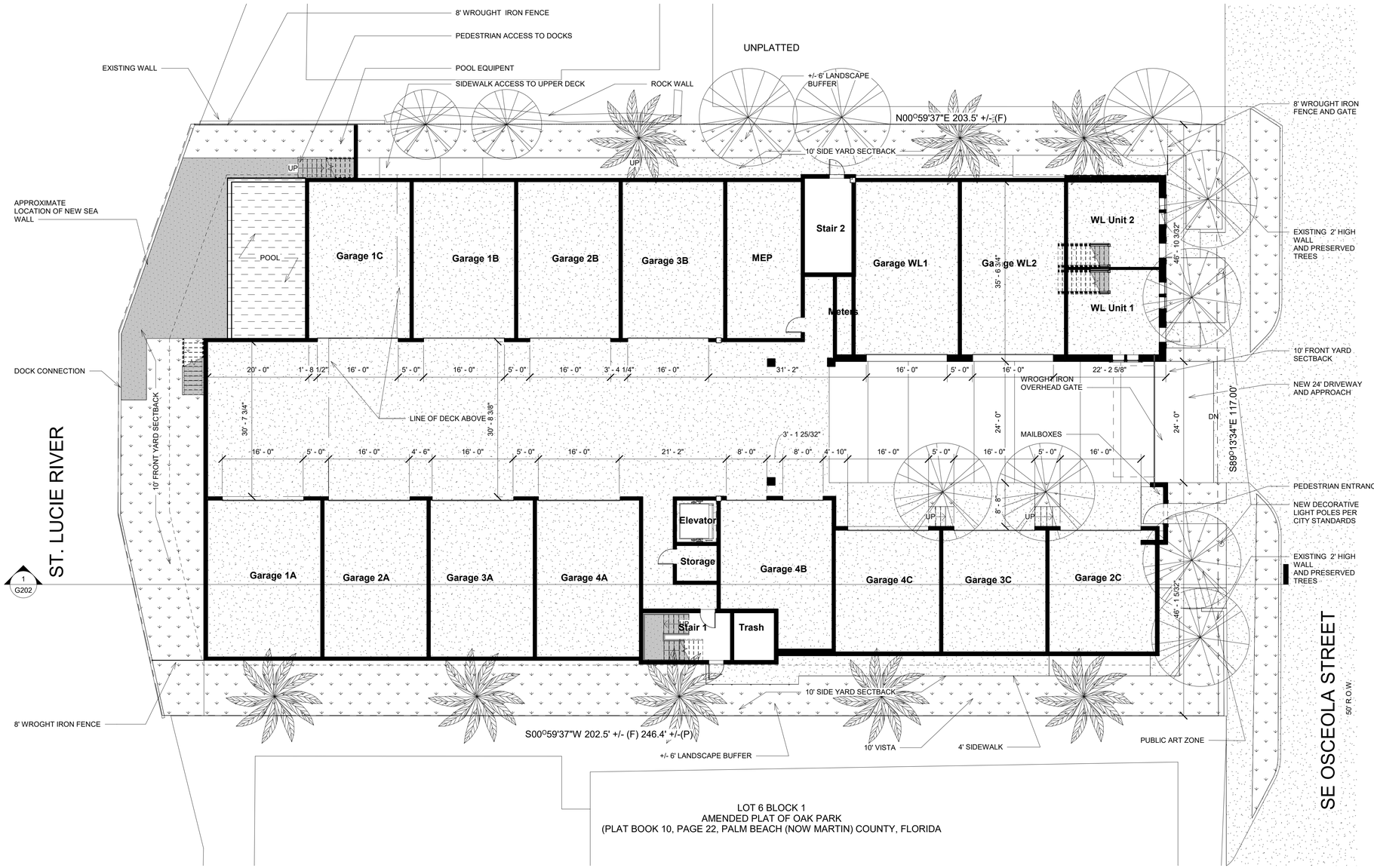


1 G202

1 Concept Site Plan - Garage

scale: 3/32" = 1'-0"

