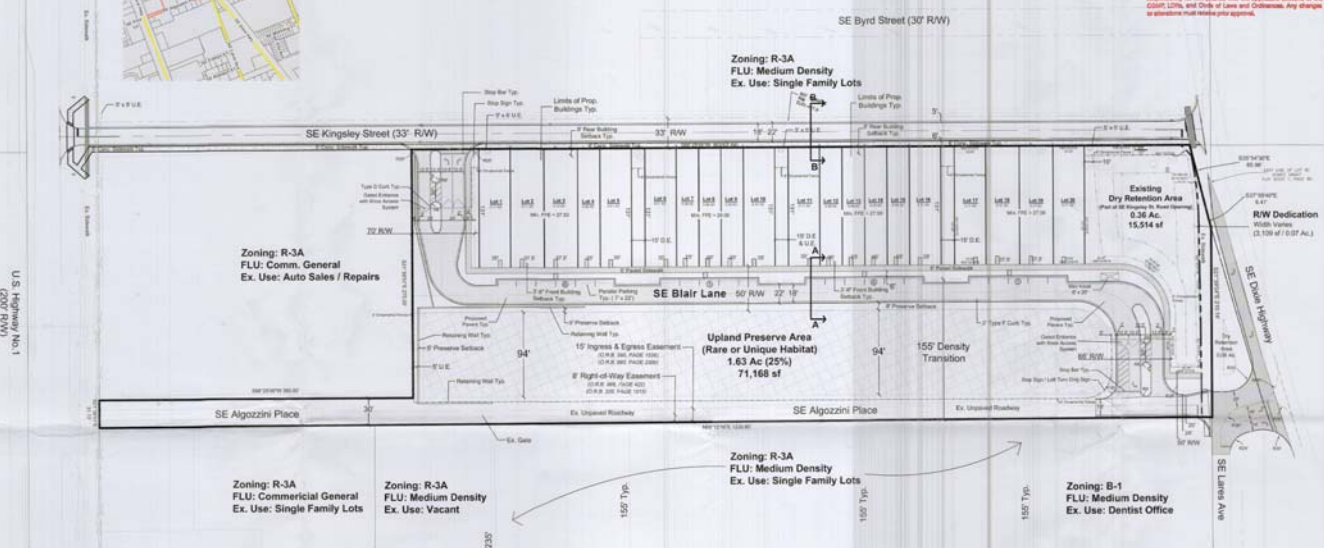


Location Map



Site Data

Total Site Area		6.45 Ac (278,373 sf)		Pervious Area / Open Space		Sq. Ft.	Acres	%
Less R/W Dedication		0.07 Ac (3,109 sf)		Upland Preserve Area		71,168	1.63	25
Remaining Site Area		6.35 Ac (276,628 sf)		Dry Retention Area		15,514	0.36	6
Future Land Use		Medium Density (E 14 Ac) Comm. General (0.21 Ac)		Lot Coverage - Pervious		4,812	0.11	2
Zoning		RM-6 (6.14 Ac, E 14 Ac) R-3A (0.21 Ac)		Other Open Space / Landscape		63,859	1.47	23
				Sub-total		155,353	3.57	56
Total Units		20		Impervious Area		Sq. Ft.	Acres	%
Gross Site Density (20 DU / 6.35 Ac)		3.15 DU/AC		Lot Coverage - Impervious		77,718	1.78	28
Product Type		Row House		Vehicle/Use Area		29,586	0.68	11
Max. Building Height		3 Stories		Sidewalks / Curbs		13,971	0.32	5
Proposed Building Height		26'-3"		Sub-total		121,275	2.78	44
Max. Outbuilding Height (Garage)		20'		Parking Data				
Proposed Outbuilding Height (Garage)		14' - 4 1/2"		Required Parking (2 per unit)				40 Spaces
Required Open Space		50% 3.18 Ac (138,314 sf)		Provided Parking				54 Spaces
Provided Open Space		56% 3.57 Ac (155,353 sf)		37.5' Wide Unit - 2 Car Garage (4 DU)				8 Spaces
Property Control #		34-38-42-000-090-00012-8 34-38-42-000-090-00012-0		37.5' Wide Unit - 2 Car Garage (8 DU)				16 Spaces
Density Calculations		Max.	Proposed	25' Wide Unit - 1 Car Garage (8 DU)				8 Spaces
Zoning		RM-6: 6.14 Ac x 6 (B) DU =	36 Units	On-Street / Parallel Parking				22 Spaces
Upland Preserve Data (Rare or Unique Habitat)								
Total Site Area (Less R/W Dedication)		6.35 Ac						
Required Preservation (8.35 Ac x 25%)		1.59 Ac. (25%)						
Provided Preservation		1.63 Ac. (25%)						
Rare or Unique Habitat		1.63 Ac						

