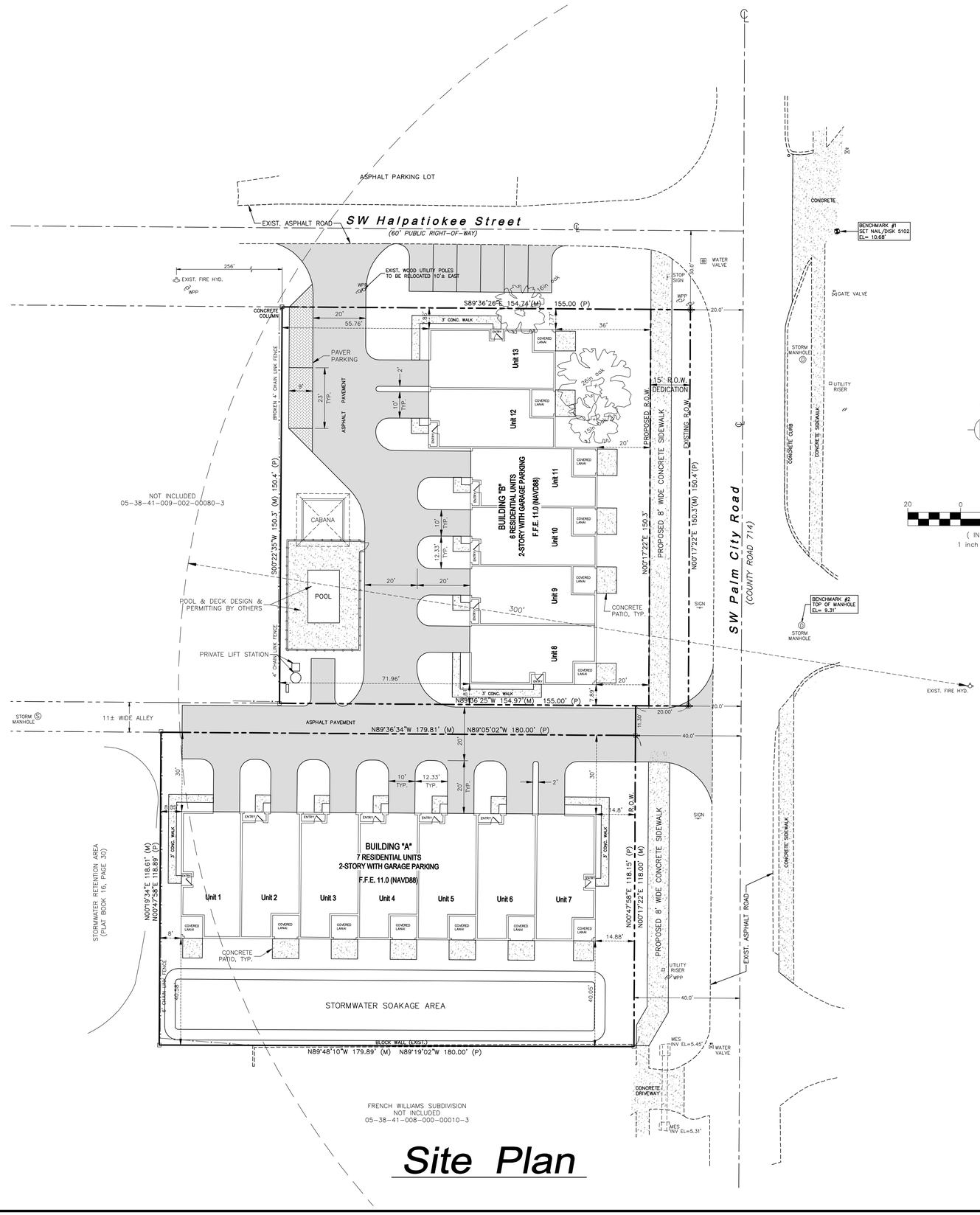
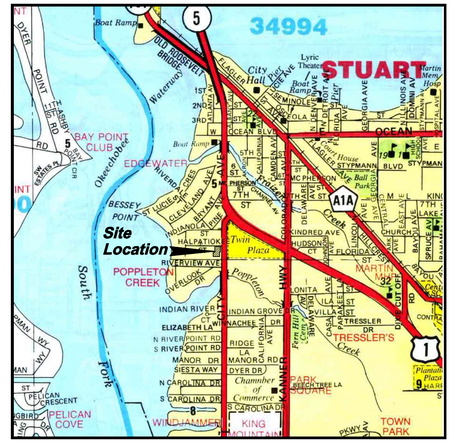


