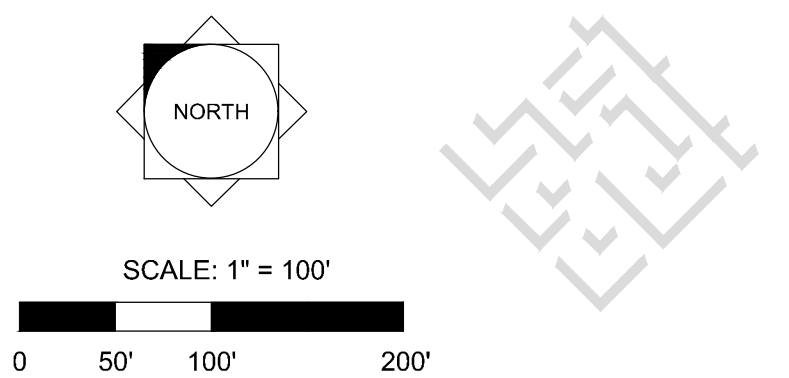


Martin County, Florida

Master Site Plan

[illegible]

Designer --- Sheet
 Manager --- **1 of 2**
 Project Number 22-120.02
 Municipal Number ---
 Computer File Four Fish Marina PUD - Master Site Plan.dwg

Site Area:	383,510.65 sf	8.81 ac
Less Submerged Lands:	74,393 sf	1.71 ac
Total Site Area:	309,117.65 sf	7.10 ac
Existing Use:	Multi-Family Apartments	
	Single Family Rentals	
	Motel	
Existing Zoning:	WRC, R-3A, R-3, R-2	
Proposed Zoning:	PUD	
Future Land Use:	Commercial Waterfront	
Product Type:	Townhomes and Condominiums	
Total Units:	71 Units	
Gross Density:	10 u.p.a.	

Total Site Area:	309,117.77 sf	7.10 ac
Development Area:	296,525.96 sf	6.81 ac
Net Increase Right of Way NE Bailey Terrace:	6,408.75 sf	0.15 ac
Less Right of Way Dedication NE Indian River Drive:	9,628.20 sf	0.22 ac
Less Right of Way Dedication NE Dixie Highway:	9,372.36 sf	0.22 ac
Impervious Area:	146,427.93 sf	3.36 ac 49.4%
Building Footprints:	71,077.94 sf	1.63 ac
Pavement, Sidewalks & Driveways:	75,349.99 sf	1.73 ac
Pervious Area:	150,098.03 sf	3.45 ac 50.6%
Landscape:	95,330.32 sf	2.19 ac
Dry Retention:	54,767.71 sf	1.26 ac

Total Site Area:	6.81 acres*
Required Open Space	2.04 acres (30.0%)
Total Open Space Provided:	3.45 acres (50.6%)

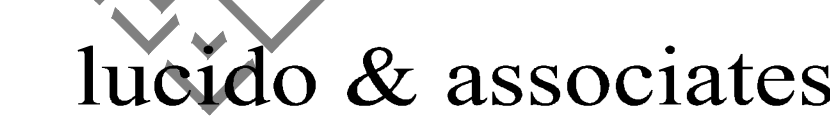
Maximum Height Proposed:	40 / 3 Stories
Maximum Building Coverage:	35%
Building Setbacks	
Front Building Setback:	0' (From Dedicated Right of Way)
Rear Building Setback:	10' (From Edge of Pavement)
Side Building Setback:	20'
Min. Building Separation:	15'

Maximum Height Proposed:	40 / 3 Stories
Maximum Building Coverage:	35%
Building Setbacks	
Front Building Setback:	30' (From Dedicated Right of Way)
Rear Building Setback:	50' (From Mean High Water Line)
Rear Accessory Setback:	30' (From Mean High Water Line)
Side Building Setback:	20'

Parking Required:	142 Spaces
2 spaces per unit @71 units	
Parking Provided:	143 Spaces
Townhomes:	102 Spaces
Condominium:	41 Spaces
Additional Parking:	40 Spaces
On Street (NE Indian River Drive):	29 Spaces
On Street (NE Bailey Terrace):	11 Spaces

26-37-41-009-000-00130-5
26-37-41-009-000-00120-7
26-37-41-009-000-00210-8
26-37-41-009-000-00110-9
26-37-41-000-000-00340-0
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26-37-41-009-000-00180-4
26-37-41-000-000-00330-2
26-37-41-000-000-00290-0
26-37-41-007-000-01980-6

	Donated Indian River Drive: 9,628.20 sf / 0.22 ac
	Donated Dixie Highway: 9,372.36 sf / 0.22 ac
	Abandoned Bailey Terrace: 13,161.78 sf / 0.30 ac
	Created Bailey Terrace: 19,570.53 sf / 0.45 ac



(772) 220-2100, Fax (772) 223-0222

Client & Property Owner:	IM 02 Jensen Resi LLC 150 SE 2nd Avenue, Suite 800 Miami, Florida 33130
Land Planner / Landscape Architect:	Lucido & Associates 701 East Ocean Boulevard Stuart, Florida 34994
Engineer & Traffic Engineer:	Haley Ward, Inc 10675 SE Federal Highway Hobe Sound, Florida 33455
Surveyor:	GCY, Inc P.O. Box 1469 Palm City, Florida 34990
Traffic Engineer:	Traffic Inc. 2 South Federal Hwy. - Suite B Stuart, Florida 34994
Architect:	REG Architects 120 South Olive Avenue, Suite 210 West Palm Beach, Florida 33401

Martin County, Florida

Master Site Plan

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