

Atobe
Sound

V I L L A G E



Gelcorp INDUSTRIES



Hobe Sound Villages - Duplexes

8635 SE Neptune Street, Hobe Sound, FL 33455

<https://goo.gl/maps/p5usUXUSja9S2YR69> - PIN 34-38-42-000-195-00080-2

Hobe Sound Villages - Duplexes is Gelcorp's second phase of projects in Hobe Sound following the successful project Hobe Sound Courtyards - Townhomes. Sellout of 20 Townhomes will be completed in April of 2023.





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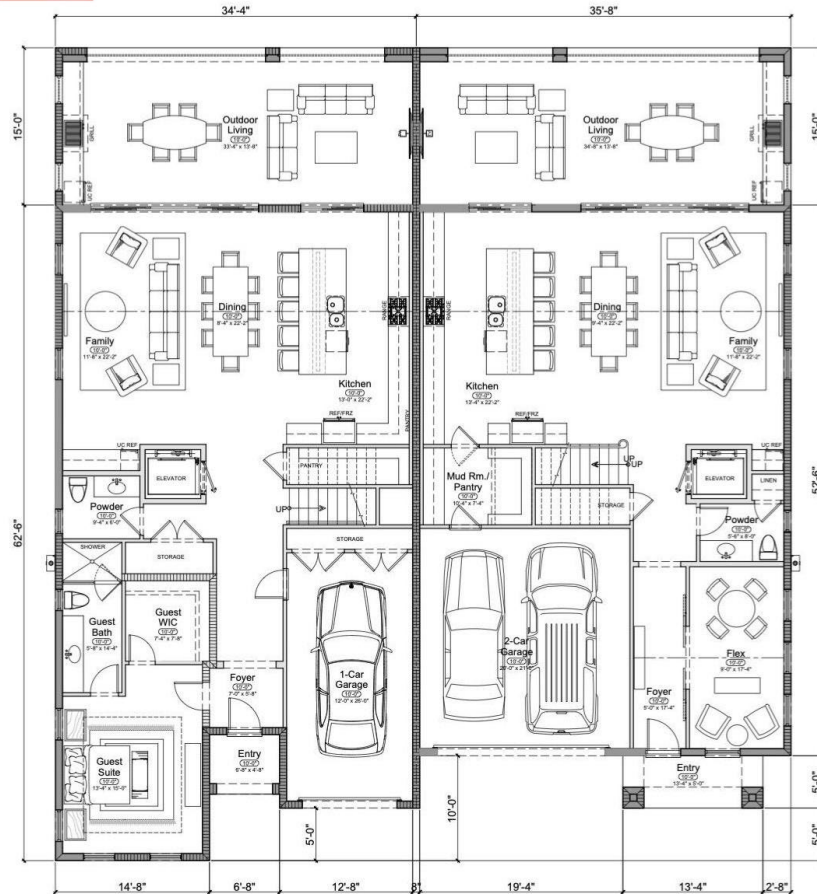
1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



1 REAR ELEVATION
SCALE: 1/4" = 1'-0"



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1 **FIRST FLOOR PLAN - UNIT 'B'**