Site Plan

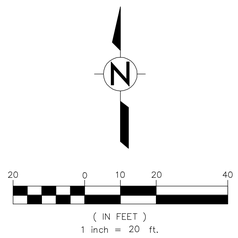
LEGEND:

FH – FIRE HYDRANT
WV – WATER VALVE
WM – WATER METER
WPP – WOOD POWER POLE
MH – MANHOLE (SANITARY SEWER)
D – MANHOLE (STORM)
CB – CATCH BASIN
WF – WOOD FENCE
CLF – CHAIN LINK FENCE
R.O.W. – RIGHT OF WAY



Vicinity Map

1"=1,600'



LEGAL DESCRIPTION

LOTS 1, 2, 3, 4, 5, 6, AND 7 BLOCK 2 OF HALPATIOKEE PARK AS RECORDED IN PLAT BOOK 8, PAGE 25 OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA PART OF S.W. 1/4 OF THE SE 1/4 OF SECTION 5, TOWNSHIP 38 SOUTH, RANGE 41 EAST
AND
LOT 2, DYER ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 36, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

SITE DATA

PROJECT NAME:	SOUTHERN LANDMARK HOMES
LOCATION:	502 HALPATIOKEE STREET, STUART, FLORIDA 924 SW PALM CITY ROAD, STUART, FLORIDA
PARCEL I.D.	05-38-41-009-002-00010-8 05-38-41-024-000-00020-0
EXISTING USE:	VACANT
ZONING:	R-3 Residential - Multi-Family / Duplex
LAND USE:	OFFICE / RESIDENTIAL

GROSS SITE AREA:	44,552 s.f.	1.02 ac.	
R.O.W. DEDICATION:	2,255 s.f.	0.05 ac.	
TOTAL SITE AREA:	42,297 s.f.	0.97 ac.	100.0 %
BUILDING COVERAGE:	14,265 s.f.	0.33 ac.	33.7 %
VEHICULAR PAVEMENT:	8,475 s.f.	0.19 ac.	20.0 %
PEDESTRIAN WALKS / PATIOS:	1,750 s.f.	0.04 ac.	4.1 %
POOL & DECK:	1,115 s.f.	0.03 ac.	2.6 %
TOTAL IMPERVIOUS AREA:	25,605 s.f.	0.59 ac.	60.5 %
OPEN SPACE:	16,692 s.f.	0.38 ac.	39.5 %

DENSITY CALCULATION

GROSS SITE AREA:	0.97 Ac.
NUMBER OF UNITS:	13
PROPOSED DENSITY:	13 Units / 0.97 Ac. = 13.0 Units/Ac.

BUILDING DATA:

BUILDING COVERAGE (FOOTPRINT):	14,265 s.f.
TOTAL SQUARE FOOTAGE:	s.f.
GROSS SQUARE FOOTAGE:	s.f.
PROPOSED BUILDING HEIGHT:	32'-3" a.f.f.

PARKING CALCULATION

	REQUIRED	PROVIDED
RESIDENTIAL BUILDING 13 RESIDENTIAL UNITS @ 1.5 SP. / UNIT =	19.5 Spaces	28 Spaces

© CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers–Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
TEL. (772) 287-3636 FAX (772) 220-0580

NO	REVISION	DESIGNED BY:	DRAWN BY:
2	MISC. PER C.O.S. COMMENTS [02.16.21]	DATE: 03.25.20	SCALE: 1"=20'
1	ADD ADDITIONAL PARKING [07.01.20]		

P.U.D. SITE PLAN

SITE DEVELOPMENT PLANS
PALMETTO COVE
502 Halpatiokee Street & 924 SW Palm City Road, Stuart, Florida

ENGINEER'S SEAL:

SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

PROJECT NO.

SHEET 1 OF 1