Site Data

12.40 Ac./	540,224 sf	
Com	m. General	
	COR	
	PUD	
	PUD	
Single Family T	ownhomes	
98	Units / Lots	
7	.90 DU/ Ac.	
28'	/ 2 Storles	
05-39-41-000-0	000-00130-4	
05-39-41-003-0	000-00020-4	
05-39-41-003-0	1-003-000-00001-7	
10 D.U / Ac.) 1	24 Max Units 98 Units	
ore bedrooms)	196 Spaces 220 Spaces	
98 Spa	ices	
98 Spa	ices	
andicap) 22 Spa	nces	
andicap) 22 Spa 2 Spa		
2 Spa		
2 Spe ata		
	Single Family T 98 98 505-39-41-003-(05-39-0	

Open Space Required: Open Space Provided	270,112 sf 299.011 sf	6.20 Ac. 6.86 Ac.	50% 56%
<u> </u>	,		
Total Upland Area	236,323 sf	5.42 Ac.	44%
	3,553 sf / 0.31 Ac. / 3%		
	B,354 sf / 0.42 Ac. / 3%		
	4,186 sf / 0.78 Ac. / 6%		
	0,230 sf / 3.91 Ac. / 32%		
Lake Surface Area	62,688 sf	1.44 Ac.	12%
Impervious Area			
Bullding Coverage (Includes Pool Building &	Pav i lon) 91,971 sf	2.11 Ac.	17%
Accessory Use Areas (10'x15' Area In rear	of units) 14,700 sf	0.34 Ac.	3%
Vehicular Use Area	62,092 sf	1.43 Ac.	11%
Other Pavement (Driveways, Sidewalks, Pad	s & Pool Area) 72,450 sf	1.66 Ac.	13%
Lake Surface Area	62,688 sf	1.44 Ac.	12%
Total:	303,901 sf	6.98 Ac.	56%
Pervious Area			
Dry Retention Areas	13,553 sf	0.31 Ac.	3%
Upland Buffer / Preserve	18,354 sf	0.42 Ac.	3%
Lake Bank Area	34,186 sf	0.78 Ac.	6%
Other Landscape / Open Space	170,230 sf	3.91 Ac.	32%
Total:	236,323 sf	5.42 Ac.	44%
Site Property Boundary -	Building Setbac	ks	
Note: Established Min. Building Setbacks below in townhouses, accessory use areas, pool building /		as	
Front Bullding Setback:	capana, mar wosk & pawton.	35'	MIn.

Open Space

Side Building Setback :

Rear Bullding Setback:

.323 sf	5.42 Ac	44%	Total End Units / Lots	38 Units / Lots
/ 3%	U.T. AU.	HH 70	Lot Size	24' x 85' Min.
/ 3%			Unit Size	20' x 50' Typ.
/ 6%			Garage (20' x 18'-11" Typ.)	2-Car Garage (1 Space towards Req. Parking)
/ 32%			Driveway (20' x 18' Typ.)	2-Car Driveway (1 Space towards Req. Parking)
,688 sf	1.44 Ac.	12%	Interior Units / Lots	
			Total End Units / Lots	60 Units / Lots
.971 sf	2.11 Ac.	17%	Lot Size	20' x 85' Min.
.700 sf	0.34 Ac.	3%	Unit Size	20' x 47'- 4" Typ.
.092 sf	1.43 Ac.	11%	Garage (20' x 10'-7" Typ.)	1-Car Garage (1 Space towards Req. Parking)
,450 sf	1.66 Ac.	13%	Driveway (22'-8" x 16'-6" Typ.)	1-Car Driveway (1 Space towards Req. Parking)
688 sf	1.44 Ac.	12%		
.901 sf	6.98 Ac.	56%	Townhouse Lot - B	uilding Setbacks (See Typical on Sheet SP-3)
			Front Lot Bullding Setback:	20' Mln.
			Side Lot Building Setback (En	d Units); 4' Min.
,553 sf	0.31 Ac.	3%	Side Lot Building Setback (Inter-	erior Units): 0' Typ.
,354 sf	0.42 Ac.	3%	• ,	,
,186 sf	0.78 Ac.	6%	Side Lot AC Unit Setback:	0' MIn.
,230 sf	3.91 Ac.	32%	Rear Lot Building Setback:	15' Mln.
,323 sf	5.42 Ac.	44%	Rear Lot Accessory Use Area	Setback: 5' Mln.
Setbacks			Rear Lot AC Unit Setback:	5' Min.
ructures such as			Building Separtion:	15' Min.

Townhouse Lot / Unit Data

End Units / Lots

30' Min.