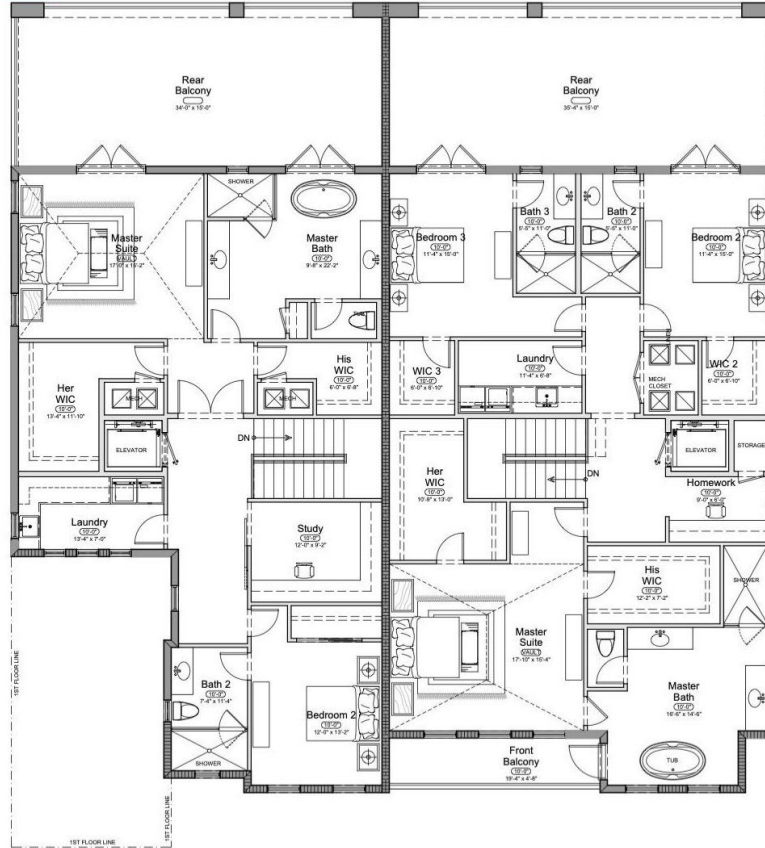
SCALE: 1/8" = 1'-0"

1 **FIRST FLOOR PLAN - UNIT 'A'**

SCALE: 1/8" = 1'-0"



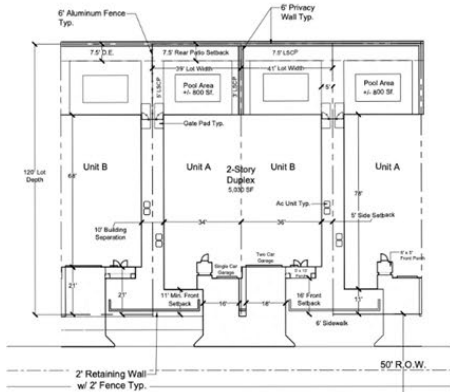
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2 **SECOND FLOOR PLAN - UNIT 'B'**
SCALE: 1/4" = 1'-0"

2 **SECOND FLOOR PLAN - UNIT 'A'**
SCALE: 1/4" = 1'-0"

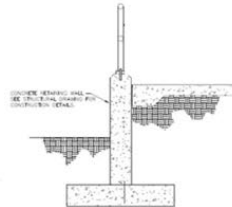
Duplex Lot Typical



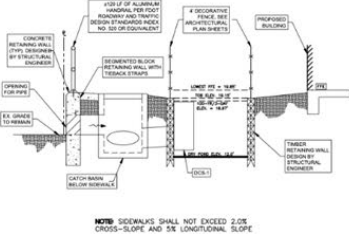
6' Aluminum Fence



Retaining Wall with Handrail



West Property Wall and Fence Typical



NOTE: SIDEWALKS SHALL NOT EXCEED 2.0% CROSS-SLOPE AND 5% LONGITUDINAL SLOPE.

Lot Size	Required	Provided
Minimum Lot Area:	2,000 SF	-
Lot / Unit A:	-	4,720 SF
Lot / Unit B:	-	4,878 SF
Minimum Lot Width:	20'	39'
Lot / Unit A:	-	39'
Lot / Unit B:	-	41'
Maximum Lot Building Coverage:	60%	-
Lot / Unit A:	-	54%
Lot / Unit B:	-	50%
Building Placement	Required	Provided
Frontage:	60%	100%
Front Build to Zone:	10' Min. / 25' Max.	11' - 16'
Side @ Street Setback:	10' Min.	N/A
Side @ Property Line Setback:	5' Min.	5'
Rear Yard Setback:	10' Min.	31'
Parking Placement	Required	Provided
Side at Property Line Setback:	5' Min.	-
Lot / Unit A:	-	22'
Lot / Unit B:	-	21'

