PROPOSED USE:

COMMERCIAL PLAZA

SITE DATA:

LAND USE – DOWNTOWN REDEVELOPMENT
ZONING – URBAN CENTER
TOTAL PARCEL SIZE – 71,434 SF (1.64 AC.)
PERCENT BUILDING COVERAGE – 17.8%
MAXIMUM BUILDING HEIGHT – 35 FT.
PROPOSED BUILDING HEIGHT – 20 FT.

IMPERVIOUS AREA CALCULATIONS:

PROPOSED BUILDING	12,729 SF
PROPOSED PAVEMENT	19,056 SF
PROPOSED SIDEWALK, INCL. PATIO	4,437 SF
PROP. CURB, PADS, ETC.	4,270 SF
PROP. PERVIOUS CONCRETE	10,749 SF
SUBTOTAL PERVIOUS AREA	51,271 SF
CREDIT TOWARDS IMPERVIOUS = 10,749 SF PERVIOUS x 50%	5,375 SF
TOTAL IMPERVIOUS AREA	45,896 SF (64.2%)

SITE AREA CALCUATIONS:

PARCEL SIZE	71,434 SF
OPEN SPACE REQ.	25,002 SF (35%)
OPEN SPACE	20,163 SF
PERVIOUS CONCRETE 10,729 SF IMPERVIOUS VALUE = 50%	5,375 SF
OPEN SPACE PROVIDED	25,538 SF (35.8%)
20% LANDSCAPE REQ.	14,287 SF (20%)
LANDSCAPE PROVIDED	20,163 SF (28.2%)
INTERIOR LANDSCAPE REQ.	7,143 SF
INTERIOR LANDSCAPE PROV.	14,869 SF

NOTE: THE REQUIRED INTERIOR LANDSCAPING IS 50% OF THE 20% LANDSCAPE REQUIREMENT.

BUILDING S.F. TABULATIONS

OFFICE	4,837 SF
RETAIL	4,359 SF
RESTAURANT	2,592 SF
SERVICE AREA	141 SF
TOTAL GROSS FLOOR AREA	11,929 SF

BUILDING PARKING CALCULATIONS:

OFFICE (1 PER 350)	14 SPACES
RETAIL (1 PER 300)	15 SPACES
RESTAURANT – 94 SEATS (1 PER 4 SEATS)	24 SPACES
TOTAL SPACES REQUIRED =	53 SPACES
TOTAL SPACES PROVIDED =	62 SPACES
DISABLED SPACES REQUIRED =	3 SPACES
DISABLED SPACES PROVIDED =	4 SPACES

SPECIAL NOTES AS PER CITY OF STUART:

