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SOUTHERLY 217.74 FEET OF LOT 3 SUBURBAN HOMES AND GROVES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2 PAGE 58 PUBLIC RECORDS MARTIN COUNTY FLORIDA

SUBURBAN HOMES &amp; GROVES LOT 2 (LESS S 600')

SOUTH ONE-HALF OF LOT 103 LESS THE SOUTH 210 FEET OF THE EAST 420 FEET GOMEZ GRANT WEST OF THE INDIAN RIVER ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1 PAGE 62 PUBLIC RECORDS PALM BEACH NOW MARTIN COUNTY BEING MORE PARTICULARLY DESCRIBED IN OR 3038/2977

MAXIMUM BUILDING HEIGHT	40'
BUILDING SETBACKS (1 STORY)	FRONT 25', SIDE 10', REAR 10'
BUILDING SETBACKS (2 STORY)	FRONT 25', SIDE 10', REAR 20'
BUILDING SETBACKS (3 STORY)	FRONT 25', SIDE 20', REAR 30'
BUILDING SETBACKS (4 STORY)	FRONT 25', SIDE 30', REAR 40'
MINIMUM OPEN SPACE	50%
MAXIMUM DENSITY	10 DU/AC

UNIT MIX BY TYPE		
1 BR FLATS	24	14%
2 BR FLATS	57	32%
2 BR TOWNHOUSE / NO GARAGE	66	37%
2BR / 3BR TOWNHOUSE WITH GARAGE	29	16%
PROPERTY MANAGER UNIT	1	0.56%
<b>TOTAL UNITS</b>	<b>177</b>	

EAST	
1BR / 1 BATH FLAT (BLDG. TYPE B, SEE SHT. A-2a)	12
2BR / 2.5 BATH WITH 1 CAR GARAGE BACK TO BACK TOWNHOUSE (BLDG. TYPE B, SEE SHT. A-2a)	24
2BR / 2.5 BATH WITH NO GARAGE BACK TO BACK TOWNHOUSE (BLDG. TYPE A, SEE SHT. A-2)	66
2BR / 2 BATH FLAT (BLDG. TYPE A, SEE SHT. A-2)	33
PROPERTY MANAGER UNIT	1
<b>TOTAL UNITS</b>	<b>136</b>

<b>WEST</b>	
1BR / 1 BATH FLAT (BLDG. TYPE D, SEE SHT. A-5)	12
2BR / 2 BATH FLAT (BLDG. TYPE D, SEE SHT. A-5)	24
3BR / 3.5 BATH WITH 1 CAR GARAGE TOWNHOUSE (BLDG. TYPE C, SEE SHT. A-3)	5
<b>TOTAL UNITS</b>	<b>41</b>

PCN	34-38-42-061-000-00031-0
	34-38-42-061-000-00020-3
	34-38-42-000-103-00020-9
ZONING	RM 10
FUTURE LAND USE	HIGH DENSITY
EXISTING LAND USE	VACANT
TOTAL SITE AREA	557.971 SF 12.81 AC 100.0%

IMPERVIOUS AREA	263,127	8.04%	47.16%
PROPOSED BUILDING	87,434	2.01	15.7%
RESIDENTIAL BUILDINGS	82,643	1.90	14.8%
MANAGERS RESIDENCE	1,200	0.03	0.2%
CLUBHOUSE	3,591	0.08	0.6%
PARKING / VUA	128,610	2.95	23.0%
CONCRETE WALKS, RAMPS, ETC....	47,083	1.08	8.4%

CAR CANOPY AREA	11,490	0.264	4.37%
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OPEN SPACE	294,844	6.769	52.84%
PERVIOUS AREA	294,844	6.769	52.84%

LANDSCAPE BUFFERS / LANDSCAPE AREAS	111,021	2.549	19.9%
PROPOSED RETENTION (BANK & BOTTOM)	40,135	0.921	7.2%
UPLAND PRESERVE	143,688	3.299	25.8%

PARKING	REQ.	PROVIDED
2 SPACES PER UNIT (177 UNITS)	354	363
GARAGE PARKING SPACES		29
DRIVEWAY PARKING SPACES		29
GENERAL PARKING SPACES		305
ADA ACCESSIBLE SPACES	8	10

