LEGEND

- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING TOP OF BANK (TOB)
- EXISTING TOE OF SLOPE (TOE)
- EXISTING STRIPING
- EXISTING STORMWATER PIPE
- (10) PROPOSED PARKING COUNT
- PROPOSED STRIPING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED TOP OF BANK (TOB)
- PROPOSED TOE OF SLOPE (TOE)
- PROPOSED STORMWATER PIPE
- PROPOSED CATCH BASIN
- PROPOSED MITERED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WHEEL STOP
- PROPOSED BUILDING
- PROPOSED SIDEWALK 5' MINIMUM
- PROPOSED BOARDWALK W/ DOCK
- PROPOSED PAVERS
- (6) PROPOSED PARKING LOT STALLS / ASPHALT
- PROPOSED CROSSWALKS

Parking Calculations

Total Parking Spaces Required — **158 Spaces**

Office: 27,300 sf x 1 space/350 sf = 78 spaces
Retail: 1,338 sf x 1 space/300 sf = 5 spaces
Office Bldg. Deck: 100 seats x 1 space/4 seats = 25 spaces
Restaurant: 200 seats x 1 space/4 seats = 50 spaces

Total Parking Spaces Provided — **164 Spaces**

Total On-site Parking Spaces	112 Spaces
Garages:	32 Spaces (inc. 1 HC)
On Site:	80 Spaces (inc. 5 HC)
Public Parking Spaces	52 Spaces
Public Land Use:	52 Spaces
Garages:	0 Spaces

Building Data

Office (footprint):	10,100 FT^2
Office (under A/C):	27,300 FT^2
Retail:	1,338 ft^2
Restaurant (under A/C):	5,512 ft^2
Restaurant (decks):	3,462 ft^2

Site Data:

Existing Future Land Use:

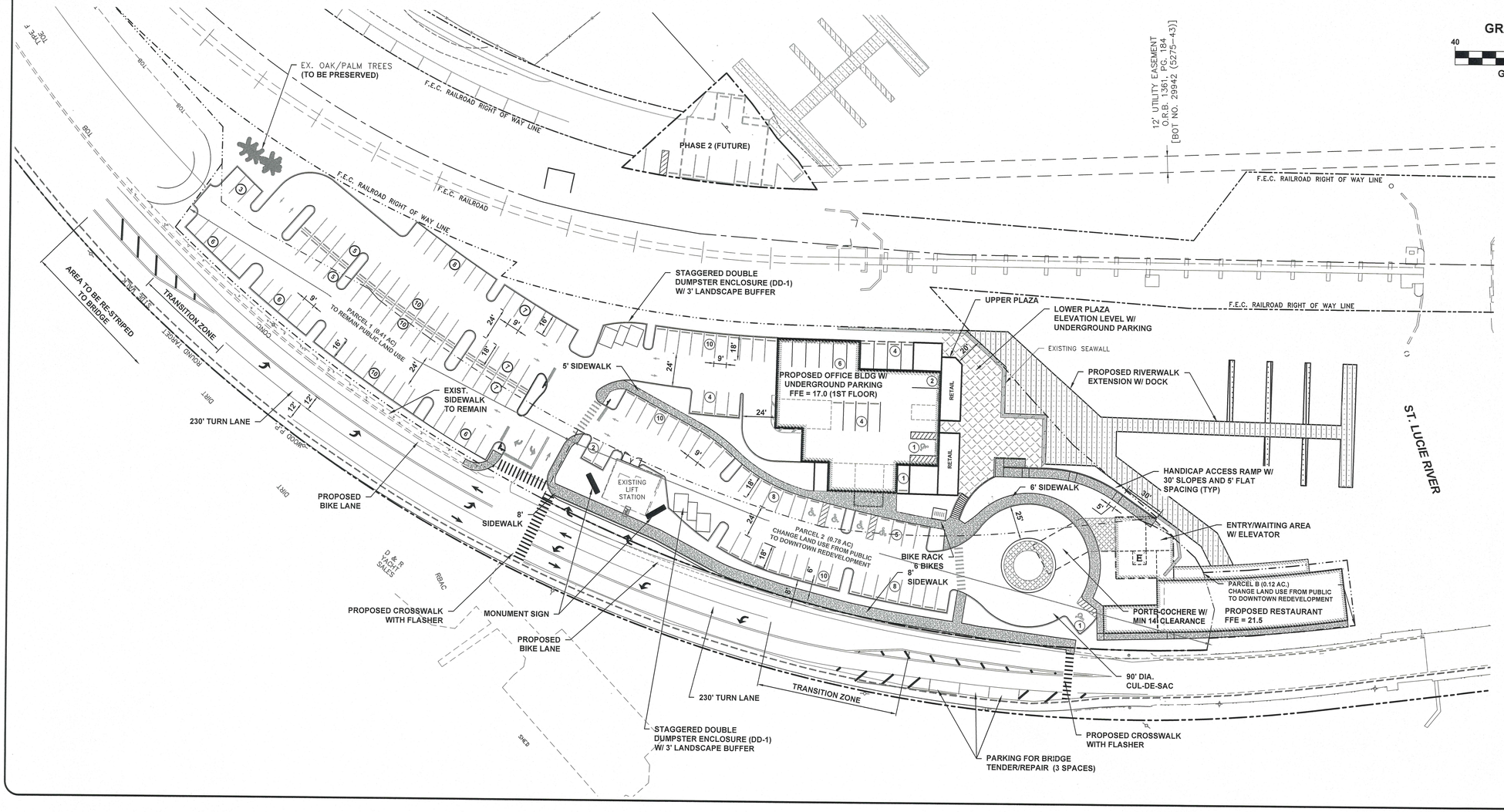
Downtown Redevelopment	1.42 Ac.
Public	1.31 Ac.
Other (Water)	0.18 Ac.

