

Site Data

PROJECT NAME:	WISTERIA PLACE
TOTAL GROSS SITE AREA:	2.10 ACRES (91,602.63 SF.)
EXISTING ZONING DISTRICT:	HOBE SOUND REDEVELOPMENT ZONING DISTRICT
SUBDISTRICT:	MULTIFAMILY
FUTURE LAND-USE CLASSIFICATION:	CREA NEIGHBORHOOD
EXISTING USE:	VACANT
PROPOSED USE FOR THIS SITE:	11 TOWNHOUSE UNITS
FCN:	34-38-42-000-265-00010-8 34-38-42-000-210-00100-3 34-38-42-000-265-00041-0 34-38-42-010-003-00060-0
HURRICANE STORM SURGE ZONE:	N/A

Building Data

SETBACKS	REQ. (2 STORY)	PROVIDED			
FRONT	15' MAX	13.91'			
REAR	10'	11.43'			
SIDE	10'	16.13/15.1'			
PROPOSED NUMBER OF UNITS	11				
DENSITY (8 D.U. PER AC. MAX.)	8 D.U./AC.				
TOTAL GROSS SITE AREA:	91,602.63 SF.	2.10 AC.	100%		
DEVELOPED (IMPERVIOUS) EXISTING:	0 SF.	0.00 AC.	0%		
DEVELOPED (IMPERVIOUS) PROPOSED:					
BUILDING AREA (1ST FLOOR):	16,118.19 SF.	0.37 AC.	18%		
VEHICULAR USE AREA:	14,331.84 SF.	0.33 AC.	16%		
(INCLUDES VEHICLE OVERHANG)					
PEDESTRIAN USE AREA:	5,622.64 SF.	0.13 AC.	6%		
	36,072.67 SF.	0.83 AC.	40%		
PERVIOUS AREA (OPEN SPACE) (30% MIN.):					
LANDSCAPE AREA:	47,671.43 SF.	1.09 AC.	51%		
UPLAND/WETLAND PRESERVE AREA:	1,858.53 SF.	0.04 AC.	9%		
	55,529.36 SF.	1.27 AC.	60%		
BUILDING COVERAGE (60% MAX.):	0.37 ACRES (16,118.19 SF.)	18%			
GROSS FLOOR AREA:	29,508 SF. (EXCLUDES PORCHES)				
NUMBER OF STORIES:	2 STORY				
BUILDING HEIGHT (30' MAX.):	XX'				

Parking Data

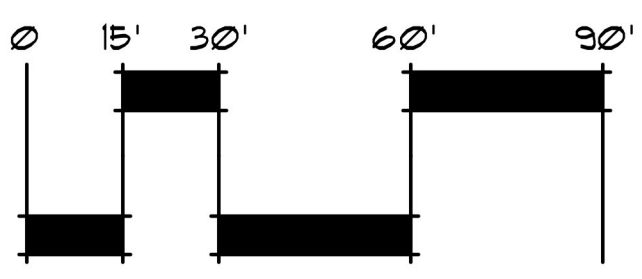
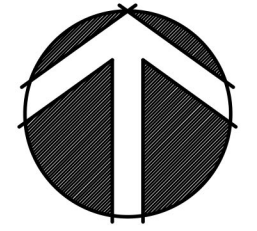
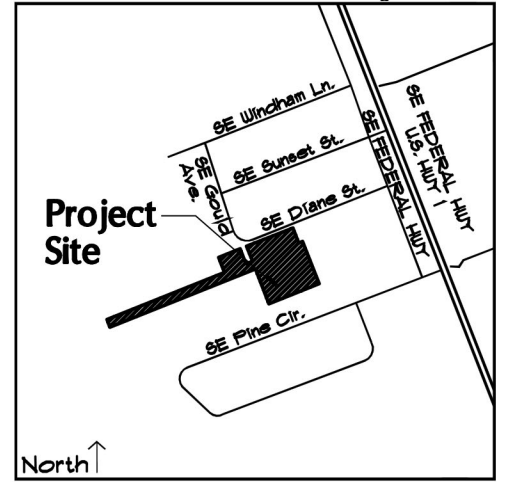
PARKING REQUIRED	34 SPACES
RESIDENTIAL	34 SPACES
11 UNITS (2 PER UNIT)	
GUEST	2 SPACES
TOTAL PARKING PROVIDED	36 SPACES

Notes

1. ALL BUILDING PERMITS SHALL BE OBTAINED WITHIN ONE (1) YEAR OF FINAL APPROVAL DATE. CONSTRUCTION SHALL BE COMPLETED WITHIN TWO (2) YEARS.
2. ALL OUTSIDE LIGHTING TO BE IN ACCORDANCE TO SECTION 3208, LAND DEVELOPMENT REGULATIONS, MARTIN COUNTY CODE (LDR).
3. ALL SIGNAGE TO BE IN ACCORDANCE WITH CURRENT SIGN REQUIREMENTS AT THE TIME OF PERMITTING.
4. ALL ELEVATIONS ARE PROVIDED IN NAVD88.



Location Map



Landscape Architects
Planners
Environmental
Consultants

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Wisteria Place

Preliminary Site Plan

Martin County, Florida

Designed: DSS
Drawn: DSS
Approved: GGG/EOM/MTM
Date: 2-21-22
Job no. 21-0408.1
Revisions: 5-17-25

LC 0000177
Sheet Title:
Preliminary
Site Plan

Scale: 1"=30'

Sheet No.

PSP-1

21-0408.1