10' Mln.

(See Typical on Sheet SP-3)

Location Map



Legend

Street Light Pole Typ.

● Pedestrlan Light Pole Typ.

Bollard Light Typ.

General Notes

- The proposed 6's blevels and two public parking spaces shown adjacent to S.R. NO, 76 / SW Kanner Hwy ROW are in relation to the ROW abando condition in Resolution 03-8-13.

5. The excitoremoval on the county owned parcel will be conducted by the applicant and excitor maintained in perpetuity by the applicant and its Scale: 1" = 50'





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Florida 2

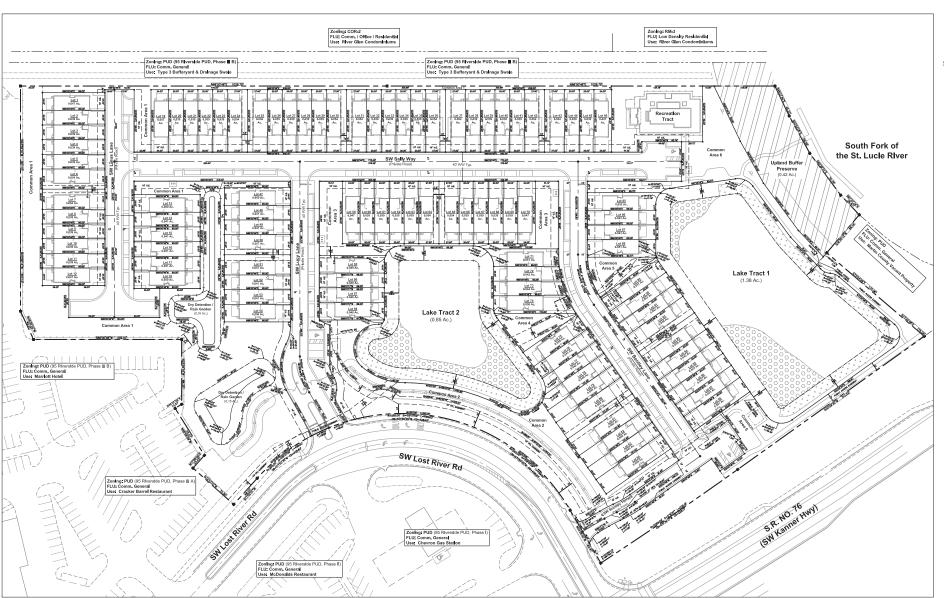
<u>6-</u> Pulte

Final Site Plan Riverside Martin County Phase IV - F Ö

5

Job No.	2021-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	4-15-22
10-07-22 03-31-23	09-15-23
Revision Dates	XXXXXX

SP-1



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Florida **1-**95 PUD / Pulte

Final Site Plan Martin County Phase IV - F

Riverside

95

2021-31 TT Job No. Drawn By Checked By MH Approved By Submittal Dates 4-15-22 10-07-22 03-31-23 09-15-23 Revision Dates

SP-2



Townhouse Typical

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Florida

1-95 Pulte

PUD

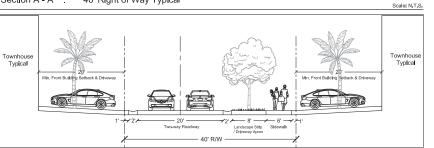
Final Site Plan Riverside Martin County Phase IV - F

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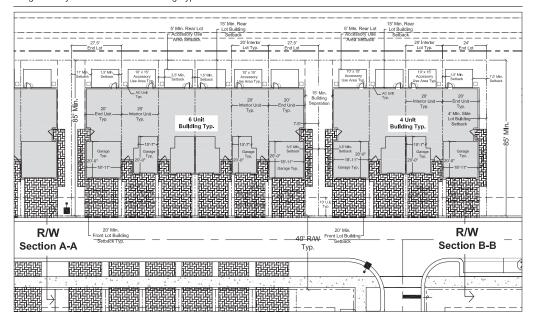
b No.	2021-46
rawn By	TT
hecked By	MH
oproved By	MH
ubmittal Dates	
10-07-22 03-31-23	09-15-23

