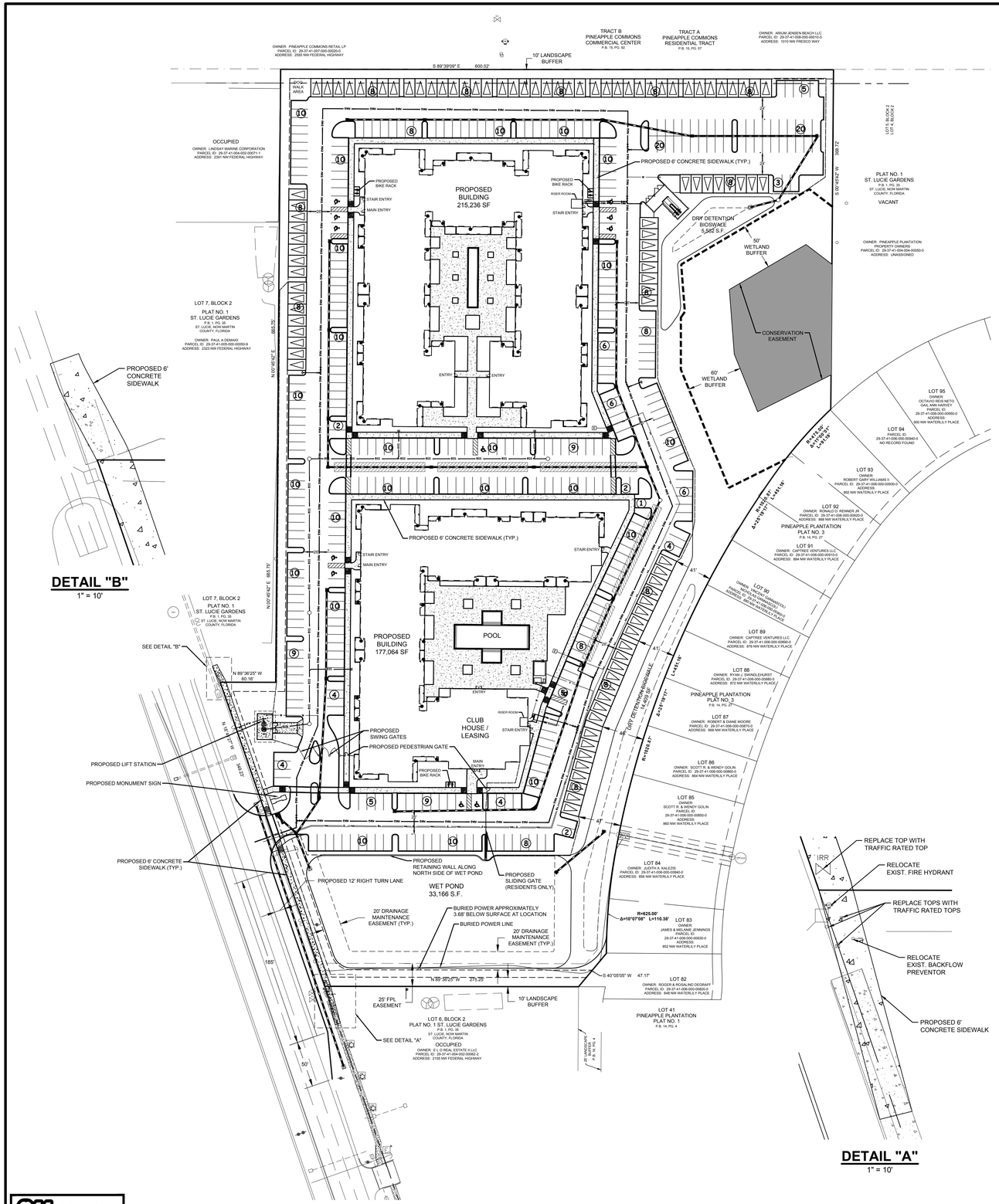


LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PORTION OF LOTS 5, 6 AND 8, BLOCK 2, AS SHOWN ON PLAT NO. 1, ST. LUCIE GARDENS, AS RECORDED IN PLAT BOOK 1, PAGE 35, PUBLIC RECORDS OF ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHWEST CORNER OF SAID LOT 6, BLOCK 2; PROCEED SOUTH 89 DEGREES 39 MINUTES 09 SECONDS EAST ALONG THE NORTH LINE OF SAID LOTS 5 AND 6, A DISTANCE OF 600.02 FEET TO A POINT ON A LINE 600 FEET EAST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 6; THENCE SOUTH 00 DEGREES 45 MINUTES 42 SECONDS WEST, DEPARTING SAID NORTH LINE AND ALONG SAID PARALLEL LINE, A DISTANCE OF 368.72 FEET, TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF OF 475.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 43 DEGREES 10 MINUTES 43 SECONDS EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11 DEGREES 00 MINUTES 01 SECONDS, A DISTANCE OF 91.19 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1029.87 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 19 MINUTES 17 SECONDS, A DISTANCE OF 451.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 625.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 10 DEGREES 07 MINUTES 08 SECONDS, A DISTANCE OF 110.38 FEET; THENCE SOUTH 40 DEGREES 05 MINUTES 05 SECONDS WEST, A DISTANCE OF 47.17 FEET TO THE NORTHWEST CORNER OF PINEAPPLE PLANTATION PLAT NO. 1, AS RECORDED AT PLAT BOOK 14, PAGE 4, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA; THENCE NORTH 89 DEGREES 36 MINUTES 25 SECONDS WEST, A DISTANCE OF 275.25 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF US HIGHWAY NO. 1 (S.R. 5) (A 200.00 FOOT RIGHT-OF-WAY); THENCE NORTH 18 DEGREES 41 MINUTES 27 SECONDS WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 349.23 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8; THENCE SOUTH 89 DEGREES 36 MINUTES 25 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF SAID LOT 8 AND DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.16 FEET TO A POINT ON SAID WESTERLY LINE OF LOT 6; THENCE NORTH 00 DEGREES 45 MINUTES 42 SECONDS EAST, ALONG SAID WESTERLY LINE OF LOT 6 A DISTANCE OF 665.74 FEET TO THE POINT OF BEGINNING.