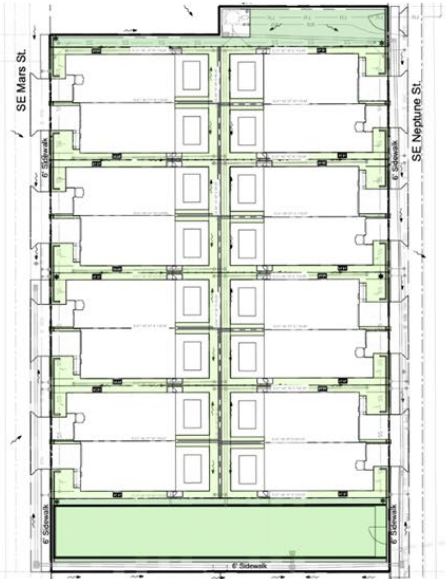
Parking Placement does not prohibit parking in a residential driveway or a side yard driveway. Refer to Section 12.1.07.8 Garage and Driveway for parking and driveway configurations for Single Family Dwellings.

Open Space	Required	Provided
Minimum Lot Open Space	903 SF	-

NOTES:

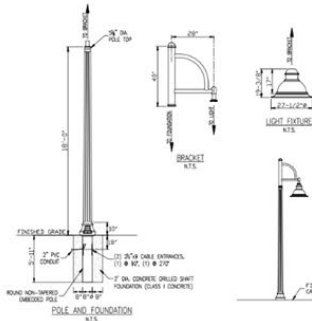
- Alternative Compliance is requested as per shown on chart in site plan SP-1.
- Fence/walls can be a maximum of 72" in residential yards (Article 12, Division 1, Section 12.1.10.4)
- The elevation of the first floor of a residential ground floor use shall be at least twenty-one inches above the finished grade as measured along the front building line. The requirement does not apply to garages (Article 12, Division 1, Section 12.1.04.10)
- HVAC Pads are setback a min. of 6' from the lot lines
- The pool area on each lot is conceptual and will be finalized at building permit.
- The size of a swimming pool or other recreational facility on a residential lot shall be restricted by the minimum open space standards of the Subdistrict.
- The pool location should have minimum of 5' side and rear setback.

Open Space Exhibit



Open Space Site Data	Open Space Required	Open Space Provided	%
Open Space Required	28,142 SF	0.64 Ac.	30%
Open Space Provided	30,627 SF	0.70 Ac.	32%
Lot Open Space	16,938 SF	0.38 Ac.	18%
Landscape Buffer Area	2,610 SF	0.06 Ac.	1%
Dry Retention	8,789 SF	0.20 Ac.	9%
Additional Landscape Areas	2,290 SF	0.06 Ac.	2%

Light Pole Typical



NOTES:

- WIRING SHALL BE IN ACCORDANCE WITH THE FDOT STANDARD plans INDEX 715-011, LATEST EDITION.
- POLE: AMERON CO. CAT. #VEF5.5(233A)T6; TENON SIZE 4" DIA. X 8" LONG WITH ACRYLIC ANTI-GRAFFITI COATING OR APPROVED EQUAL.
- FIXTURE: LUMEC CO. CAT. #OM554-REVISED-48-7-E3P-240-GB2TX OR APPROVED EQUAL.
- BRACKET: LUMEC CO. CAT. #P3583-L-802TX OR APPROVED EQUAL.
- FOUNDATION: 3,000 PSI MIN. CLASS I CONC. 2' DIA., 5'-11" DEEP W/ POLE DIRECTLY EMBEDDED. APPROX. 0.61 CY EA.

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 LA 0000905

Hobe Sound Village - Duplexes

Martin County
 Florida
 Lot Typical, Details and Sections

Contract Documents for this project are available for review at the following location: Hobe Sound Village, 50 E. Ocean Blvd., Suite 101, Stuart, FL 34994. For more information, contact HJA Design Studio at 772.478.7200. HJA Design Studio is not responsible for any errors or omissions in this drawing. The user of this drawing shall be responsible for verifying all information and dimensions. HJA Design Studio is not responsible for any damages, liabilities, or claims resulting from the use of this drawing. HJA Design Studio is not responsible for any changes or modifications to this drawing. HJA Design Studio is not responsible for any delays or cancellations of this project. HJA Design Studio is not responsible for any other matters not specifically mentioned in this drawing. HJA Design Studio is not responsible for any other matters not specifically mentioned in this drawing. HJA Design Studio is not responsible for any other matters not specifically mentioned in this drawing.