Legal Description

[illegible]

General Notes

- [illegible]

Legend

- | | | | |
|---|---|---|---|
|  | Upland Preserve Area /
Rare or Unique Habitat - 1.63 Ac. |  | 131' x 35'
Lot Typical
(8 Units) |
|  | Limits of Proposed Buildings |  | 131' x 25'
Lot Typical
(14 Units) |
|  | Right of Way Dedication | | |

Plan Revisions

1. Revised Lot Lines to eliminate two. Addition of trail easement.

Scale: 1" = 50'



RECEIVED
MAY 27 2011
GROWTH MANAGEMENT
DEPARTMENT

Job No.	1402
Drawn By	T
Checked By	M
Approved By	M
Submittal Dates	08-09-1 01-08-2
Revision Dates	02-26-2

SP - 1

SE Kingsley Street (33' R/W)

1-Story (20' Ht. Max.)
Detached Garage
21' x 27'-4"
(577 sf)

4' Entry Walk Typ.

8' Rear Setback

Driveway

10' 10' 20'

22'-4"

Courtyard

Covered Lanai

32'-0"

131' Lot Depth

9'-6"

2-Story
Row House
1st Floor: 1,915 sf
2nd Floor: 1,299 sf
Total: 3,213 sf

6'

3'-6" Front Setback

4' Entry Walk Typ.

35' Lot Width

Covered Porch

	4,585 sf
Total Lot	4,585 sf
Pervious Coverage	290 sf
Impervious Coverage	4,295 sf

SE Kingsley Street (33' R/W)

1-Story Detached Garage
21' x 19'-8"
(462 sf)

4' Entry Walk Typ.

8' Rear Setback

Driveway

20' 10'

22'-4"

4'

Courtyard

Covered Lanai

32'-0"

131' Lot Depth

2-Story Row House

1st Floor: 1,339 sf
2nd Floor: 1,210 sf
Total: 2,548 sf

65'-0"

6'-0"

Covered Porch

4' Entry Walk Typ.

3'-8" Front Setback

25' Lot Width

	Area
Total Lot	3,275 sf
Pervious Coverage	178 sf
Impervious Coverage	3,097 sf

Building Placement / Height	CRA	Proposed
Lot Width	16' to 35'	8 @ 35', 14 @ 25'
Building Width	16' to 35'	8 @ 35', 14 @ 25'
Building Depth	65' Max.	65' Max.
Front Setback	0' - 10'	3' - 8"
Side Setback	0'	0'
Rear Setback (outbuilding accessed from Alley)	6' Min.	8'
Main Building Max. Height	3 stories	26'-3"
Outbuilding (Garage) Max. Height	20' Max.	14' - 4 1/2"

Scale: N.T.S.

50' RIGHT OF WAY

18' ROADWAY

CONCRETE OF ROADWAY

6' SOIL/PAVING AREA

6' SOIL/PAVING AREA

2' THICK F CURB (THICK-500)

9' THICK F CURB

8' MATCH END

Scale: N.T.S.

33' RIGHT OF WAY
SE KINGSLEY STREET

18' ROADWAY

6' SIDEWALK

5' 2' 2'

SE
EAST 12TH ST

TIME P CURVE

VALLEY P CURVE

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Hobe Sound Courtyards (FKA: Algozzini Place)	Florida
Martin County	
Minor Final Site Plan	

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Job No.	14027
Drawn By	TT
Checked By	MH
Approved By	MH
Submittal Dates	05-09-18
	01-08-20
Revision Dates	01-07-20

SP - 2

Scale: 1" = 10'