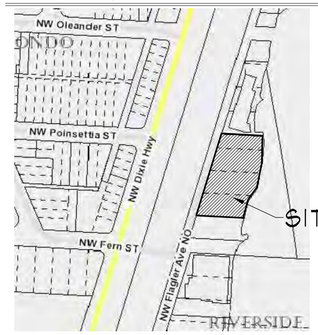
Location Map



Legal Description

LOTS 1, 2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF THE ABANDONED STREET FORMERLY KNOWN AS THE EASTERLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

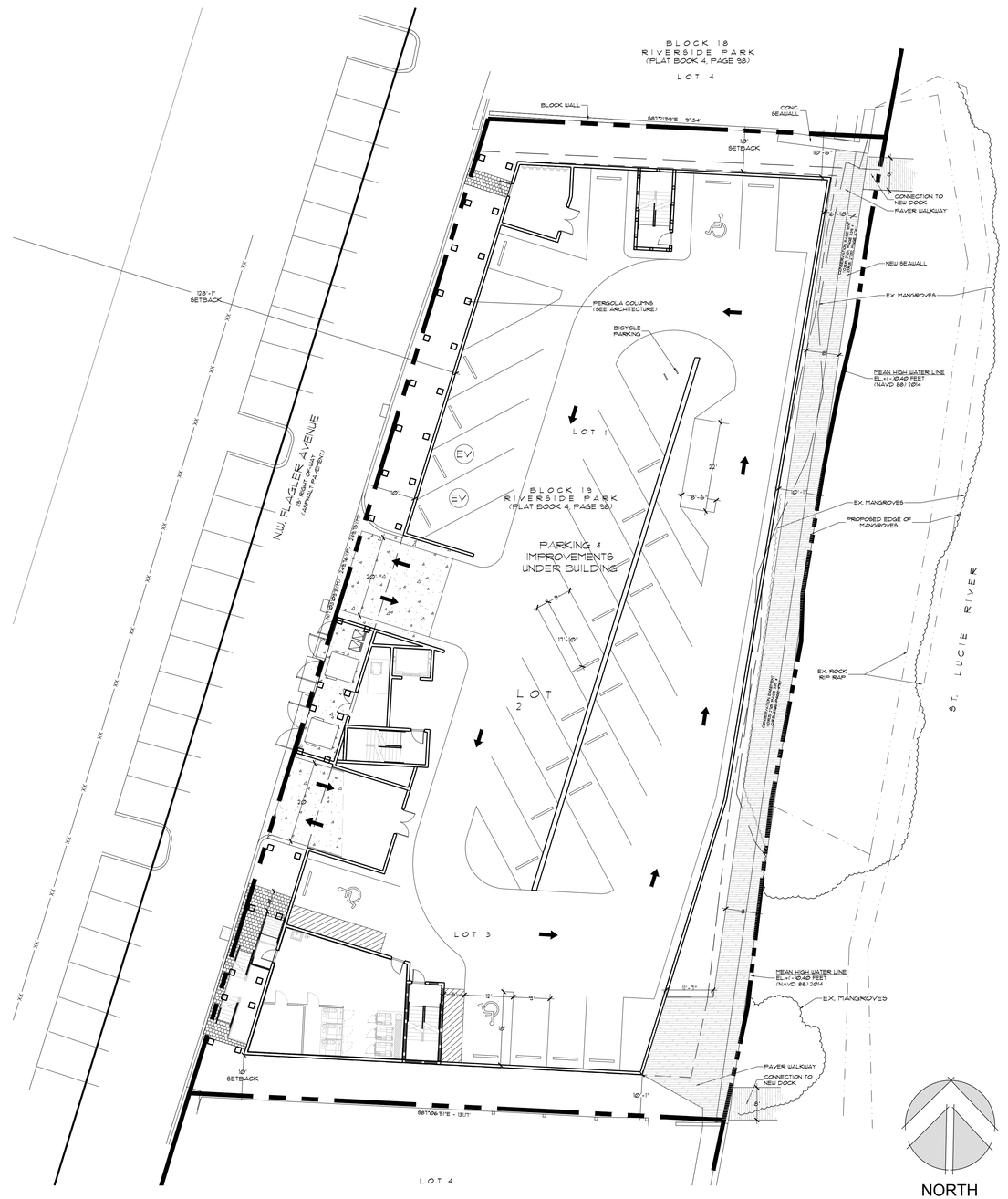
Site Data

PCN	32-37-41-004-019-00010-3
ZONING	UW - URBAN WATERFRONT
FUTURE LAND USE	MARINE & INDUSTRIAL
EXISTING LAND USE	OFFICES/ MARINA
PROPOSED USE	HOTEL

