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**95 Riverside PUD / Pulte I-95**  
 Martin County  
 Phase IV - Revised Final Site Plan  
 Florida

**Site Data**

Total Site Area	12.40 Ac. / 540,224 sf
Existing Future Land Use	Comm, General
Proposed Future Land Use	COR
Existing Zoning	PUD
Proposed Zoning	PUD
Proposed Use	Single Family Townhomes
Total Units / Lots	98 Units / Lots
Gross Site Density	7.90 DU/ Ac.
Max. Height Proposed	28' / 2 Stories
Parcel I.D. Numbers	05-39-41-000-000-00130-4 05-39-41-003-000-00020-4 05-39-41-003-000-00001-7
Density	124 Max. Units Proposed Density 98 Units
Parking Data	196 Spaces 220 Spaces
Required Parking Spaces: (2 spaces per unit w/ 2 or more bedrooms)	196 Spaces
Provided Parking Spaces:	220 Spaces
One Car Garages (98 D.U.)	98 Spaces
One Car Driveways (98 D.U.)	98 Spaces
On-street Amenity / Guest Parking (includes 2 Handicap)	22 Spaces
Public Parking (includes 1 Handicap)	2 Spaces
Lake Upland Transitional & Littoral Data	
Total Lake Linear Footage	1,554 LF
Required Upland Transitional & Littoral Zone (1.554 LF x 10 SF)	15,540 sf
Provided Littoral Zone	15,809 sf
Provided Upland Transitional Zone (Includes 20' Strip of Adjacent Preserve Area)	17,087 sf

**Open Space**

Open Space Required:	270,112 sf	6.20 Ac.	50%
Open Space Provided:	299,011 sf	6.86 Ac.	56%
Total Upland Area	236,323 sf	5.42 Ac.	44%
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%		
Lake Surface Area	62,688 sf	1.44 Ac.	12%

**Impervious Area**

Building Coverage (Includes Pool Building & Pavilions)	91,971 sf	2.11 Ac.	17%
Accessory Use Areas (10'x15' Area in rear of units)	14,700 sf	0.34 Ac.	3%
Vertical Use Area	62,092 sf	1.43 Ac.	11%
Other Pavement (Driveways, Sidewalks, Pads & Pool Area)	72,450 sf	1.65 Ac.	13%
Lake Surface Area	62,688 sf	1.44 Ac.	12%
Total	303,901 sf	6.98 Ac.	56%

**Perovius 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 Setbacks**

Note: Established Min. Building Setbacks below include all proposed structures such as townhomes, accessory use areas, pool building / cabana, multi-level deck & hot tub.

Front Building Setback :	35' Min.
Side Building Setback :	30' Min.
Rear Building Setback :	10' Min.

**Townhouse Lot / Unit Data** (See Typical on Sheet SP-3)

**End Units / Lots**

Total End Units / Lots	38 Units / Lots
Lot Size	24' x 85' Min.
Unit Size	20' x 50' Typ.
Garage (20'-8" x 10'-0" Typ.)	1-Car Garage (1 Space towards Req. Parking)
Driveway (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.
Unit Size	20' x 47'-4" Typ.
Garage (20' x 10'-7" Typ.)	1-Car Garage (1 Space towards Req. Parking)
Driveway (22'-8" x 16'-6" Typ.)	1-Car Driveway (1 Space towards Req. Parking)

**Townhouse Lot - Building Setbacks** (See Typical on Sheet SP-3)

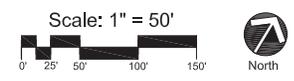
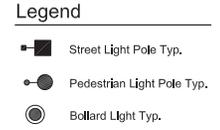
Front Lot Building Setback :	20' Min.
Side Lot Building Setback (End Units):	4' Min.
Side Lot Building Setback (Interior Units):	0' Typ.
Side Lot AC Unit Setback :	0' Min.
Rear Lot Building Setback :	15' Min.
Rear Lot Accessory Use Area Setback :	5' Min.
Rear Lot AC Unit Setback :	5' Min.
Building Separation :	15' Min.

