



Lucido & Associates
 Land Planning / Landscape Architecture
 111 Douglas Blvd., Suite 200
 18000 S. 1st St., Suite 100, Tampa, Florida 33607
 (813) 487-1100, Fax (813) 487-1000
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Site Data

Total Site Area	4371 Ac.
Development Tract (Total Usable Area)	927 Ac.
Gross Units	17 Units
Net Residential Density	076 units per acre
Impervious Area	5695 Ac. (20%)
Building Footprint, Sidewalks, etc.	588 Ac.
Paved Area	3822 Ac. (87%)
Landscaping	34 Ac.
Dry Retention	385 Ac.
Unpaved Pavement	267 Ac.
Water Features	3844 Ac.
Existing Zoning	HR-1A & HR-2A
Future Land Use Designation	Estate Density (Duplex)
Existing Use	Vacant
Proposed Zoning/Use	PUD (Single Family)

Preserve Area Calculations

Total Site Area	4371 Ac.
Total Impervious	5695 Ac.
Total Usable	927 Ac.
Unpaved Preserve Required	332 Ac. (38% of Usable)
Unpaved Preserve Provided	327 Ac. (22.6% of Usable)
Total Preserve Provided on Site	3409 Ac. (78% of Total Site)

General Notes

- Compliance with all applicable codes shall be provided in accordance with this site plan.
- Proposed site plan shall be subject to compliance with the Preserve Area Management Plan approved by Alameda County.
- All utility lines shall be located and/or required including but not limited to the location of a Ditchline of Douglas.
- All proposed sites will be prepared for compliance with the applicable regulations in the State Building Code.
- Water table location and elevation shall be provided in accordance with applicable local codes.
- The project shall be completed in one phase.

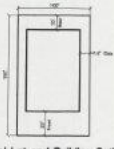
Legal Description

ALL RIGHTS AND INTERESTS IN THE TRACT OF LAND DESCRIBED AS LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Building/Lot Data

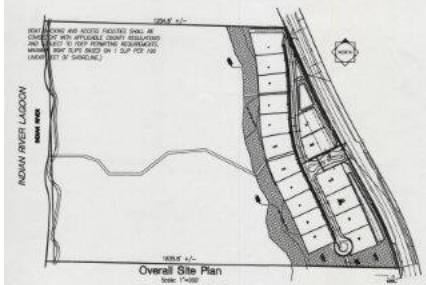
Typ. Lot Size: 100'x150' (15,000 sq ft)
 Min. Open Space: 25% (per lot)
 Max. Height: 3 Stories, 40'
 Front Setback: 20 feet
 Rear Setback: 10 feet
 Side Setback: 7.5 feet

NOTE:
 ALL BUILDINGS SHALL BE SETBACK A MINIMUM OF 10' FROM THE CENTERLINE OF JUNE ROAD A14.



REVIEWED FOR LAND CLEARING
 MARTIN COUNTY
 ENVIRONMENTAL MANAGEMENT DEPARTMENT
 DATE APPROVED: 05/16/10
 PROJECT ENGINEER: [Signature]

PLAN APPROVED
 1/17
 MARTIN COUNTY
 BOARD OF COUNTY COMMISSIONERS
 DATE APPROVED: 05/16/10
 PROJECT ENGINEER: [Signature]



ICC notes from 12/10/02 public hearing

SEWERAGE: The maximum width of the sewer shall not be a maximum with minimum 48" minimum.

WETLANDS: Refer to the wetland boundaries of the 2005 Department of Environmental Protection (DEP) and the State Dept. of Natural Resources (SDNR) for wetland boundaries. The project shall be designed to avoid, minimize, and compensate for any wetland impacts. All wetland impacts shall be approved by the DEP and SDNR prior to construction.

Future Land Use: GC
 Existing Zoning: GC
 Existing Land Use: Retail (Public)

17' WIDE PEDESTRIAN ACCESS WITH GATE

8' HIGH CHAIN LINK FENCE

8' WIDE SIDEWALK (CONTIGUOUS ALONG ENTIRE PROPERTY FRONTAGE)

Future Land Use: Estate Density (Duplex)
 Existing Zoning: HB1AA
 Existing Land Use: Galleon Bay

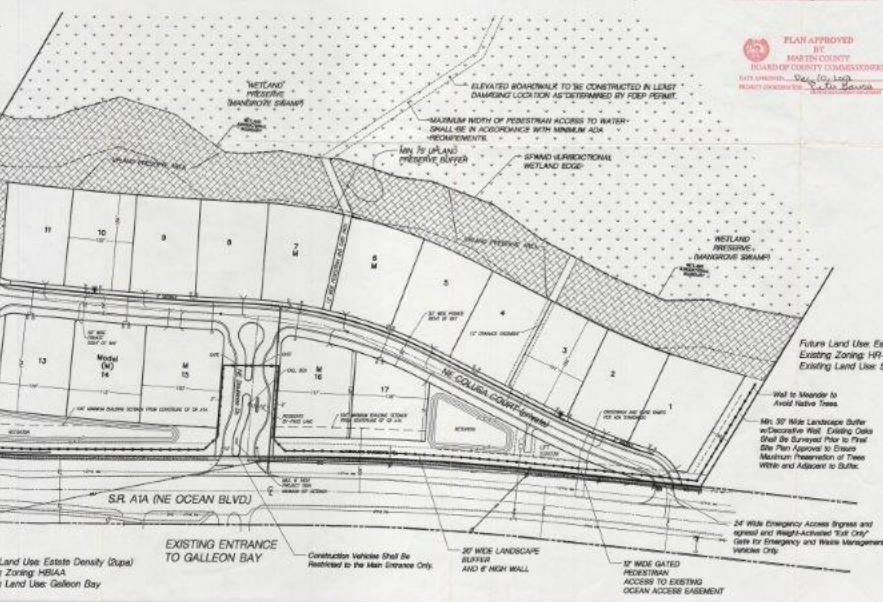
EXISTING ENTRANCE TO GALLEON BAY

Construction Vehicle Shall Be Restricted to the Main Entrance Only

20' WIDE LANDSCAPE BUFFER AND 8' HIGH WALL

24' WIDE EMERGENCY ACCESS EGRESS AND APPROVED HIGH-ANCHORED TIE CRIP GATE FOR EMERGENCY AND WASTE MANAGEMENT VEHICLE ONLY

20' WIDE GATED PEDESTRIAN ACCESS TO EXISTING OCEAN ACCESS EASEMENT



Future Land Use: Estate Density (Duplex)
 Existing Zoning: HR-1A & HR-2A
 Existing Land Use: Single Family Home

Wall to Maintain to Avoid Invasive Trees

80' 20' WIDE LANDSCAPE BUFFER w/Decorative Wall. Existing Data shall be Surveyed Prior to Final Site Plan Approval to Ensure Maximum Preservation of These Wetland and Adjacent to Buffer.

24' WIDE EMERGENCY ACCESS EGRESS AND APPROVED HIGH-ANCHORED TIE CRIP GATE FOR EMERGENCY AND WASTE MANAGEMENT VEHICLE ONLY

20' WIDE GATED PEDESTRIAN ACCESS TO EXISTING OCEAN ACCESS EASEMENT

Scale: 1"=50'
 Drawn By: [Name]
 Checked By: [Name]
 Computer File: [Name]
 Project Number: [Number]
 Date: [Date]

Galleon On The River PUD(r) Master Plan

Martin County

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