

Total Site Area	14.88 Ac (648, 173 sq ft)
Future Land Use	COR & Low Density
Existing Zoning	COR-2 & RM-5
Total Units	90
Gross Site Density (90 DU / 14.88 Ac)	6.05 DU/AC
Product Type	2-Story SF Townhomes
Max. Building Height	30'
Required Open Space	50% (7.44 Ac)
Provided Open Space	61.4% (9.13 Ac)
Property Control #	34-38-42-000-185-00002-7 34-38-42-000-185-00001-8 34-38-42-000-185-00001-8

Zoning		
COR-2: 5.13 Ac. (10 Du / Ac.)	51 Units	42 Units
RM-5: 9.75 Ac. (5 Du / Ac.)	48 Units	48 Units
	99 Units	90 Units

Total Site Area	14.88
Existing Wetlands	0
Existing Scrub, Pine & Hardwoods	7.98
Required Preservation (14.88 x 25%)	3.72 (25%)
Provided Preservation (47 % of Existing Habitat)	3.73 (25.1%)
Upland Preserve Areas	3.73

Upland Preserve Area	3.73	25.1
Dry Retention Area	2.30	15.5
Other Open Space	3.10	20.8

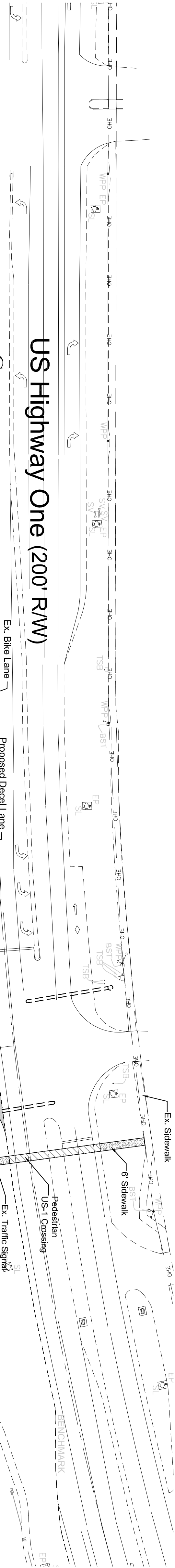
Building Coverage	2.56	17.2
Roadways, Driveways & Sidewalks	3.19	21.4

Required Parking (2 per unit)	180 Spaces
Provided Parking	198 Spaces
Townhome - 1 Car Garages (90 DU)	90 spaces
Townhome with 1 Car Driveway (90 DU)	90 spaces
On-Street / Guest Parking (10%)	18 spaces

BEING A PORTION OF THE GOMEZ GRANT, LYING WEST OF U.S. HIGHWAY ONE; SOUTH OF NEPTUNE STREET; EAST OF THE EAST LINE OF OLYMPIA PLAT NO. 4, PLAT BOOK 2, PAGE 45 AND NORTH OF THE EASTERLY PROLONGATION OF CONUS AVENUE. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

OLYMPIA PLAT NO. 4, THENCE NORTH 88° 13' 00" E. ALONG THE SOUTH RIGHT OF WAY LINE OF SAID NEUTRINE STREET, FOR A DISTANCE OF 566.93 FEET; THENCE NORTH 82° 39' 00" E. ALONG THE SAID WESTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, FOR A DISTANCE OF 418.43 FEET TO A POINT OF CURVATURE OF CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 296.94 FEET AND A CENTRAL ANGLE OF 132° 15' 15"; FOR AN ARC DISTANCE OF 100.22 FEET; THENCE NORTH 86° 13' 15" E. ALONG THE SAID ARC DISTANCE OF 100.22 FEET; THENCE NORTH 64° 22' 00" E. ALONG THE SAID EASTERNLY PROLONGATION OF THE NORTH RIGHT OF WAY LINE OF CONSUMERS AVENUE, FOR A DISTANCE OF 649.22 FEET; THENCE NORTH N21° 39' 25" E. ALONG THE SAID EAST LINE OF OLYMPIA PLAT NO. 4, FOR A DISTANCE OF 1110.29 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 50 FOOT INGRESS-EGRESS EASEMENT, WHOSE EXACT LOCATION IS TO BE DETERMINED LATER, BUT WHICH IS SHOWN HEREON FOR GENERAL LOCATION

[illegible]

1. All signs shall meet the requirements of Division 16, Article 4, LCR, Martin County Code.
2. Certificate of Occupancy.
3. The applicant will notify the Growth Management Department for a field inspection by staff to determine if handicapped have been properly placed prior to any street and parking.
4. Prescriptive areas shall be altered to comply with the approved Prescriptive Area Management Plan (PAM).
5. All natural roads shall be privately owned and maintained by the Hilde South Village Property Owners Association.
6. Storage of construction materials in prescriptive areas is not permitted.
7. Fill is not allowed to encroach into prescriptive areas.
8. All improvements shall be constructed in one phase.
9. Models, sales centers and construction trailers shall be permitted in accordance with Article III, Martin County zoning code.
10. No alteration of Wetland Preserve, Upland Preserve, or Preservation Areas is permitted except in compliance with a Prescriptive Area Management Plan approved by a local County.
11. Where it is found that mature trees, conflict with overhead power lines, Long trees (1' height at maturity of more than thirty (30) feet) shall be planted no closer than a horizontal distance of thirty (30) feet from the nearest overhead power line. Medium height trees (1' height at maturity between twenty (20) and thirty (30) feet at maturity of less than (20) feet) require no offset.
12. No trees, shrubs, hedges or vines shall be planted within five (5) feet of any existing or proposed utility pole, guy wire or pad mounted transformer. Pines shall be planted at a distance equal to or greater than the average trunk length plus two (2) feet from power lines.
13. Water and sewer to be provided by South Main Regional Utilities (SMRU).
14. All recreation and common areas, as well as utility and drainage easements to be dedicated to the Home Owners Association.
15. All prescriptive areas which are adjacent to single-family or multi-family lots shall be clearly marked with signs indicating that the area is a prescriptive area, subject to a recorded prescriptive area management plan.
16. All prescriptive areas shall be clearly marked with signs indicating that the area is a prescriptive area, subject to a recorded prescriptive area management plan. Boundary markers will be placed at the corners of residential lots abutting Prescriptive Areas. Signs will be at least 1' x 14" inches in size and will be posted in conspicuous locations along the Prescriptive Area boundary at a frequency of no less than one (1) sign per 200 feet.
17. All areas not within PDS shall be common areas maintained by the Home Owners Association.
18. All preservation requirements will be incorporated into the declaration of covenants and restrictions prior to plat the recordation.
19. Knox Access System to be provided to all main and access roads.
20. Proposed building construction methodology, as identified on a submitted Florida wildlife risk assessment scorecard, will require the developer to require documents and plans or approval from the Development Order, Final Site Plan, Declaration of Covenants and Restrictions approved with plat, and future building permits.

Upland Preserve Area - 3.73

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Building Reference Number



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1 of 1

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Florida

Hobe Sound Village

Martin County
Major Final Site Plan

The following drawings are instruments of service to the Landscape Architect. They are not products of design. As such, designs, arrangements, and plans indicated or represented by this drawing are owned by, and the proper use on, and in connection with the specified project. None of these designs, arrangements, or plans shall be used, or disclosed to any person, firm, or corporation for any purpose whatsoever without the written permission of the designer.