	SF	AC	%
TOTAL SITE AREA (PER SURVEY PROPERTY LINE)	27,572	0.63	100.0%
IMPERVIOUS AREA	**23,575**	**0.541**	**85.50%**
PROPOSED BUILDING	20,096	0.46	72.9%
PARKING / VUA (NOT UNDER BUILDING)	811	0.02	2.9%
CONCRETE WALKS, RAMPS, ETC... (NOT UNDER BUILDING)	431	0.01	1.6%
BOARDWALK	2,237	0.05	8.1%
PERVIOUS AREA	**3,997**	**0.092**	**14.50%**
LANDSCAPE AREA	3,997	0.092	14.5%

PARKING	**REQ.**	**PROVIDED**
TOTAL	**39**	**55**
HOTEL 1 SPACE PER RENTAL ROOM (37 ROOMS)	37	
2 SPACES PER 3 EMPLOYEES (3 EMPLOYEES)	2	
ADA ACCESSIBLE SPACES		4

PROPOSED ROOMS	**PROVIDED**
TOTAL	**37**
1 BEDROOM (900 SF)	23
2 BEDROOMS (1100 SF)	14



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LAND PLANNING
AND DESIGN

STUART • FT. PIERCE

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Mike@McCartyLandPlanning.com

Sportfish Marina Resort

304 NW Flagler Ave.
Stuart, Florida

Site Plan

REGISTERED LANDSCAPE ARCHITECT
DANIEL MCRAE BUGG
LA 6667190
STATE OF FLORIDA

Drawn By	DMS
Checked By	MM
Scale	1/16"=1'
Drawing Date	12/7/2020
	12/22/2020 added setbacks
	3/11/2021 revised per comments

S-1



BASEMENT PARKING LEVEL FLOOR PLAN / PARTIAL SITE PLAN

SCALE: 1/8" = 1'-0"

NORTH

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	8" CMU WALL WITH FURRING & GYP. BOARD INSIDE FACE
	INTERIOR FRAMED PARTITION

3.11.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and fire safety standards as determined by the local authority in accordance with the Florida Building Code and Chapter 633, Florida Statutes

Sheet Number: A-1.11

Drawing Name: BASEMENT PARKING LEVEL FLOOR PLAN / PARTIAL SITE PLAN

Project Name: SPORTFISH MARINA RESORT BOUTIQUE HOTEL

Client: C/O: Mr. Ted Weitzel

Architect: BRENT A. WOOD ARCHITECTURE LLC

Seal:

