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SITE DATA

TOTAL SITE AREA:	59,342 SF	1.36 ACRES	100%
EXISTING ZONING:	MULTIFAMILY/OFFICE		
FUTURE LAND USE:	OFFICE-RESIDENTIAL		
PARCEL CONTROL NUMBER	93841021000000200000		
PROPOSED ZONING:	RPUD		
PROPOSED/EXISTING USE:	MULTIFAMILY/VACANT		

OPEN SPACE

TOTAL OPEN SPACE			
PROVIDED	10,869 SF	0.25 ACRES	18%
PAVERS (CREDIT)	9,733 SF	0.22 ACRES	16%

SETBACKS

FRONT : 25 FEET SIDE : 15 FEET REAR : 20' REAR

PREVIOUS APPROVAL

KANNER ROW HOMES, 2012

IMPERVIOUS AREA

TOTAL DEVELOPED AREA			
BUILDING	19,978 SF	0.46 ACRES	34%
PAVERS (19,465 x 50%)	9,733 SF	0.22 ACRES	16%
CONCRETE/DUMPSTER	496 SF	0.01 ACRES	1%
PAVEMENT	1,838 SF	0.04 ACRES	3%
DRY DETENTION	7,611 SF	0.175 ACRES	13%

BUILDING DATA

TOTAL GROSS FLOOR AREA	19,978 SF 0.46 ACRES
TOTAL 28 UNITS	20.59 UNITS / ACRE
UNIT SIZE	1,286 SQUARE FEET
	0.607 F.A.R.
BUILDING HEIGHT	MAX 2 STORIES (3 STORIES MAX)

PARKING REQUIRED

2 SPACES PER UNIT = 56 SPACES
ADA = 2 SPACES

PARKING PROVIDED

REGULAR :	57 SPACES
HANDICAP:	2 SPACES
TOTAL	59 SPACES

ENGINEER
RICHARD CREECH, P.E./P.S.M.
CREECH CONSULTING INC.

LEGAL DESCRIPTION

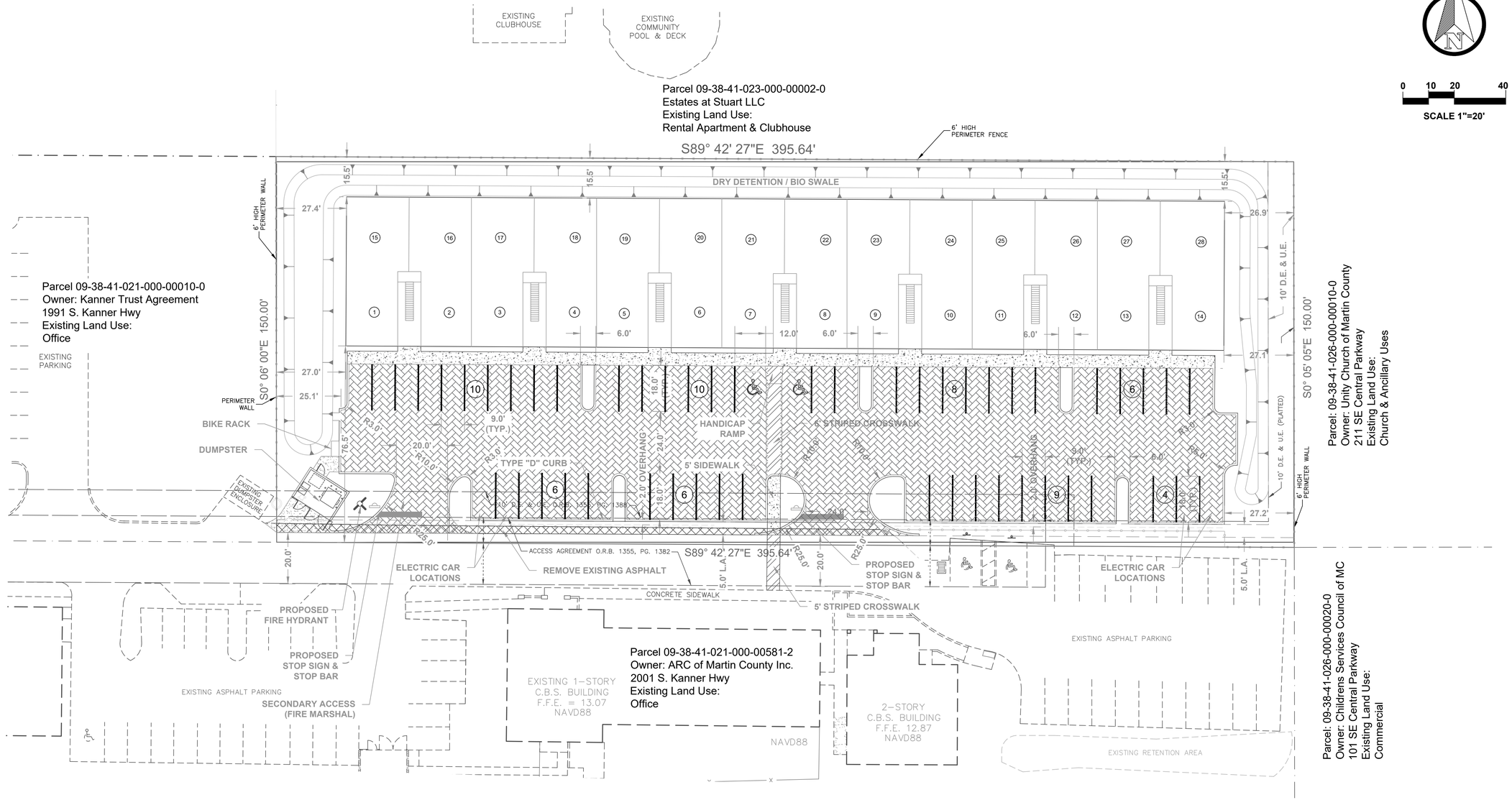
Lot 2, KANNER MINOR PLAT, according to the plat thereof, as recorded in Plat Book 14, Page 64, of the Public Records of Martin County, Florida.

TOGETHER WITH an easement for common driveway/access over the North 16 feet of the South 110 feet of the West 564 feet of the North three-quarters of the West one-half of the Northwest one-quarter of the Southwest one-quarter of Section 9, Township 38 South, Range 41 East, less the right of way for State Road 76, as described in Official Records Book 1355, Page 1382, of the Public Records of Martin County, Florida.

ALSO TOGETHER WITH an easement for common driveway/access over the South 10 feet of Lot 1, KANNER MINOR PLAT, as shown on said plat recorded in Plat Book 14, Page 64, of the Public Records of Martin County, Florida.

LOCATION MAP: NTS





0 10 20 40

SCALE 1"=20'

CREECH CONSULTING, INC
SITE DEVELOPMENT - PLANNING - ENGINEERING
1235 SE INDIAN STREET - SUITE 102
STUART, FL 34997
772.485.2140
BOARD OF PROFESSIONAL ENGINEERS, CERTIFICATE OF AUTHORIZATION NUMBER 5139
PROFESSIONAL SURVEYORS AND MAPPERS AMENDED CERTIFICATE NO. LB-0006705

DATE	REVISION	INITIALS

PROJECT: HIDDEN KEY APARTMENTS

LOCATION: CITY of STUART

SHEET TITLE: SITE PLAN

PROJECT #: --
FILE:
DATE: 08/27/2020
DRAWN BY: DGP
SCALE: AS SHOWN

ENGINEER'S SEAL

SHEET 1 OF 1