Job No: 2022-30
 Drawn By: EB
 Checked By: TT
 Approved By: MH
 Submittal Dates: 07-11-2023

Resubmittal Dates
 1st Resubmittal: 05-16-2024

SP-2

Landscape Data / Requirements

1 Tree per 3,000 sf of Site Area

Per Martin County LDR Article 12, Division 6, Section 12.5.06 - A minimum of 75% of trees and shrubs shall consist of native species and no more than 25% of required trees shall be palms.

Total Site Area 2.15 Ac (93,805 sf)

Total Trees Required: (93,805 sf / 3,000 sf) = 31 Trees
 Total Trees Provided: 51 Trees (40 Trees + 33 Palms @ 3:1)

Required Landscape Area (Min. % Not Required per Table HS-10)

Native Plant Requirement

Trees (75% of Provided trees)
 Required: 23 Trees (75%)
 Provided: 48 Trees (100%)

Tree Requirements

Species Mix Required: = 4
 Species Mix Provided: = 4
 Max. Palm Trees - No more than 30% of Required Trees:
 Max. Palms Allowed: (31 Req. Trees x 30%) = 10 Trees
 Palm Provided: = 10 Trees
 *(The Palms are additional trees not counted toward requirement)

Landscape Notes

- Sec. 12.5.09.2 - Single Family Dwellings and duplexes are not required to submit a Landscape Plan or comply with Vehicular Use Area requirements. Required tree planting and landscape area do apply to single family dwellings and duplexes.
- A minimum of 75% of trees and shrubs shall consist of native species and no more than 25% of required trees shall be palms.
- 4.663.B - Bufferyard requirements - Does not apply
- Table HS-10 indicates the minimum number of trees that must be planted.
- Tree species and size.
 - Palm trees shall have a minimum height of 12 feet at the time of planting.
 - Fr. trees shall have a minimum height of five feet at the time of planting.
 - Other required trees shall have a minimum height of 12 feet, with a four-foot clear trunk, and two-inch diameter at breast height (dbh), at the time of planting.
- Trees planted in adjacent right-of-way in accordance with Section 12.5.06 or in other nearby public space shall be credited towards meeting the number of trees required by Table HS-11. Any private use of the public right-of-way requires the approval of the County Engineer, a right-of-way use permit, a construction agreement, and an indemnification agreement.
- Trees planted in Vehicular Use Areas shall be credited towards meeting the number of trees required by Table HS-10.
- FPL's Right Tree/Right Place Guidelines shall be considered when trees are planted near utilities.
- Mulch material to a minimum compacted depth of three inches shall be allowed for all planting areas when used to supplement ground cover. Cypress mulch is prohibited.
- All prohibited species shall be removed from the entire site prior to the issuance of a certificate of occupancy.* (Section 4.664, LDR)