Official Issue: SITE PLAN REVIEW 3.11.2021

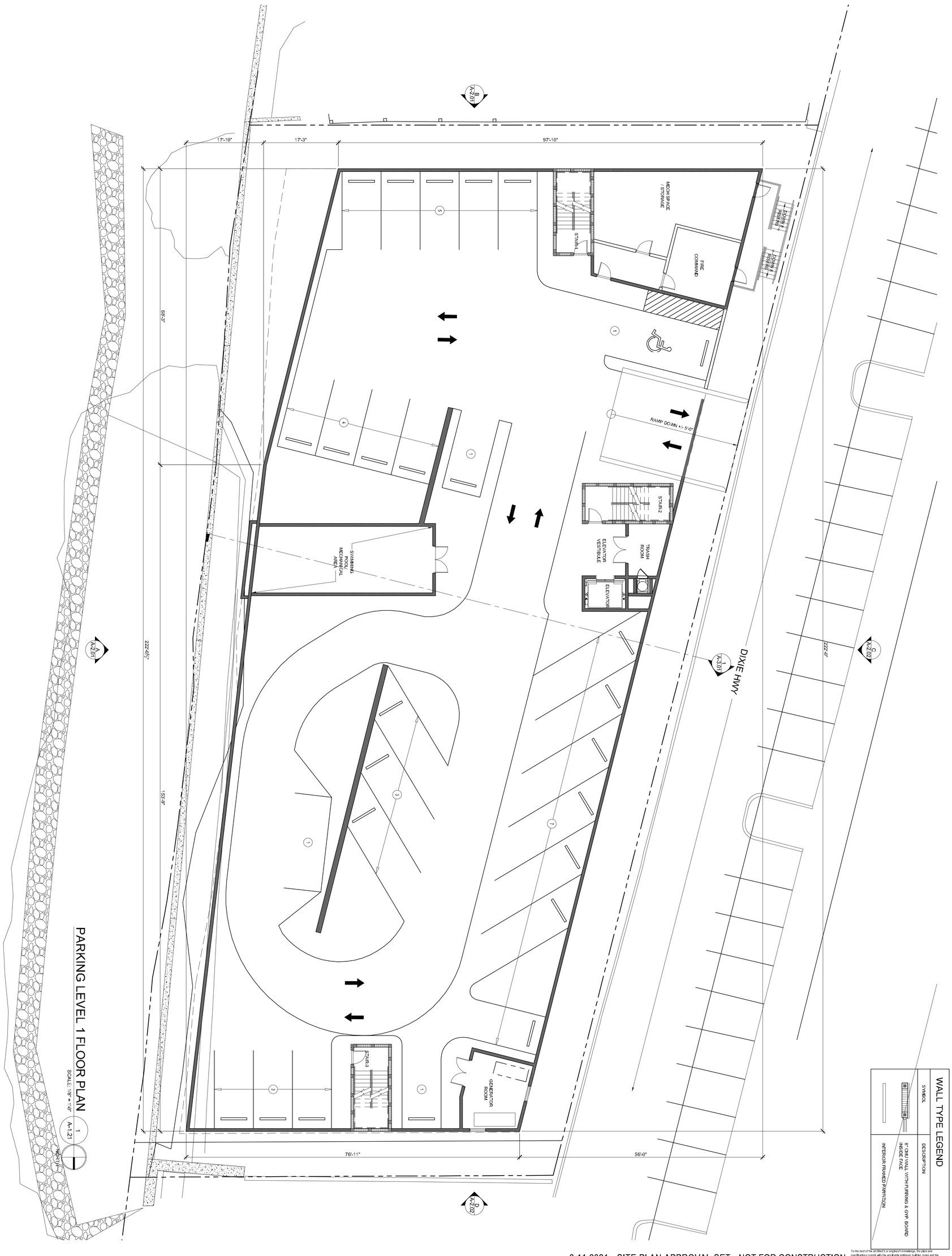
Issue Description:	Date:
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Project Number: 220070
Plot Date: 3-11-2021
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Miami, Florida 33136

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Tel. 772.220.1217 Fax 772.419.5061



PARKING LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"

1 A-1.21

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	8" CMU WALL WITH FURRING & GYP. BOARD INSIDE FACE
	INTERIOR FRAMED PARTITION

3.11.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

To the best of the architect's or engineer's knowledge, the plans and specifications comply with the applicable minimum building codes and the applicable fire-safety standards as determined by the local authority in accordance with the Florida Building Code and Chapter 633, Florida Statutes.

Sheet Number: A-1.21

Drawing Name: PARKING LEVEL 1 FLOOR PLAN

Project Name: SPORTFISH MARINA RESORT BOUTIQUE HOTEL

Client: C/O: Mr. Ted Weitzel

Architect: BRENT A. WOOD ARCHITECTURE LLC

Seal:

