

. Project Files\15-125 - Manatee Isles\EDC AutoCAD\Site & Construction Plans\15-125 SP-CP (9-26-18).dwg, SITE PLAN, 10/1/2018 1:32:43 PM, Jessica, EDC, Inc.

#### LEGAL DESCRIPTION

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.

AND ALSO THAT PART OF LOTS 12, 13, 14, 15, 16 AND LOTS "C", "D", "E", "F", AND "G", BLOCK 11, SALERNO SHORES ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 33, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA, AND THAT PART OF 4TH STREET EAST (NOW ABANDONED) LYING BETWEEN SAID LOTS AND LOTS 12 AND 16, INCLUSIVE, OF BLOCK 11, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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°00'34" EAST, A DISTANCE OF 1.96 FEET TO THE FACE OF SAID SEAWALL; THENCE SOUTH 86°59'26" 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°56'17" WEST A DISTANCE OF 5.84 FEET; THENCE NORTH 48°06'54" WEST A DISTANCE OF 18.48 FEET; THENCE SOUTH 40°47'10" WEST A DISTANCE OF 10.70 FEET; THENCE SOUTH 50°36'14" EAST A DISTANCE OF 19.43 FEET; THENCE SOUTH 34°25'31" WEST A DISTANCE OF 4.45 FEET; THENCE SOUTH 01°21'30" EAST A DISTANCE OF 19.78 FEET; THENCE SOUTH 07°32'22" EAST A DISTANCE OF 23.76 FEET: THENCE SOUTH 69°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.

PARCELS CONTAIN 103,215 SQUARE FEET, 2.37 ACRES +/-.

#### SITE DATA

PARCEL ID #: 51-38-41-004-011-00060-7

PROJECT NAME: MANATEE ISLES

SITE ADDRESS: 4805 S.E. CAPSTAN AVENUE

OWNER/DEVELOPER: MANATEE ISLES, LLC 9825 MARINA BLVD STE 100

BOCA RATON FL 33428

FUTURE LAND USE: MEDIUM DENSITY (UP TO 8 UPA)

ZONING: RM-8 (MEDIUM DENSITY RESIDENTIAL DISTRICT)

STUART, FL 34997

#### LAND USE TABLE

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%

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.

MAXIMUM IMPERVIOUS COVERAGE: 50%
SHORELINE PROTECTION ZONE: 1.12 AC
TOTAL PRESERVE AREA: 1.25 AC

PROP. CONCRETE AREA: 4,137 S.F.

### DENSITY CALCULATION

LANDSCAPING AREA:

MAXIMUM RESIDENTIAL DENSITY: 8 UNITS PER ACRE

PROPOSED RESIDENTIAL DENSITY: = 17 UNITS / 2.369 ACRES = 7.18 UPA

PARKING PROVIDED: 40 SPACES (6 PARALLEL SPACES OFF-SITE)

20,958 S.F.

BUILDING SETBACK REQUIREMENTS

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

BUILDING DATA

MAXIMUM BUILDING HEIGHT: 40'
PROPOSED BUILDING HEIGHT: 27' 3 ½"

0.095 AC 4.01%

0.481 AC 20.31%

## PARKING CALCULATIONS

RESIDENTIAL SINGLE-FAMILY DWELLING - 2 SPACES PER UNIT
PARKING REQUIRED: 17 UNITS x 2 SPACES PER UNIT = 34

\*(1) 20'x10' SPACE PER DRIVEWAY & (1) 20'x10' SPACE PER GARAGE

### PROVIDER OF UTILITIES

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

### DRAINAGE SYSTEM

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.

## HAZARDOUS WASTE

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.

### WELLFIELD PROTECTION ORDINANCE

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

### NOTES

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

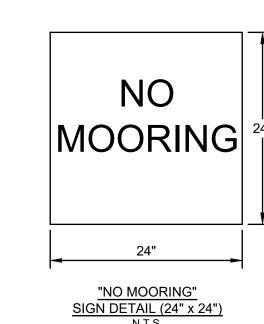
2) BOUNDARY MARKERS WILL BE PLACED AT THE CORNERS OF RESIDENTIAL LOTS ABUTTING PRESERVE AREAS. ADDITIONAL PRESERVE SIGNS WILL BE AT LEAST 11 x 14 INCHES IN SIZE AND WILL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.