**Location Map**



**General Notes**

1. All prohibited earth-shed activities shall be removed from the site prior to issuance of a Certificate of Occupancy. Perpetual maintenance is required to prohibit the installation of earth-shed activities with preservation areas and adjacent to the lake and stream management areas to protect the riparian habitat.
2. All Preserve Areas shall be maintained in accordance with the approved Preserve Area Management Plan (PAMP).
3. If an adjacent lot owner is unable to maintain their property, the applicant shall be responsible for maintaining the adjacent lot owner's property. The applicant shall be responsible for maintaining the adjacent lot owner's property. The applicant shall be responsible for maintaining the adjacent lot owner's property.
4. The proposed 0.50 ac. lake and pool parking spaces shown adjacent to S.R. No. 76 / SW Kanner Hwy ROW are in relation to the ROW abandonment condition in Florida Statute (316.22).
5. The work removed on the county owned parcel shall be conducted by the applicant and verified and maintained by the applicant and its successors.



Job No.	2021-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submitted Dates	4-15-22 10-07-22 03-31-23 09-15-23
Revision Dates	12-14-23 06-05-24

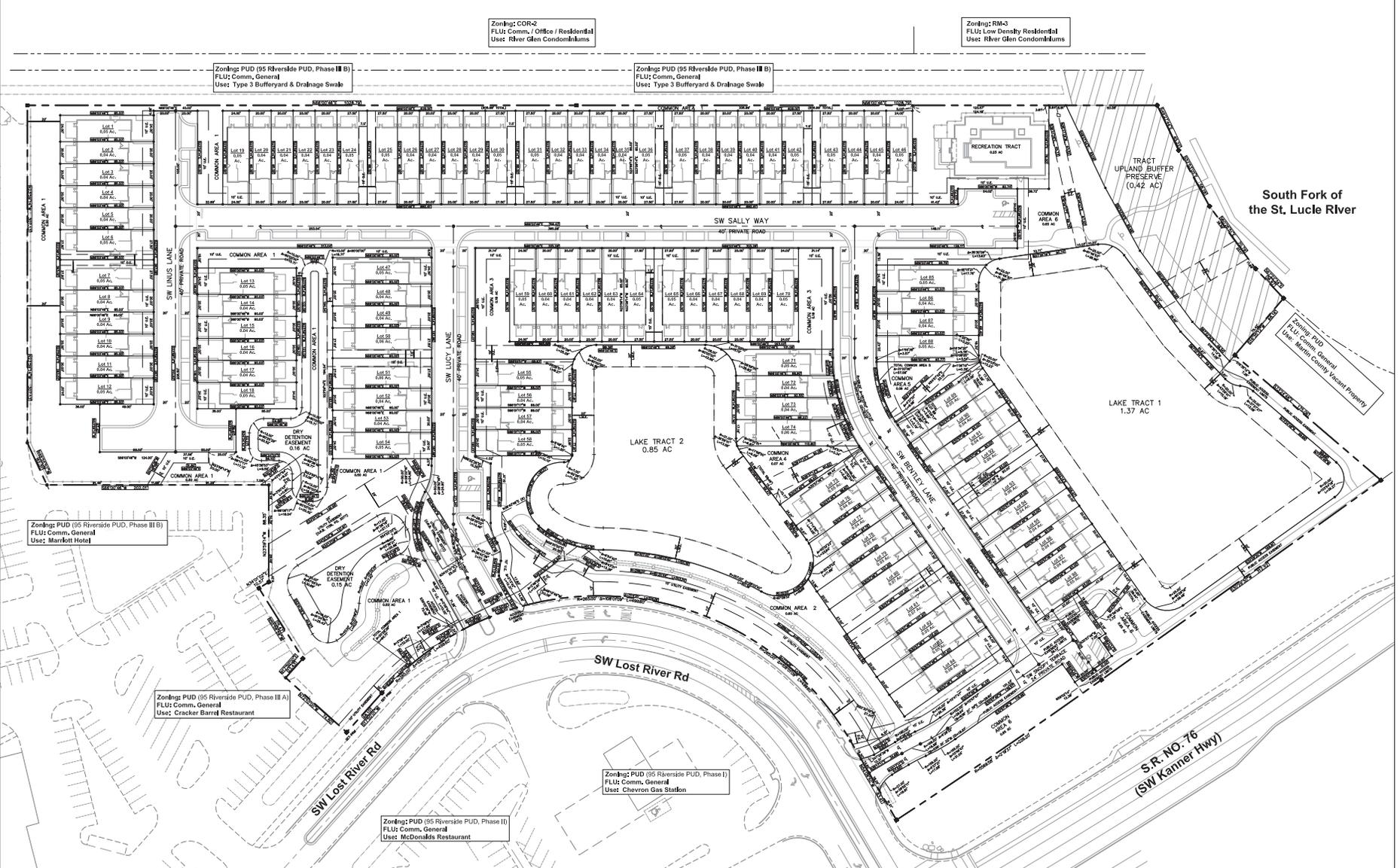
**SP-1**

**95 Riverside PUD / Pulte I-95**  
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**SP-2**

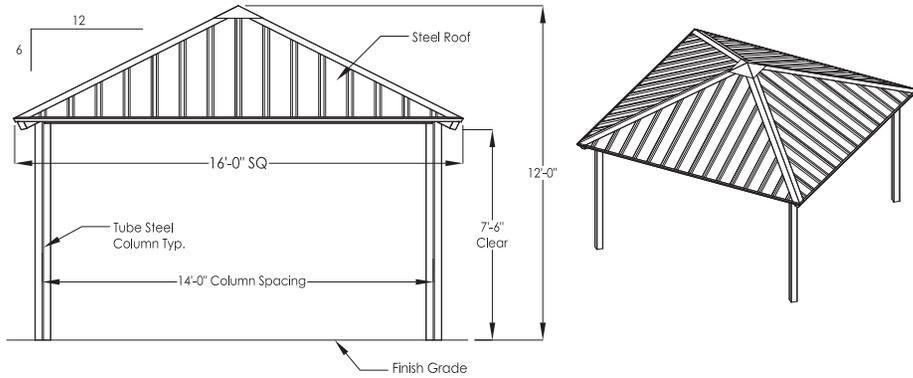




### Pavilion Detail (16' x 16')

Scale: NTS

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



### On-site Street & Pedestrian Light Pole Detail

Scale: NTS

Standard Black Fiberglass



Cooper - Mesa

NOTES:

1. FPL STANDARD BLACK FIBERGLASS LIGHT POLE.
2. POLE TO BE INSTALLED BY DIRECT BURY, NO BASE.
3. FIXTURE COOPER MESA, BLACK.
4. 75 LINE WATTS, 7,456 LUMENS.

2

Tension Mount  
13' (10' MH)  
20' (15'6" MH)

### Solar Bollard Light Detail

Scale: NTS



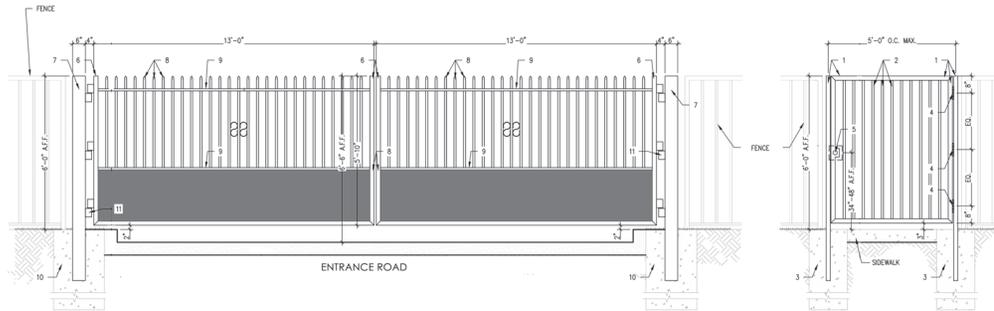
Mounting Height: 3ft  
LED Color Temp: 4000k