Maintenance of required landscaping

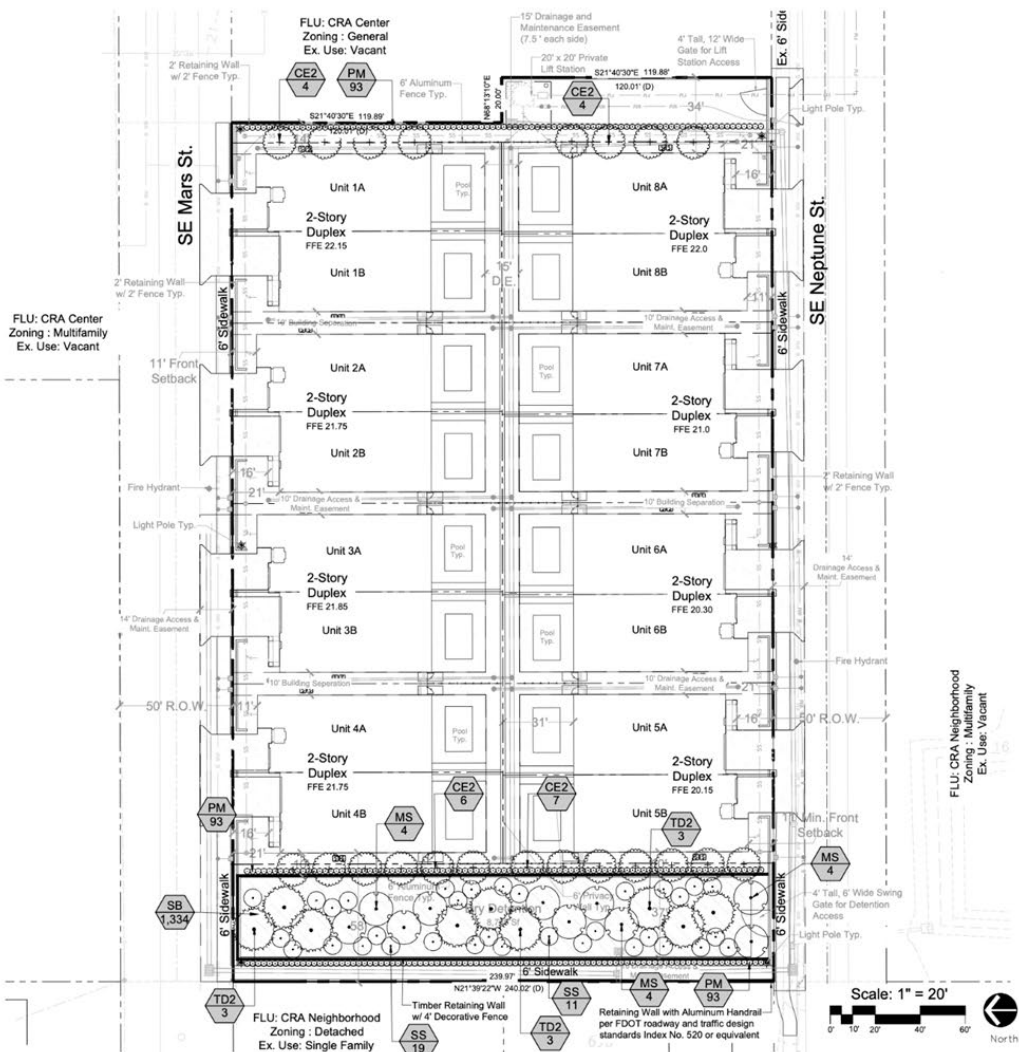
- Required landscaping shall be maintained so as to at all times present a healthy, neat and orderly appearance, free of refuse and debris. If vegetation which is required to be planted dies it shall be replaced with equivalent vegetation. All trees for which credit was awarded and which subsequently die, shall be replaced by the requisite number of living trees according to the standards established in the Martin County Landscape Code.
- All landscaping shall be maintained free from disease, pests, weeds and litter. Maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices. Perpetual maintenance shall be provided to prohibit the reestablishment of harmful exotic species within landscaping and preservation areas.
- Regular landscape maintenance shall be provided for repair or replacement, where necessary, of any screening or buffering required as shown on this plan. Regular landscape maintenance shall be provided for the repair or replacement of required walls, fences or structures to a structural sound condition as shown on this plan.

FLU: CRA Center
 Zoning : Multifamily
 Ex. Use: Vacant

FLU: CRA Neighborhood
 Zoning : Detached
 Ex. Use: Single Family

FLU: CRA Center
 Zoning : General
 Ex. Use: Vacant

FLU: CRA Neighborhood
 Zoning : Multifamily
 Ex. Use: Vacant



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Hobe Sound Village - Duplexes

