10,144 S.F.		
LANDSCAPING AREA:	20,958 S.F.	0.481 AC	20.31%
MAXIMUM IMPERVIOUS COVERAGE:	50%		
SHORELINE PROTECTION ZONE:	1.12 AC		
TOTAL PRESERVE AREA:	1.25 AC		

MAXIMUM RESIDENTIAL DENSITY: 8 UNITS PER ACRE
PROPOSED RESIDENTIAL DENSITY: = 17 UNITS / 2.369 ACRES = 7.18 UPA

FRONT: 0-10'
SIDE: 0'
REAR: 0'

MAXIMUM BUILDING HEIGHT: 40'
PROPOSED BUILDING HEIGHT: 27' 3 1/2"

RESIDENTIAL SINGLE-FAMILY DWELLING - 2 SPACES PER UNIT *(1) 20'x10' SPACE PER DRIVEWAY & (1) 20'x10' SPACE PER GARAGE
PARKING REQUIRED: 17 UNITS x 2 SPACES PER UNIT = 34
PARKING PROVIDED: 40 SPACES (6 PARALLEL SPACES OFF-SITE)

WATER: MARTIN COUNTY UTILITIES
WASTEWATER: MARTIN COUNTY UTILITIES
IRRIGATION: MARTIN COUNTY UTILITIES

PROJECT PROPOSES A SERIES OF INLETS THAT WILL CATCH AND PRETREAT STORM RUNOFF THROUGH EXFILTRATION TRENCHES BEFORE ULTIMATELY DISCHARGING INTO A DETENTION AREA. A NEW CONTROL STRUCTURE WILL BE CONSTRUCTED WITH THE DISCHARGE RATE BEING CONSISTENT WITH THE EXISTING SOUTH FLORIDA STORMWATER MANAGEMENT PERMIT. THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO COMPLY WITH SECTION 4.4.A.5.G OF MARTIN COUNTY'S LDR AND ALL REQUIRED WATER QUALITY TREATMENT WILL TAKE PLACE IN EXFILTRATION TRENCHES PRIOR TO DISCHARGE INTO THE SHORELINE PROTECTION ZONE.

ANY AND ALL HAZARDOUS OR TOXIC MATERIALS GENERATED OR USED OR STORED ON SITE SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

THIS PROJECT IS NOT LOCATED IN A PUBLIC WATER SUPPLY WELLFIELD PROTECTION ZONE.

1) ALL SIGNS ARE TO BE REVIEWED SEPARATELY FROM SITE PLAN APPROVAL.

-

TYPICAL GARAGE DETAIL (UNITS 1-16)
N.T.S.

PILING SUPPORTED WALKOVER
N.T.S.

NOTES:
1) 6' WIDE WOODEN PILE SUPPORTED WALKOVER TO BE DESIGNED BY OTHERS.
2) ALL RAILINGS, RAMPS, AND LANDINGS ARE TO MEET ADA REQUIREMENTS.

The drawing includes three views of the structure:

- Side Elevation (Left):** Shows a vertical section of the walkover with a 6' wide top section and a 30' high section. It includes a landing at EL. 7.65 and a 7.00% slope.
- Plan View (Middle):** Shows the horizontal layout of the walkover with segments of 6', 30', 6', 30', and 10'. It includes a landing at EL. 5.55 and a 7.00% slope.
- Perspective View (Bottom):** Shows the walkover structure from a low angle, including a landing at EL. 5.55, a landing at EL. 3.45, and an existing seawall at EL. 1.40.

N.T.S

- 2 OF 2**