P.O. Box 92

Phone (772) 287-3636

C. CALVERT MONTGOMERY & ASSOCIATES, INC.

ENGINEERS

STUART, FLORIDA 34995

GEORGIA AVENUE COTTAGE

URBAN CODE CONDITIONAL USE PERMIT APPLICATION
THE CITY OF STUART

PRELIMINARY DRAINAGE STATEMENT

The parcel is located on the southwest corner of the intersection of S.E. Osceola Street and S.E. Georgia Avenue in Urban General Sub-District of the City of Stuart. The site is bounded on the North by Osceola Street, on the East by Georgia Avenue, on the South by a paved parking lot and commercial building beyond, and on the West by an open, un-developed parcel.

The parcel area is 3,290 sq. ft., more or less.

Existing Conditions

The existing site is an open grassed area bounded on the North and East by public roadways and sidewalk. The site is presently nearly level or pitching slightly in elevation from West to East towards Georgia Avenue where there is an existing roadside drainage inlet located immediately in front of the parcel in the Georgia Avenue right-of-way. The westerly third of the site falls off to the West towards the adjacent parcel.

According to the Soil Survey of Martin County, Florida, prepared by the Soil Conservation Service, the site soils are classified as "urban land" due to the disturbed characteristics of the soils by development improvements. The underlying natural soils typically consist of moderately to excessively well drained sands (St. Lucie, Paola, and Jonathan sands) and are expected to be suitable for exfiltration type drainage systems. There are no wetlands on this site, nor does there appear to be any offsite inflows.

Stormwater Management System

The project is an infill development within the Urban General sub-district overlay, therefore the design criteria will be to provide onsite storage of the required water quality treatment volume per Section 3.01.03.F.2.11:

> *Stormwater management. With the proper legal documentation and consent of the property owner, stormwater runoff from properties within the Urban Code District may be conveyed onto adjacent private properties. Otherwise,* ***stormwater runoff must be conveyed to the public right-of-way, and the quality of the runoff must be considered.*** *Proposed development may not obstruct existing drainage patterns. If a site is designed such that stormwater is captured by an internal stormwater management system, the*

applicant must illustrate how the stormwater reaches the public stormwater management system. If a site is designed such that there is no internal stormwater management system, the applicant must illustrate how the stormwater runoff will be conveyed to the public stormwater management system and demonstrate that said system could accommodate the additional runoff. Pervious surfaces such as perforated pavers, mulched areas, and other similar examples may be considered in the calculation for stormwater detention. ***For all development, stormwater quality treatment prior to discharge shall be provided in compliance with section 6.03.00 of this Code.***

The proposed site (lot) improvements will incorporate exfiltration trenches along either side of the residence, receiving roof runoff thru directly connected roof downspouts, and open area runoff through yard drains placed at each end of the exfiltration system piping. The design will comply with the City of Stuart's stormwater management and water quality treatment criteria as provided in Section 6.03.00 of the City's Land Development Regulations.

The Owner is proposing a residence design incorporating stemwall construction in order to minimize placement of import fill such that stormwater runoff is neither displaced nor caused to sheetflow onto adjacent properties.

Conclusions

There does not appear to be any drainage limitations that would preclude the development of this site from complying with all applicable City of Stuart stormwater requirements, and without any stormwater impacts to adjacent properties.

WATER AND SEWER UTILITIES STATEMENT

The project will connect to City of Stuart Utilities Potable Water and Sewer systems located in the Palm City Road right-of-way.

Projected Consumption

1 Single-Family residence (unit) at 250 gpd per unit: 250 GPD

Potable Water

The site would be served by the City of Stuart's Water Treatment Plant. The City of Stuart Utilities has an existing water main in the Osceola Street R/W adjacent to the Site. Development of the site will require connection to the existing main for potable water supply.

An existing fire hydrant is located at the southeast corner of the intersection of Osceola Street and Georgia Avenue, directly across from the subject site.

Wastewater

The site would be served by the City of Stuart's Wastewater Facility. The City of Stuart Utilities has an existing gravity sewer in the Osceola Street R/W adjacent to the subject site.

Conclusions

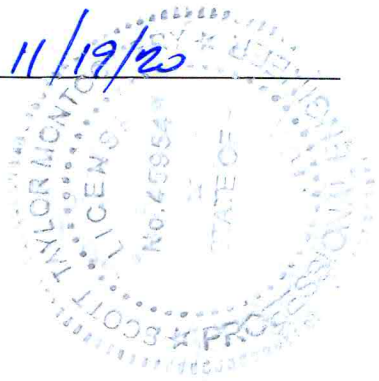
The City of Stuart currently has existing water and wastewater facilities adjacent to the site, and available capacities to provide the projected consumption generated by the proposed Single-Family residence.

