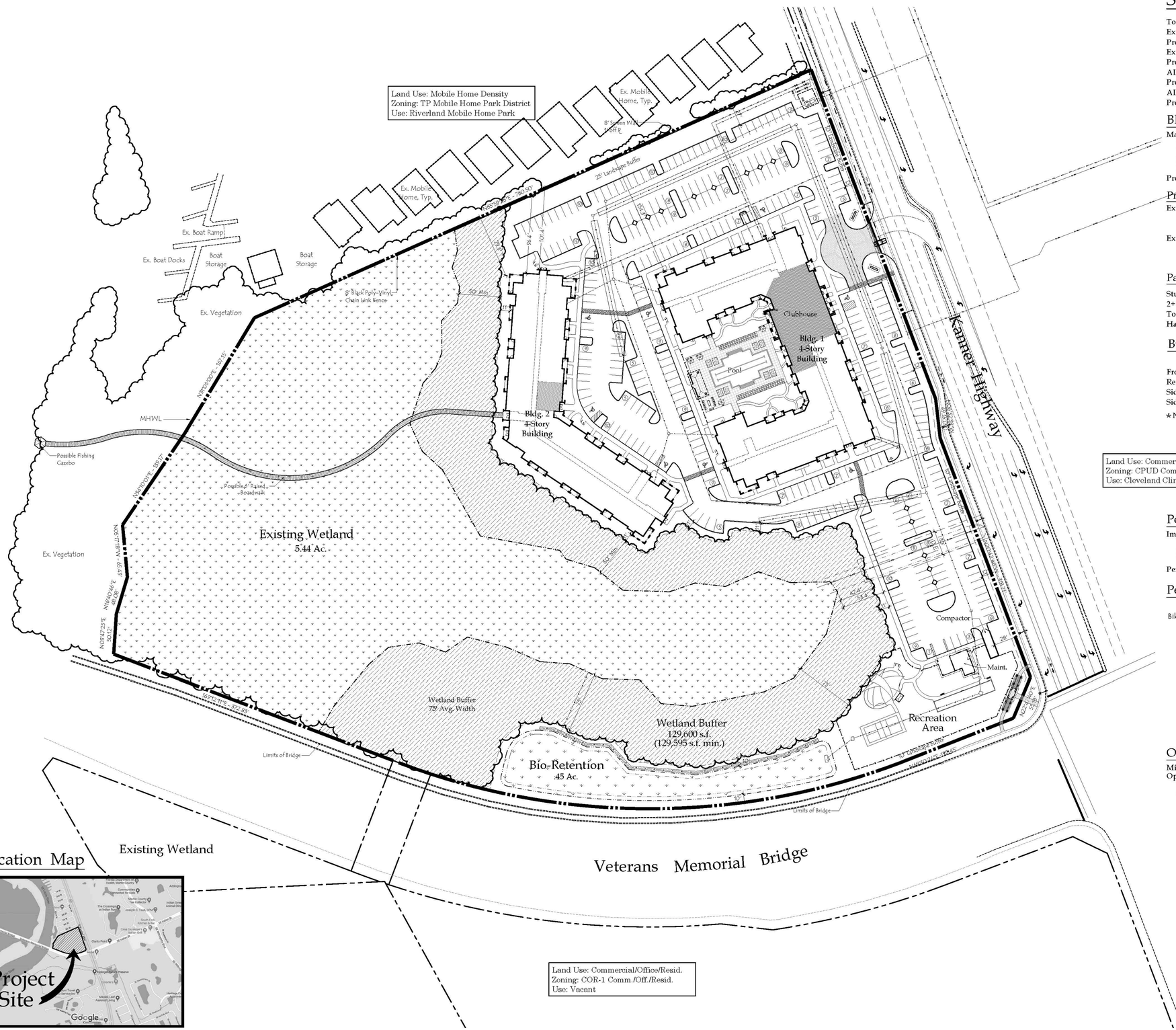
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Site Data

Total Site Area:	15.88 Ac., 691,857.47 s.f.
Existing Land Use	COR
Proposed Land Use	Multi-Family Residential/RPUD
Existing Zoning	COR-1
Proposed Zoning	R-3 Residential - Multi-Family Duplex/RPUD
Allowable Density	476 Units (30 du/ac.)
Proposed Density	212 Units (13.35 du/ac.)
Allowable Bldg. Ht.	4-Stories; 45' to eave (+Roof)
Proposed Bldg. Ht.	4-Stories; 42'-6" to eave (+Roof)

Bldg. Lot Coverage

Max. Bldg. Lot Coverage	30.0%; 207,557 s.f.
Bldg. 1	39,036 s.f.
Bldg. 2	27,938 s.f.
Maintenance Bldg.	945 s.f.
Pool Bldg.	360 s.f.
Proposed Bldg. Lot Cov.	9.9%; 68,279 s.f.

Preserve Area Calculations

Existing Wetland:	5.44 Ac.
Wetland to Remain:	5.44 Ac.
Wetland to be Mitigated	.00 Ac.
Existing Upland:	8.9 Ac.
Upland Preserve Required	2.23 Ac. (25.0%)
Upland Preserve Provided	2.97 Ac. (33.4%)

Parking Data

	Required	Provided
Studio/1 Bedrooms (168 Units)	162 Spaces (1.5 sp./unit)	
2+ Bedrooms (104 Units)	208 Spaces (2 sp./unit)	
Total Parking	370 Spaces (1.75 sp./unit)	343 Spaces (1.61 sp./unit)
Handicap Parking	8 Spaces	8 Spaces

Building Setback Data

	Required	Provided
Front (East)	25'	80.6'
Rear (West-Waterside)	25'	320.5'
Side (North)	55'*	79.3'
Side Corner (South)	15'	338.7'

* N. Side Setback - 25' + 10'/flr. above 1st Flr.

Pervious/Impervious Calculations

Impervious Area	30.3%; 211,657.47 s.f.
Buildings	68,279 s.f.
Parking & curbs	113,200 s.f.
Walks, decks & patios	30,178.47 s.f.
Pervious Area	69.4%; 480,200 s.f.

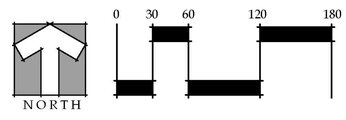
Pedestrian Amenity Data

	Required	Provided
Bike Racks (1 rack per 10 units (10 MAX))	10 (20 bikes)	10 (20 bikes)

Open Space Calculations

Min. Open Space Required	30.0%; 207,557.24 s.f.
Open Space Provided	67.0%; 463,200 s.f.
Total pervious area minus req'd parking lot & bldg. landscaping	17,000 s.f.

Location Map



Gentile Glas Holloway O'Mahoney & Associates, Inc.
Landscape Architects
Planners and
Environmental Consultants

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Briarridgeview

City of Stuart, Florida

Designed: MTH
Drawn: MTH
Approved: GGG MTH EMO
Date: 1/13/20
Job no.
Revisions: 3/11/20
4/3/20
Cad no. CAD0

Seal

Digitally signed by M. Troy Holloway
Date: 2020.04.06 13:42:45 -04'00'
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Sheet Title:

Master Site Plan

Scale: 1" = 60'

Sheet No.

MP-1

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