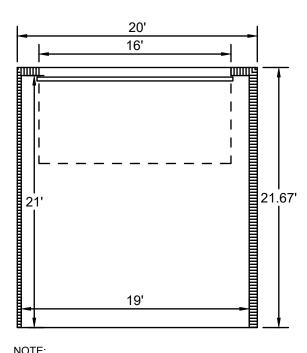
3) ALL PROHIBITED EXOTIC PLANT SPECIES SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. PERPETUAL MAINTENANCE IS REQUIRED TO PROHIBIT THE REESTABLISHMENT OF INVASIVE EXOTIC SPECIES WITHIN PRESERVATION AREAS AND PLANTED LANDSCAPE OR LAKE LITTORAL AREAS AND STORMWATER MANAGEMENT AREA AS PROVIDED ON THE PLANS APPROVED WITH THE DEVELOPMENT ORDER.

### 4) ALL PRESERVE AREAS SHALL BE MAINTAINED IN ACCORDANCE WITH THE APPROVED PRESERVE AREA MANAGEMENT PLAN (PAMP).

5) THE STREETS AND RIGHTS-OF-WAY SHOWN ON THIS SITE PLAN ARE DESIGNATED AS PRIVATE, AND HEREBY DECLARED TO BE THE PROPERTY OF THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC. AND SHALL BE MAINTAINED, REPAIRED AND REPLACED BY THE ASSOCIATION. MARTIN COUNTY HAS REGULATORY AUTHORITY OVER, BUT SHALL BEAR NO RESPONSIBILITY, DUTY, OR LIABILITY FOR, ANY PRIVATE STREETS DESIGNATED AS SUCH ON THIS SITE PLAN. ALL AREAS OUTSIDE OF THE PLATTED LOTS ARE HEREBY DECLARED TO BE THE PROPERTY OF THE MANATEE ISLES HOMEOWNERS ASSOCIATION, INC. AND SHALL BE MAINTAINED AND REPAIRED BY THE ASSOCIATION.

6) STRUCTURAL DESIGN OF THE RETAINING WALL AND RAILINGS SHALL BE PERMITTED THROUGH THE BUILDING DEPARTMENT.



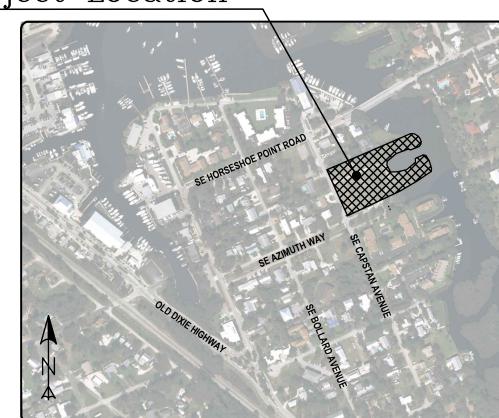


NOTE:

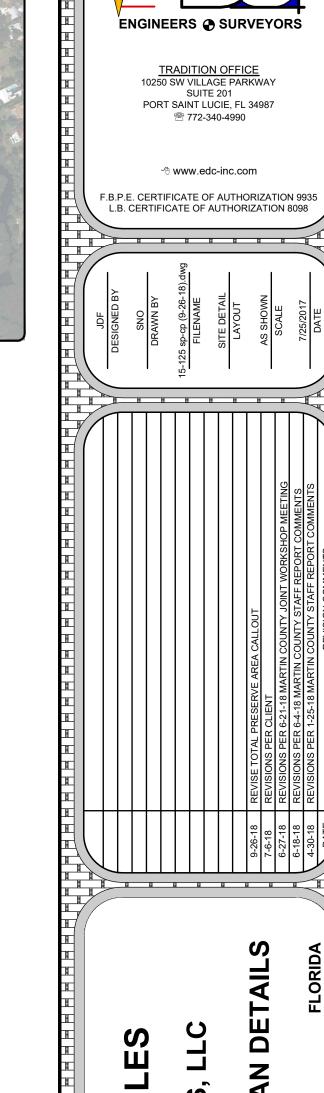
1) MARTIN COUNTY PARKING STALLS ARE 10'x20'.
GARAGES FOR UNITS 1-16 WILL BE GRANTED A
CREDIT OF (1) ONE PARKING STALL.
2) UNIT 17 WILL PROPOSE A 20'x24' GARAGE AND
WILL BE GRANTED A CREDIT OF (1) PARKING STALL.