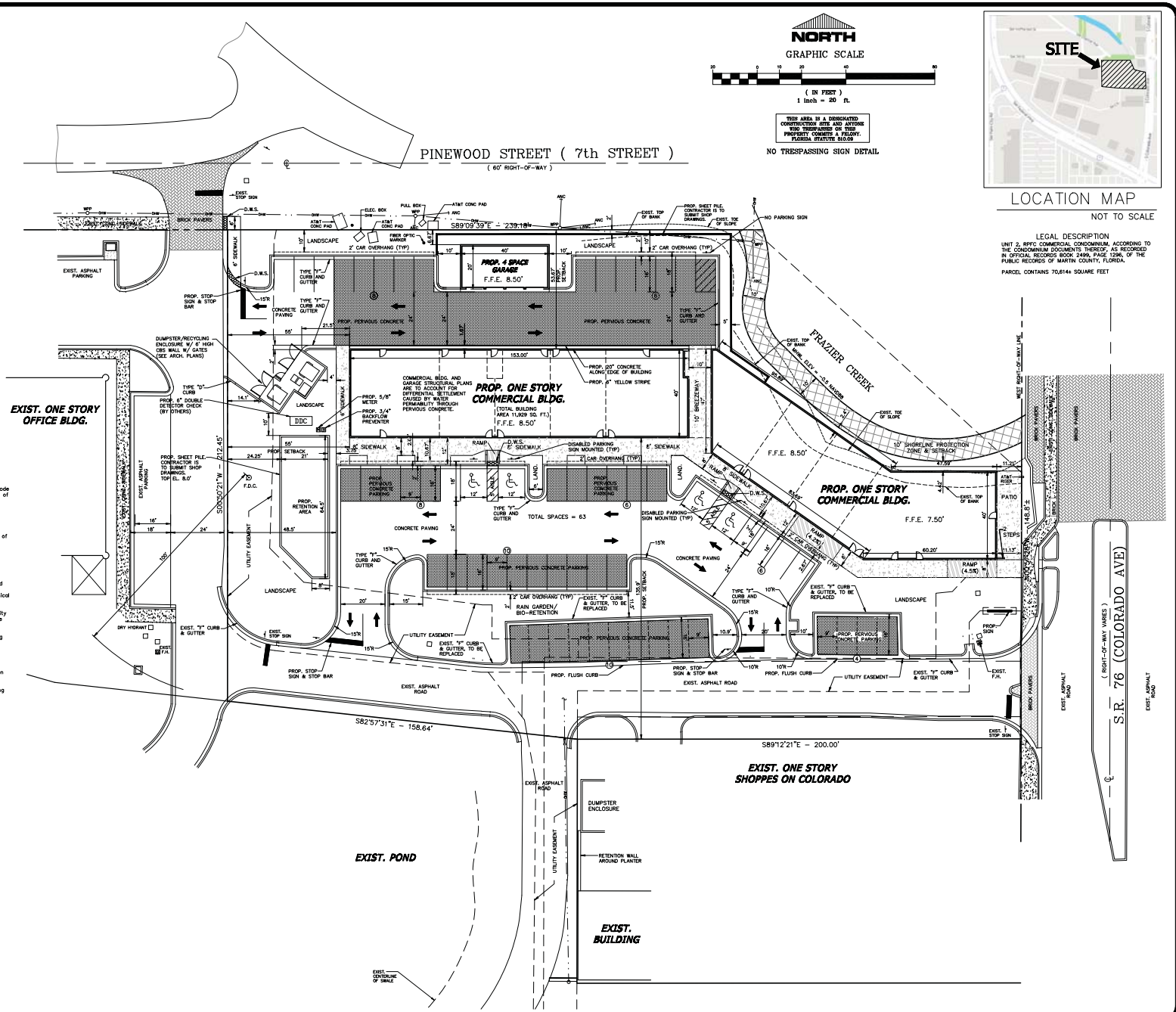
1. All signs will comply with the requirements of the sign regulations at the time of permitting.
2. Disabled parking spaces shall comply with the Florida Accessibility Code for Building Construction. All access areas meet the required slopes of the Florida Accessibility Code.
3. Landscaping shall be installed by a licensed commercial landscape contractor. There is to be an irrigation system installed to ensure continued growth of all planting areas.
4. A No Trespassing Sign shall be installed for the construction phase of this project. See signage detail on this sheet.
5. No ponding shall occur at the driveway connection.
6. Dumpster Enclosure Gates shall have gate stops at the end of the open arc to lock gates open during servicing.
7. All mechanical equipment associated with the building on the ground shall be located in the rear or sides and shall be screened with materials consistent with the architectural design. Roof top mechanical equipment shall be screened from view.
8. Detectable Warning Surfaces shall comply with the Florida Accessibility Code for Building Construction. Pattern in concrete shall be "In-Line Truncated Dome".
9. Building address signage will be posted on front and rear of building and shall be at least 6" tall as per Stuart Police Department.
10. Inspection Department Special Notes:
    * Site grading shall not proceed until erosion control measures hav been installed.
    * Damaged sidewalks or curbs shall be replaced under the direction of this department.
    * Any sediment transported to public roads shall be cleaned thoroughly at the end of each work day by shovelling or sweeping and then transported to a sediment control disposal area.

NOTES:

1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.
4. HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OR 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.

PARKING BY DISABLED PERMIT ONLY

$ 280 FINE



LOCATION MAP

NOT TO SCALE

LEGAL DESCRIPTION

UNIT 2, RPFC COMMERCIAL CONDOMINIUM, ACCORDING TO THE CONDOMINIUM DOCUMENTS THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2499, PAGE 1296, OF THE PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

PARCEL CONTAINS 70,614± SQUARE FEET

DATE	REVISIONS
10.22.19	PER CITY COMMENTS
1.30.20	REV DUE TO UTILITY AS BUILT
2.6.20	MOVED FDC PER FIRE MARSHAL

MATHERS ENGINEERING CORPORATION
2435 SE DIXIE HIGHWAY
STUART, FL 34996
PHONE: (772) 287-0055
EB 0004456

SHOPPES ON COLORADO ANNEX
CITY OF STUART, FLORIDA
SITE PLAN

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WILLIAM J. MATHERS, P.E.
FL REG. # 19656

Digitally signed by William J Mathers PE
Date: 2020.02.17 11:34:47 -05'00'

DRAWN	D.H.A.
CHECKED	W.J.M.
DATE	FEBRUARY 2019
SCALE	1" = 20'
JOB NO.	3699-01
SHEET	1
OF	1 SHEETS

NOTE: AS PER THE NOTICE REQUIREMENTS OF ADMIN.30.020(F)(4), THIS DOCUMENT IS BEING TRANSMITTED TO THE PUBLIC AGENCY TO BECOME AGENCY RECORD. COMMENTS AND INTERPRETATIONS THE DOCUMENTS MAY SUBSEQUENTLY BE REVISED BY THE OWNER IN WRITTEN RESOLUTION OF ISSUES BY THE PUBLIC AGENCY PRIOR TO FINAL ACTION BY THE AGENCY/COUNCIL. ANYONE WHO SUBMITS ORAL COMMENTS AT A PUBLIC ANY ADDITIONAL DOCUMENT SUBMITTAL FOR AGENCY APPROVAL

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