PROJECT NORTH TRUE NORTH

SITE PLAN INFORMATION

ZONING INFORMATION:
CITY OF STUART

CURRENT ZONING:	URBAN WATERWAY	
PROPOSED ZONING:	URBAN WATERWAY	
CURRENT USE:	VACANT	
PROPOSED USE:	14 UNIT MULTIFAMILY DEVELOPMENT MAJOR DEVELOPMENT SITE PLAN APPROVAL	
SITE AREA:	25,265 SF / .58 ACRES	

	REQUIRED	PROVIDED
FRONT YARD:	10'	10'
REAR YARD:	10'	10'
MAXIMUM HEIGHT (STORIES):	4	4
MAXIMUM HEIGHT (FEET):	45'	45'
VISTA	10'	10'

IMERVIOUS AREA CALCULATIONS

BUILDING AND ENCLOSED GARAGE:	17,559 SF
ADDITIONAL POOL DECK:	700 SF
PAVING:	1,484 SF
TOTAL PERVIOUS AREA:	19,743 SF (78%)

BUILDING AREA:

GARAGE:	15,400 SF
MULTIFAMILY:	36,000 SF

FLOOR AREA RATIO: 1.43:1

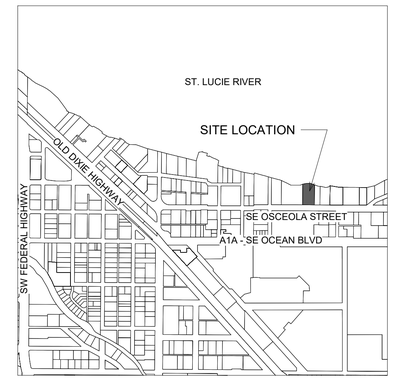
OFF STREET PARKING:

BUILDING PARKING:	1.5/UNIT	21	28
UNIT DENSITY PER ACRE		14*	14
NUMBER OF RESIDENTIAL STORIES		4	4

*ALLOWED UNDER URBAND CODE CONSITIONAL USE AMENDMENT

CITY OF STUART NOTES

1. ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE SIGN REGULATIONS AT THE TIME OF PERMITTING.
2. DISABLED PARKING SPACES WILL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION.
3. LANDSCAPING SHALL BE INSTALLED BY A LICENSED COMMERCIAL LANDSCAPE CONTRACTOR. INSTALL IRRIGATION SYSTEM TO ENSURE CONTINUED GROWTH OF ALL PLANTING AREAS.
4. A NO TRESSPASSING SIGN SHALL BE INSTALLED FOR THE CONTRUCTION PHASE OF THIS PROJECT.
5. NO PONDING SHALL OCCUR AT THE DRIVEWAY CONNECTION.
6. TRASH MANAGEMENT IS INTERIOR TO THE BULDING.
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 SALL COMPLY WITH THE FLORIDA ACCESSIBILITY CODE FOR BUILDING CONSTRUCTION. PATTERN IN CONCRETE SHALL BE "IN LINE TRUNCATED DOME."
9. BUILDING ADDRESS SIGNAGE SHALL BE POSTED ON FRONT AND REAR OF BUILDING AND SHALL BE AT LEAST 6" TALL PER STUART POLICE DEPARTMENT.
10. INSPECTION DEPARTMENT SPECIAL NOTES:
    - A. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
    - B. DAMAGED SIDEWALKS OR CURBS SHALL BE REPLACED UNDER THE DIRECTION OF THE CITY OF STUART.
    - C. ANY SEDIMENT TRANSPORTED TO PUBLIC ROADS SHALL BE CLEANED THOUROUGHLY AT THE END OF EACH WORK DAY BY SHOVELING OR SWEEPING AND THEN TRANSPORTED TO A SEDIMENT CONTROL DISPOSAL AREA.



2 Vicinity Map

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DATE: 07.27.2020
PROJECT NO: 20008
CURRENT REVISION:

SHEET TITLE:
Concept Site Plan

SHEET NUMBER:
G101