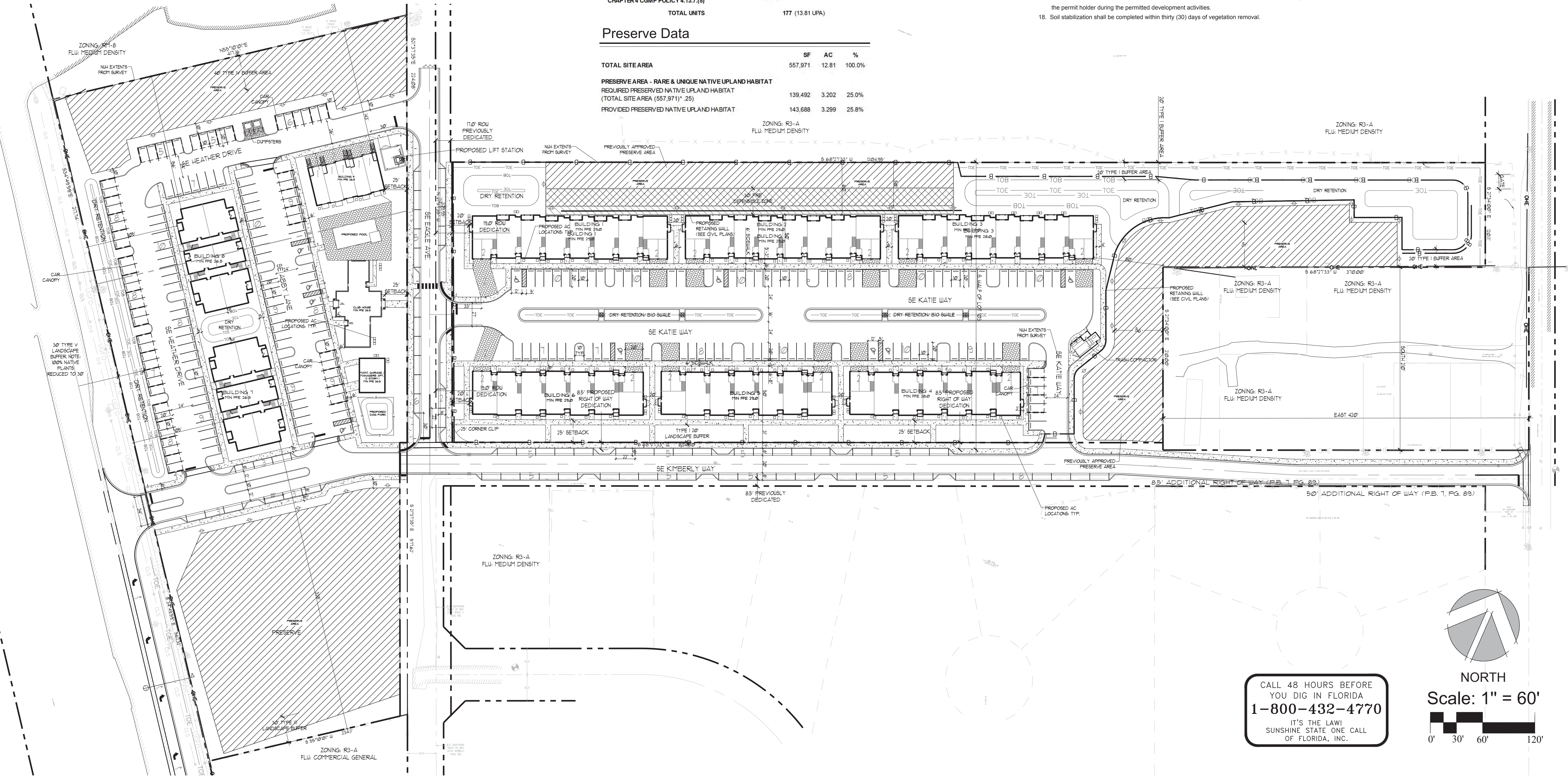
	PERMITTED	PROPOSED
UNITS PROVIDED AT MAX 10 UPA	128 UNITS	128 UNITS
AFFORDABLE HOUSING UNITS PER CHAPTER 4 CGMP POLICY 4.13.7.(5)		49 UNITS
TOTAL UNITS		177 (13.81 UPA)

	SF	AC	%
TOTAL SITE AREA	557,971	12.81	100.0%
PRESERVE AREA - RARE & UNIQUE NATIVE UPLAND HABITAT			
REQUIRED PRESERVED NATIVE UPLAND HABITAT			
(TOTAL SITE AREA (557,971)* .25)	139,492	3.202	25.0%
PROVIDED PRESERVED NATIVE UPLAND HABITAT	143,688	3.299	25.8%