Martin County
 Landscape Plan

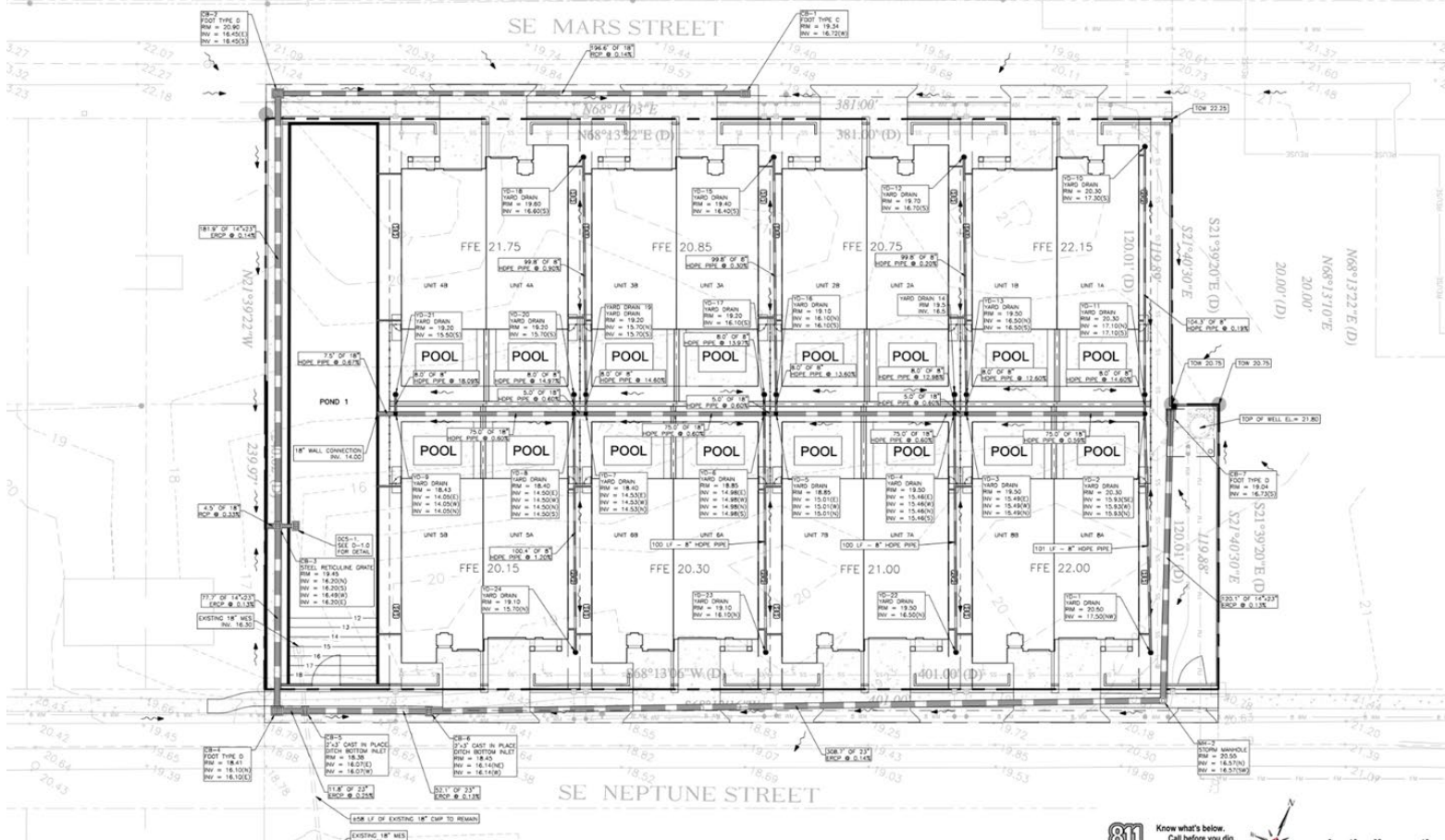
Florida

Contract No. 2022-30
 Project No. 2022-30
 Date of Issue: 05-16-2024

Job No. 2022-30
 Drawn By: EB
 Checked By: MH
 Approved By: TT
 Submission Dates: 07-11-2023

Resubmittal Dates
 1st Resubmittal: 05-16-2024

LP-2



NO.	DATE	DESCRIPTION

HOBE SOUND VILLAGE DUPLEXES
SE MARS ST & SE NEPTUNE ST,
HOBE SOUND, FL
FINAL ENGINEERING PLANS
STORMWATER DRAINAGE PLAN

JOSEPH A. SCHOFIELD, P.E.
Title: EB11
Date: --- GA/OC ---
Sheet No.: --- DATE ---

PROJECT TEAM DATA
DESIGNED: GJA
DRAWN: GJA
PROJECT NO.: 232-0210-0

C-3.1



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