Proposed Future Land Use:

Downtown Redevelopment (Parcel 2, B, Exist)	2.32 Ac.
Public (Parcel 1)	0.41 Ac.
Other (Waterward of Seawall)	0.18 Ac.

Existing Zoning: Urban Waterfront

Total Area:	**126,213.50 sf**	**2.90 ac.**
Area Waterward of Seawall:	**7,294.70 sf**	**0.17 ac.**
Developed Area (Excludes Water):	**118,918.80 sf**	**2.73 ac.**
Impervious Area:	94,769 sf	2.17 ac. (79%)
Building Footprint:	16,950 sf	0.39 ac.
Pavement, Sidewalks, Patios:	77,819 sf	1.78 ac.
Pervious Area:	24,150 sf	0.56 ac. (21%)
Area (Downtown Redevelopment Area):	**101,114.43 sf**	**2.32 ac.**
Impervious Area:	79,349 sf	1.82 ac.
Building Footprint:	16,950 sf	0.39 ac.
Pavement, Sidewalks, Patios:	62,399 sf	1.43 ac.
Pervious Area:	21,766 sf	0.50 ac.
Area (Public Area):	**17,804.37 sf**	**0.41 ac.**
Impervious Area:	15,419 sf	0.35 ac.
Building Footprint:	0 sf	0 ac.
Pavement, Sidewalks, Patios:	15,420 sf	0.35 ac.
Pervious Area:	2,385 sf	0.06 ac.



NORTH

GRAPHIC SCALE

40 0 20 40 80

GRAPHICSCALE

301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007657
CAPTEC Engineering, Inc.
Civil Engineering Professionals

DATE: MWH
DRAWN BY: TLA
DESIGNED BY: JWC
CHECKED BY: 1767
PROJECT No.: 1" = 40'
HORZ. SCALE: N/A
VERT. SCALE:
CADD FILE:

NO.	DATE	BY	REVISIONS
4	4-10-19	MDB	REVISED PER CITY OF STUART
3	3-15-19	MDB	REVISED PER CITY OF STUART
2	2-20-19	TLA	CITY OF STUART COMMISSION MEETING
1	11-14-18		SITE PLAN APPLICATION SUBMITTAL

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST ALL SCALED DIMENSIONS ACCORDINGLY

NORTH POINT DEVELOPMENT

City of Stuart, Florida

SITE PLAN

TERESA L. ANDRE
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 54695

APR 10 2019

Printed Date:

JOB No.: 1767
SHEET 2 OF 4

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