1. All signs shall meet Martin County Land Development Regulations.
2. All prohibited vegetation species to be removed prior to the issuance of a Certificate of Occupancy.
3. There is to be an irrigation system installed to ensure continued growth of all planting areas.
  - Source of irrigation water to be potable water.
4. The applicant will notify the Growth Management Department for a field inspection by staff to determine if barricades have been properly placed prior to any land clearing.
5. Barricades must be constructed in the following manner:
  - Rope: 1/4" diameter min, nylon or poly, yellow or orange
    - Rope must be a minimum of four (4) feet off the ground.
    - Rope may not be attached to vegetation
    - Surveyor ribbon is not acceptable
  - Poles: 2x2 or 2x4, iron rebar, PVC pipe or other materials with prior approval of Environmental Planner.
  - Lathe strips are not acceptable.
  - Slit Fence: shall be installed along all perimeters of development area, maintained during construction.
6. All Barricades must be maintained intact for the duration of construction.
7. Storage of construction materials in preserve areas is not permitted.
8. Fill is not allowed to encroach into preserve areas.
9. Barricades must be offset at least ten (10) feet outside the preserve area or placed at the drip line of the canopy trees in any area for which clearing is proposed.
10. Individual trees or groups of vegetation that are to be saved for landscape credit requirements are to be barricaded according to the guidelines.
11. Advisory or warning signs must be provided.
12. Preserve areas are not to be altered without written permission of the Martin County Board of County Commissioners.
13. During construction activities, existing native vegetation shall be retained to act as buffers between adjacent land uses, and to minimize nuisance dust and noise. Barricades shall be used on site to preserve the vegetation to be retained for this purpose.
14. Any proposed lighting will be directed away from any residential units or adjacent roadways.
15. No clearing, including the installation of erosion control devices, is authorized until the Permit for the installation of Erosion Control Devices and Preserve Area Barricade has been issued.
16. No additional land clearing shall commence until a satisfactory inspection of the required control structures and barricades has been obtained.
17. All contraction barricades and slit fences will remain in place and be monitored for compliance by the permit holder during the permitted development activities.
18. Soil stabilization shall be completed within thirty (30) days of vegetation removal.

19. Contractor shall verify all existing conditions and layout dimensions in the field. report all discrepancies immediately to the landscape architect for decision before construction.
20. Contractor shall verify all existing grades in the field and report any discrepancies immediately to the landscape architect for decision.
21. New earthwork shall blend smoothly into existing grade.
22. All paved areas must pitch to drain at min. of 1/8" per foot. any discrepancies not allowing this to occur shall be reported to the landscape architect prior to continuing work.
23. Contractor shall provide irrigation to, and drainage from all planters.
24. Remove all road base, shellrock, coral, coral rock, and rubble 30" min. below finish grade from all new planting areas and tree pits, backfill with suitable soil as approved by landscape architect. maintain existing grade at existing trees.
25. All building setbacks are measured from new property boundary after ROW dedication.
26. Stormwater management areas are to be maintained with planted native vegetation, in perpetuity.
27. Preserve area signs shall be at least 11 x 14 inches in size and will be posted in conspicuous locations along the Preserve Area boundary, at a frequency of no less than one (1) sign per 500 feet.

1. Match all existing grades along property lines.
2. Contractor shall be responsible for providing positive site drainage away from all structures including but not limited to planters, courtyard planting areas, hardscape surfaces and architectural elements.
3. Contractor shall provide drainage from all planters.



McCARTY & ASSOCIATES

LAND PLANNING  
AND DESIGN

STUART • FT. PIERCE

772.341.9322  
www.McCartyLandPlanning.com  
Mike@McCartyLandPlanning.com

# Tradewinds of Hobe Sound

Martin County, Florida

## Final Site Plan

Daniel  
McRae  
Sugg,  
PLA, ASLA

Digitally signed  
by Daniel McRae  
Sugg, PLA, ASLA  
Date: 2021.02.05  
11:28:00 -05'00'



Drawn By \_\_\_\_\_ DMS  
 Checked By \_\_\_\_\_ MM  
 Scale \_\_\_\_\_ 1"=60'  
 Drawing Date \_\_\_\_\_ 4/9/2020  
 10/27/2020 revisions as per comments  
 12/29/2020 revisions as per comments  
 2/5/2021 revisions as per comments

# S-1