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

### Aluminum Vehicular Entry Gate & Pedestrian Gate Typical Detail

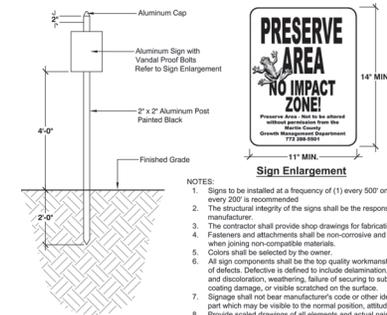
Scale: NTS

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### Preserve Sign Detail

Scale: NTS



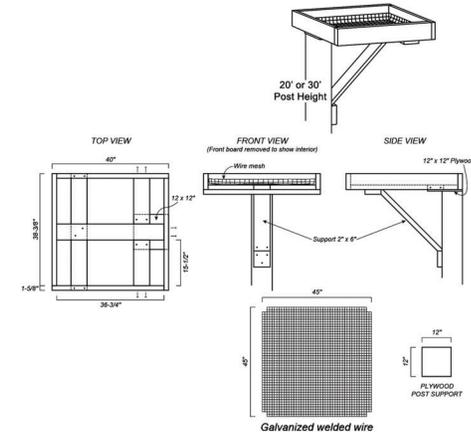
NOTES:

1. Signs to be installed at a frequency of (1) every 500' on center at minimum, (1) per every 200' is recommended.
2. The structural integrity of the signs shall be the responsibility of the sign manufacturer.
3. The contractor shall provide shop drawings for fabrication.
4. Fasteners and attachments shall be non-corrosive and non-conductive and insulated when joining non-compatible materials.
5. Colors shall be selected by the owner.
6. All sign components shall be the top quality workmanship and materials, and be free of defects. Defective is defined to include delamination, abnormal deterioration, fading and discoloration, weathering, failure of securing to substrate, cracking, corrosion or coating damage, or visible scratched on the surface.
7. Signage shall not bear manufacturer's code or other identifying marks on any area or part which may be visible to the normal position, attitude, or use of sign item.
8. Provide scaled drawings of all elements and actual painted samples of all materials for approval.
9. All signs shall be constructed of vandal-resistant construction materials, methods, and attachments.

### Nesting Pole / Platform Typical Detail

Scale: NTS

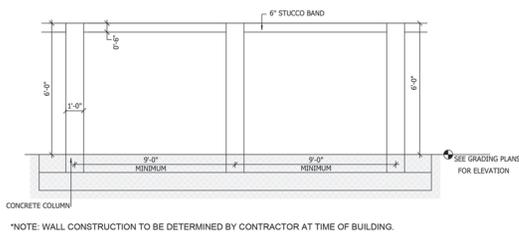
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### 6ft Wall Typical Detail

Scale: NTS

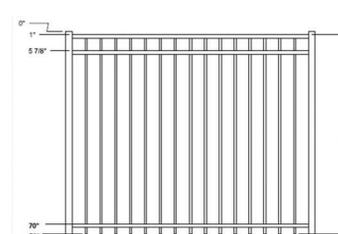
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### 6ft Aluminum Fence Detail

Scale: NTS

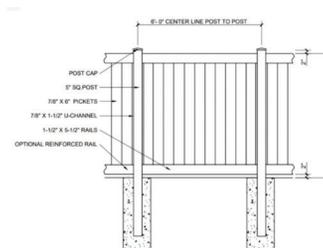
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### 6ft Vinyl Opaque Fence Detail

Scale: NTS

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



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SP-4