CONTAINING 493967 SQUARE FEET OR 11.34 ACRES, MORE OR LESS.

DRAINAGE STATEMENT

DRAINAGE WILL BE MANAGED UTILIZING A WET DETENTION AREA, TWO DRY DETENTION AREAS PLUS EXFILTRATION TRENCH TO MEET REQUIRED WATER QUALITY TREATMENT. THE OUTFALL WILL BE TIED INTO AN EXISTING STRUCTURE THAT IS PART OF A MASTER SYSTEM THAT ORIGINALLY INCLUDED THE SUBJECT PARCEL.

UTILITY STATEMENT

WATER AND WASTEWATER SERVICE WILL BE PROVIDE BY MARTIN COUNTY UTILITIES AND SOLID WASTE DEPARTMENT. WATER CONNECTION WILL BE MADE TO THEIR WATER MAIN LOCATED ON THE EAST SIDE OF US1 AT THE PROJECT ENTRANCE. THE WATER MAIN THAT WILL PROVIDE POTABLE AND FIRE WATER SERVICE WILL ENTER THE PROJECT ALONG THE DRIVEWAY AND LOOP AROUND THE SITE. A LIFT STATION IS PROPOSED ON THE WEST SIDE OF THE PROPERTY THAT WILL PROVIDE WASTEWATER SERVICE FOR THE PROJECT. A FORCEMAIN WILL EXTEND TO A CONNECTION TO THE MARTIN COUNTY FORCEMAIN ON THE EAST SIDE OF US1 AT THE PROJECT ENTRANCE. GRAVITY LINES WILL RUN FROM THE PROPOSED BUILDINGS TO THE PROPOSED LIFT STATION. CAPACITY AND SERVICE AVAILABILITY WITH MARTIN COUNTY UTILITIES AND SOLID WASTE DEPARTMENT HAS BEEN VERIFIED.

SITE DATA

TOTAL SITE AREA	493,967 S.F. / 11.34 AC.
EXISTING FUTURE LAND USE	NEIGHBORHOOD / SPECIAL DISTRICT
EXISTING ZONING	RPUD - RESIDENTIAL PLANNED UNIT DEVELOPMENT
DENSITY	25.04 UNITS / ACRE
OPEN SPACE PROVIDED*	163,491 S.F. / 3.75 AC. (33%)
TOTAL BUILDING COVERAGE AREA (SF)	98,075 S.F. / 2.25 AC. (20%)
FLOOR AREA RATIO (FAR)	392,300 S.F. / 415,698 S.F. = 0.79

*PER THE PINEAPPLE PLANTATION PUD THIS SITE REQUIRES 20% OPEN SPACE

SITE STATISTICS

	ACRES	SF	PERCENTAGE %
GROSS SITE AREA	11.34	493,967	100%
IMPERVIOUS AREA	9.07	394,477	80%
BUILDING COVERAGE (TOTAL	2.25	98,075	20%
GARAGE COVERAGE (TOTAL)	0.53	23,040	5%
PAVEMENT & SIDEWALK COVERAGE	4.05	176,195	41%
WET RETENTION	0.76	33,166	6%
WETLAND & CONSERVATION AREAS	0.91	39,689	8%
COURTYARD AREA	0.58	25,212	5%
PERVIOUS AREA	2.26	98,590	20%
LANDSCAPE AREA	1.81	78,664	16%
DRY DETENTION	0.46	19,926	4%