Revision Dates __





Single Family Townhouse Lot & Building Typical



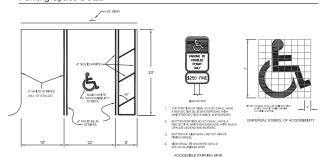
Townhouse Lot / Unit Data

End Units / Lots	
Total End Units / Lots	38 Units / Lot
Lot Size	24' x 85' Min
Un i t S i ze	20' x 50' Typ
Garage (20' x 18'-11" Typ.)	2-Car Garage (1 Space towards Req. Parking
Drlveway (20' x 18' Typ.)	2-Car Driveway (1 Space towards Req. Parking
Interior Units / Lots	
Total End Units / Lots	60 Units / Lots
Lot Size	20' x 85' Min
Un i t S i ze	20' x 47'- 4" Typ
Garage (20' x 10'-7" Typ.)	1-Car Garage (1 Space towards Req. Parking
Garage (20' x 10'-7" Typ.) Driveway (22'-8" x 16'-6" Typ.)	1-Car Garage (1 Space towards Req. Parking 1-Car Driveway (1 Space

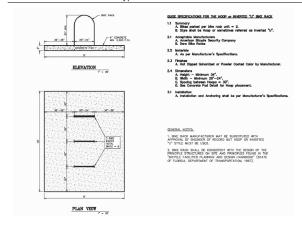
Townhouse Lot Building Setbacks

Front Lot Building Setback:	20' M i n.
Side Lot Building Setback (End Units):	4' M i n.
Side Lot Building Setback (Interior Units):	0' Typ.
Side Lot Accessory Use Area Setback:	See Lot & Building Typical (Above)
Side Lot AC Unit Setback:	0' M i n.
Rear Lot Building Setback:	15' M i n.
Rear Lot Accessory Use Area Setback:	5' M i n.
Rear Lot AC Unit Setback:	5' M i n.
Building Separtion:	15' M i n.

Parking Space Detail



Bike Rack & Concrete Pad Typical Detail







Scale: NTS

1. FPL STANDARD BLACK FIBERGLASS LIGHT POLE.

2. POLE TO BE INSTALLED BY DIRECT BURY, NO

3. FIXTURE COOPER MESA, BLACK, 4. 75 LINE WATTS, 7,456 LUMENS.

Standard Black Fiberglass

2

Scale: NTS

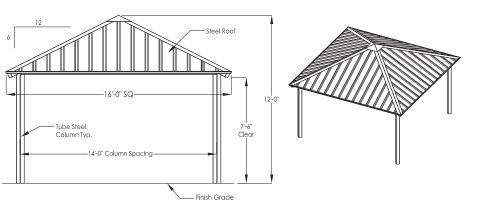
Tenon Mount 13' (10' MH) 20' (15'6" MH) Stuart, Florida 34994

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Florida

1-95 Pulte PUD

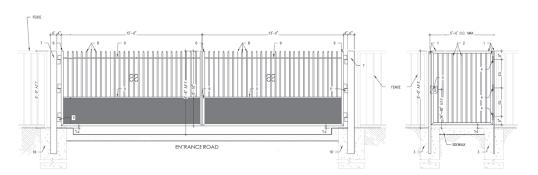
Final Site Plan Riverside Martin County Phase IV - F



Aluminum Vehicular Entry Gate & Pedestrian Gate Typical Detail

Note: Detail is representative of the general character and final permit detail shall be close in nature.

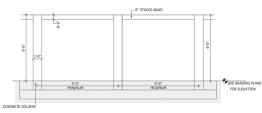
Note: Detail is representative of the general character and final permit detail shall be close in nature.



Scale: NTS

6ft Wall Typical Detail

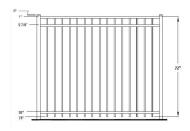
Note: Detail is representative of the general character and final permit detail shall be close in nature.



*NOTE: WALL CONSTRUCTION TO BE DETERMINED BY CONTRACTOR AT TIME OF BUILDING

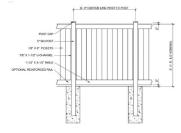
6ft Aluminum Fence Detail

Note: Detail is representative of the general character and final permit detail shall be close in nature.



Scale: NTS

6ft Vinyl Opaque Fence Detail Scale: NTS Note: Detail is representative of the general character and final permit detail shall be close in nature.



Preserve Sign Detail

Scale: NTS

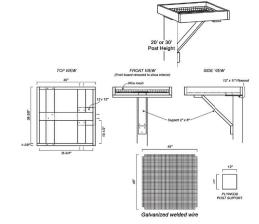
final permit detail shall be close in nature.

Note: Details are representative of the general character and



Nesting Pole / Platform Typical Detail

Note: Detail is representative of the general character and final permit detail shall be close in nature.



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Scale: NTS

Scale: NTS

Mounting Height: 3ft LED Color Temp: 4000k

2021-46 Job No. Drawn By Checked By MH MH Approved By Submittal Dates 4-15-22 10-07-22 03-31-23 09-15-23 Revision Dates .