Prepared By:

C. CALVERT MONTGOMERY & ASSOCIATES, INC.

Scott T. Montgomery 11/19/23

Scott T. Montgomery, P.E.
FL Reg. No. 45954





SITE DEVELOPMENT PLANS FOR

Georgia Avenue Residence

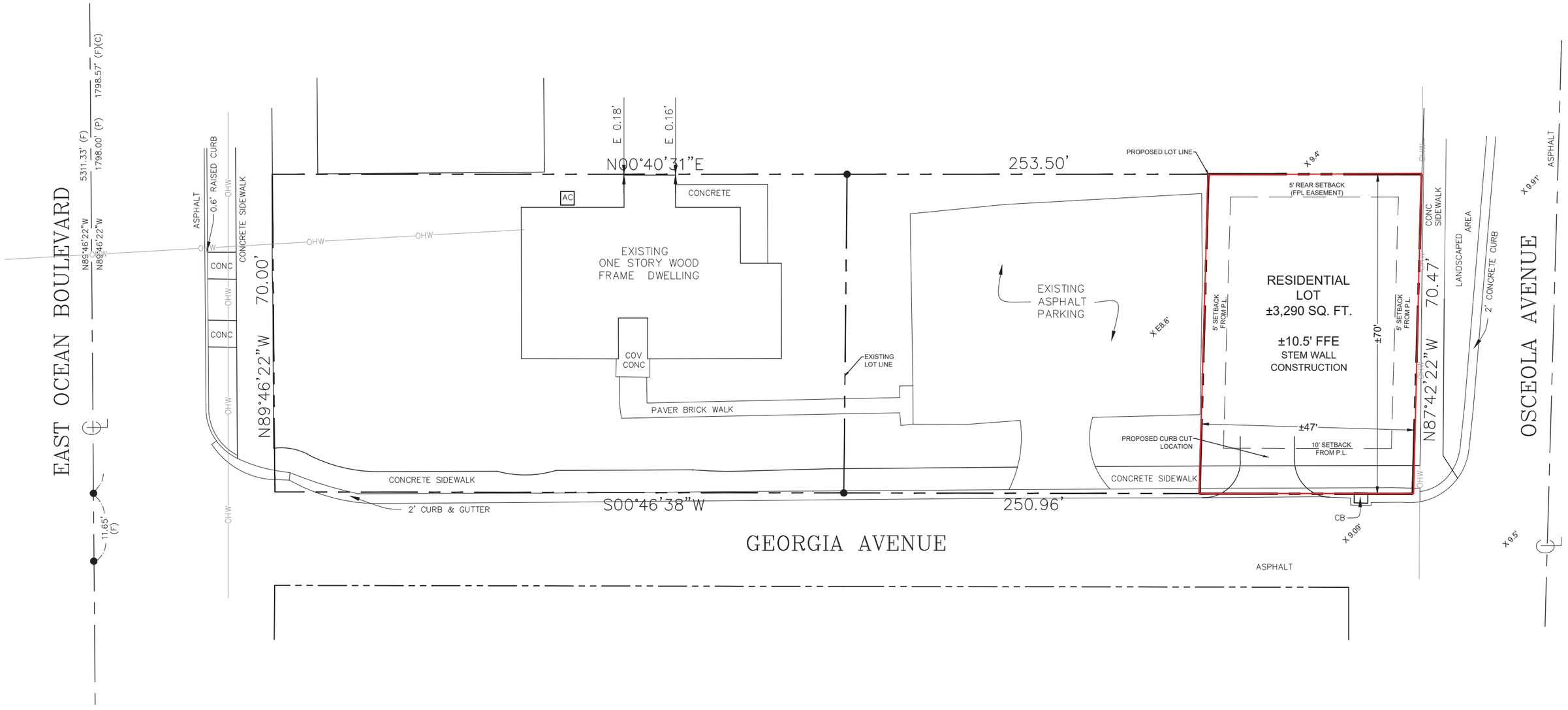
SE OSCEOLA STREET, STUART, FLORIDA

AERIAL EXHIBIT

DATE: 11.20.20			
SCALE: 1"=30'			
PAGE 1 OF 1	NO.	REVISION	DATE

C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers
P.O. BOX 92...959 S. FEDERAL HWY.....STUART, FLORIDA 34995
(Tel.) 772-287-3636 (Fax) 772-220-0580

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220



Site Data

Existing Zoning:	Urban General
Existing Future Land Use:	Downtown Redevelopment

Landscape Requirements

1 Tree Front
1 Tree Rear

Urban Code Varience:

1. Side Setback- 5'
2. Rear Setback- 5'
3. Curb Cut- Less than 75'
4. Parking- Front

Scale: 1" = 10'
0 5' 10' 20'
NORTH
Date: 10.13.2020

Georgia Avenue Residence

Stuart, FL

Site Plan