PARKING CALCULATIONS

REQUIRED PARKING FOR STANDARD MULTI-FAMILY PER LDC 6.01.13

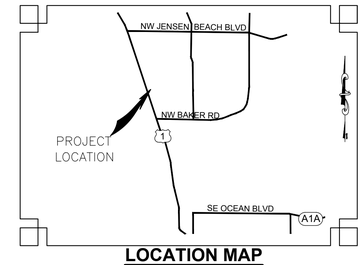
UNIT DESCRIPTION	UNIT QUANTITY	RATIO	SPACES
1 BEDROOM:	120	1.5 SPACE/UNIT	180 SPACES
2 BEDROOM:	133	2.0 SPACE/UNIT	266 SPACES
3 BEDROOM:	31	2.0 SPACE/UNIT	62 SPACES
	284	TOTAL:	508 SPACES

PROPOSED PARKING SPACES

STANDARD	376 (9' X 18')
STAND ALONE GARAGE	96 (12' X 20')
ACCESSIBLE	12 (12' X 18')
TOTAL	488

1.70 PER UNIT (484 SPACES / 284 UNITS = 1.70)

PROPOSED ACCESSIBLE PARKING SPACES
REQUIRED = 0.02 X 484 = 10 SPACES
PROVIDED = 12 SPACES



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
0 60 100
1" = 60'

LEGEND

PROPOSED

- = PROPERTY BOUNDARY
- = PROPERTY FENCE
- = ASPHALT
- = CONCRETE PAVEMENT
- = PARKING NUMBER
- = SIGN
- = LIGHT POLE
- = DRAINAGE STRUCTURE
- = DRAINAGE PIPE
- = UNDERGROUND FPL, TEL, CABLE
- = WATER MAIN
- = SANITARY SEWER
- = FIRE HYDRANT
- = SANITARY SEWER MANHOLE
- = STAND ALONE GARAGE

OPEN SPACE

	ACRES	SF	PERCENTAGE %
OPEN SPACE AREA	3.30	163,491	33%*
IMPERVIOUS AREA	1.49	64,901	13%*
WETLAND & CONSERVATION AREAS	0.91	39,689	8%*
COURTYARD AREA	0.58	25,212	5%*
PERVIOUS AREA	2.26	98,590	20%*
LANDSCAPE AREA	1.81	78,664	16%*
DRY DETENTION	0.46	19,926	4%*

*PERCENTAGE OF TOTAL SITE AREA

BUILDING DATA

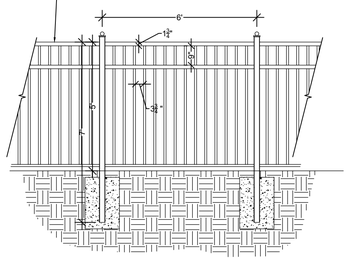
BUILDING CT / TYPE	HEIGHT	NO. OF BUILDINGS	NO. OF UNITS	STORIES	SF
BUILDING	42'- 6 3/4"	2	284	4	385,766 (TOTAL)
CLUBHOUSE	18'-7"	1		4	6,534
DETACHED GARAGES	18'-7"	12		1	2,880
TOTAL				1	395,180

DENSITY

UNIT	TYPE	SQUARE FOOTAGE	NO. OF UNITS	% OF UNIT MIX
A1	1 BEDROOM / 1 BATH	738	64	23
A1b	1 BEDROOM / 1 BATH	738	8	3
A2	1 BEDROOM / 1 BATH	803	48	7
B1	1 BEDROOM / 1 BATH	1,143	24	8
B1b	2 BEDROOM / 2 BATH	1,143	40	14
B2	2 BEDROOM / 2 BATH	1,205	18	6
B2b	2 BEDROOM / 2 BATH	1,205	3	1
B3	2 BEDROOM / 2 BATH	1,241	24	8
B4	2 BEDROOM / 2 BATH	1,293	24	8
C1	3 BEDROOM / 2 BATH	1,466	28	10
C1b	3 BEDROOM / 2 BATH	1,466	3	1
	TOTAL		284	100



5' HT ALUMINUM FENCE BLACK POWDERCOAT
PICKETS: 1" SQUARE
TOP RAILS: 1 3/4" SQUARE
BOTTOM RAILS: 1" SQUARE
POSTS: 2 1/2" SQUARE
(OR APPROVED EQUAL)



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WATERMARK RESIDENTIAL
SITE PLAN
STUART MARTIN COUNTY FLORIDA

PROJECT NO
010564-01

PLAN STATUS

DATE	DESCRIPTION

MU DESIGN	JMB DRAWN	HE CHKD

SCALE: 1" = 60'
JOB No. 010564
DATE 09/26/18

SHEET **SP1**