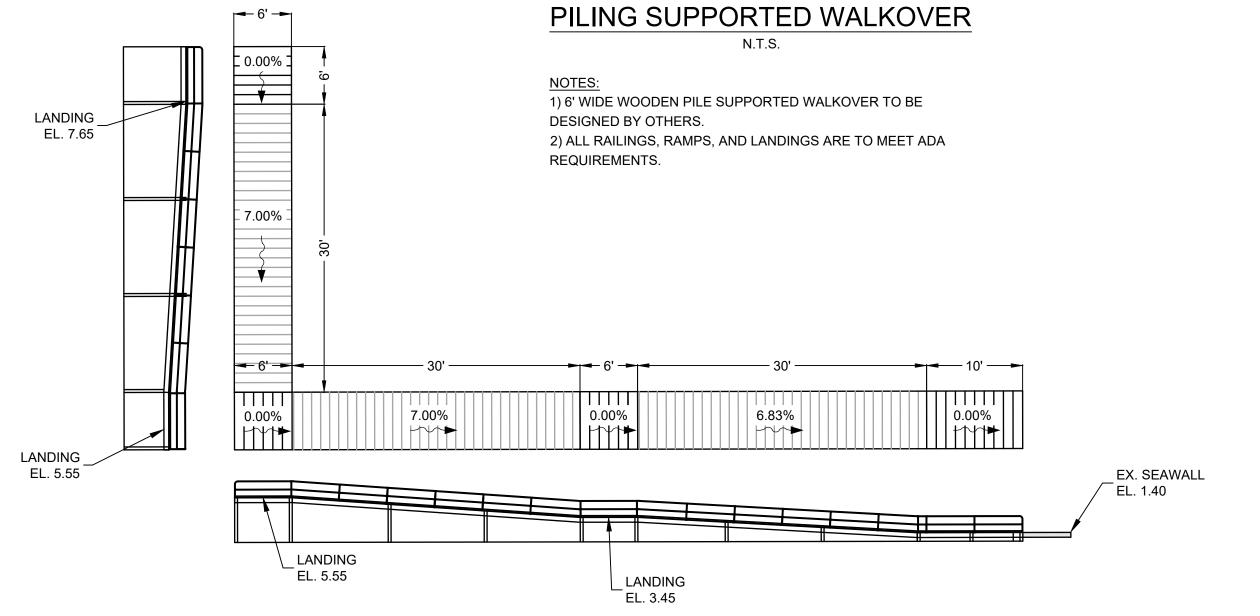
TYPICAL GARAGE DETAIL (UNITS 1-16)

# Project Location



VICINITY MAP





SIDEWALK SLOPES PER ADA

LENGTH MAX. SLOPE LONGITUDINAL

< 6' 1:12 8.33% WITHOUT HANDRAILS

> 6' < 30' 1:12 8.33% HANDRAILS BOTH SIDES

> 6' < 50' 1:20 5.00% NO HANDRAILS

NOWHERE SHALL THE CROSS SLOPE OF AN ACCESSIBLE ROUTE EXCEED 1:50 (2.0%).

10250 SW VILLAGE PARKWAY SUITE 201 PORT ST. LUCIE, FL 34987 T72-462-2455

**DAVID C. BAGGETT, P.E. (DATE)** 

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