

[illegible]

THAT PART OF THE "AHMED" PARCEL, AS PER DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 3172, PAGE 866 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA, SITUATED IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 SOUTH, RANGE 41 EAST, SAID MARTIN COUNTY, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PRESERVE AREA SETBACK:

- NEW CONSTRUCTION (INCLUDING FILL PROPOSED ADJACENT TO WETLAND BUFFER ZONES AND UPLAND PRESERVE AREAS) SHALL BE SET BACK A MINIMUM OF TEN FEET FOR PRIMARY STRUCTURES;
- SETBACKS FOR ACCESSORY STRUCTURES, SUCH AS, BUT NOT LIMITED TO, POOL DECKS, SCREEN ENCLOSURES AND DRIVEWAYS, SHALL BE FIVE FEET;
- RESERVE MARKERS FOR FUTURE CONSTRUCTION OF RESIDENTIAL LOTS ADJACENT TO PRESERVE AREAS, ADDITIONAL PRESERVE SIGNS WILL BE AT LEAST 11 X 14 INCHES IN SIZE AND WILL BE PLACED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE AREA BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET;
- GRADED AREAS ADJACENT TO PRESERVE AREAS SHALL NOT EXCEED A SLOPE OF ONE (1) VERTICAL TO FIFTY (50) HORIZONTAL. ALL SLOPES SHALL PROPERLY BE STABILIZED UPON COMPLETION OF CONSTRUCTION TO THE SATISFACTION OF THE COUNTY ENGINEER.

SITE DATA

1. TYPE OF STRUCTURE:	UNMANNED WIRELESS TELECOMMUNICATION
2. TOWER:	120' MONOPINE
3. SITE ADDRESS:	SW 96TH ST STUART, FL 34997
4. COUNTY:	MARTIN COUNTY, FLORIDA
5. PARCEL NUMBER:	18-39-41-000-003-0000-6
6. ZONING DISTRICT:	LIMITED COMMERCIAL
7. FUTURE LAND USE:	LIMITED COMMERCIAL
8. ACTUAL TOWER SETBACKS:	NORTH: 140.1' SOUTH: 140.1' EAST: 31.6'± WEST: 264.9'±
9. PARENT TRACT AREA:	1.7 ACRES
10. TOTAL LEASE AREA:	1,600 SF (±) / 0.037 ACRES (±) TOTAL
11. PROPOSED TOWER PARKING:	(1) ONE

JULY 9, 2026 DARRYL J. KROEZE, PE FL PROFESSIONAL ENGINEER LIC. # 53092
SW 96TH STREET MONOPINE TOWER MAJOR FINAL SITE PLAN SITE NAME: SR76&711 SITE NUMBER: FL-5343 SW 96TH ST STUART, FL 34997
SHEET DESCRIPTION FINAL SITE PLAN
SHEET NUMBER SP-1