Official Issue: SITE PLAN REVIEW 3.11.2021

Issue Description:	Date:
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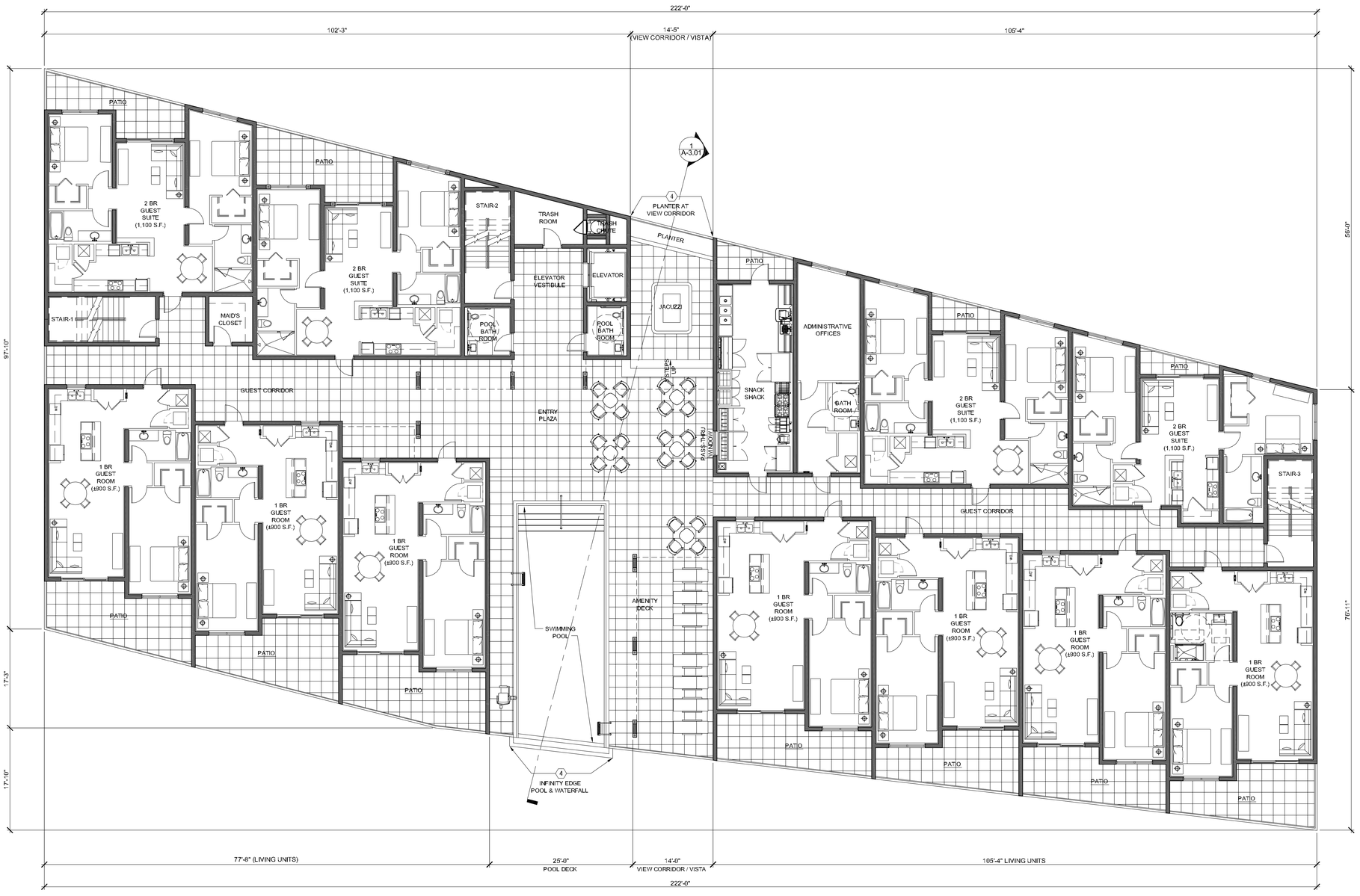
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CITY OF STUART - COMMERCIAL DEVELOPMENT STANDARDS (SEC. 6.05.00.)

SYMBOL	DESCRIPTION
1	OVERHANGS
2	PEAKED ROOF FORMS
3	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
4	WATER ELEMENTS, MINIMUM OF 150 SQUARE FEET IN AREA

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	8" CMU WALL WITH FURRING & GYP. BOARD INSIDE FACE
	INTERIOR FRAMED PARTITION



LIVING LEVEL 1 / AMENITY DECK FLOOR PLAN

SCALE: 1/8" = 1'-0"

1 A-1.31 NORTH

3.11.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

Official Issue: SITE PLAN REVIEW - 3.11.2021

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Tel: 772.220.1217 Fax 772.410.5061

Client:
C/O: Mr. Ted Weltzel
201 NW 7th Street #401
Miami, Florida 33136

Project Name:
SPORTFISH MARINA RESORT
BOUTIQUE HOTEL
304 NW Flagler Ave
Stuart, FL, 34994

Drawing Name:
LIVING LEVEL 1 / AMENITY DECK FLOOR PLAN

Sheet Number:
A-1.31

Project Number: 220070
Plot Date: Jul 14, 2021

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LIVING LEVELS 2 & 3 - TYPICAL FLOOR PLAN

SCALE: 1/8" = 1'-0"

A-1.41 1

NORTH

WALL TYPE LEGEND

SYMBOL	DESCRIPTION
	8" CMU WALL WITH FURRING & GYP. BOARD INSIDE FACE
	INTERIOR FRAMED PARTITION

3.11.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

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Sheet Number: A-1.41

Drawing Name: LIVING LEVELS 2 & 3 - TYPICAL FLOOR PLAN

Project Name: SPORTFISH MARINA RESORT BOUTIQUE HOTEL

304 NW Flagler Ave
Stuart, FL. 34994

Client: C/O: Mr. Ted Weitzel

201 NW 7th Street #401
Miami, Florida 33136

Architect:
BRENT A. WOOD ARCHITECTURE LLC

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Tel. 772.220.1217 Fax 772.419.5061

Seal: STATE OF FLORIDA · BRENT A. WOOD · AR94198 · 12-09-2020 · REGISTERED ARCHITECT

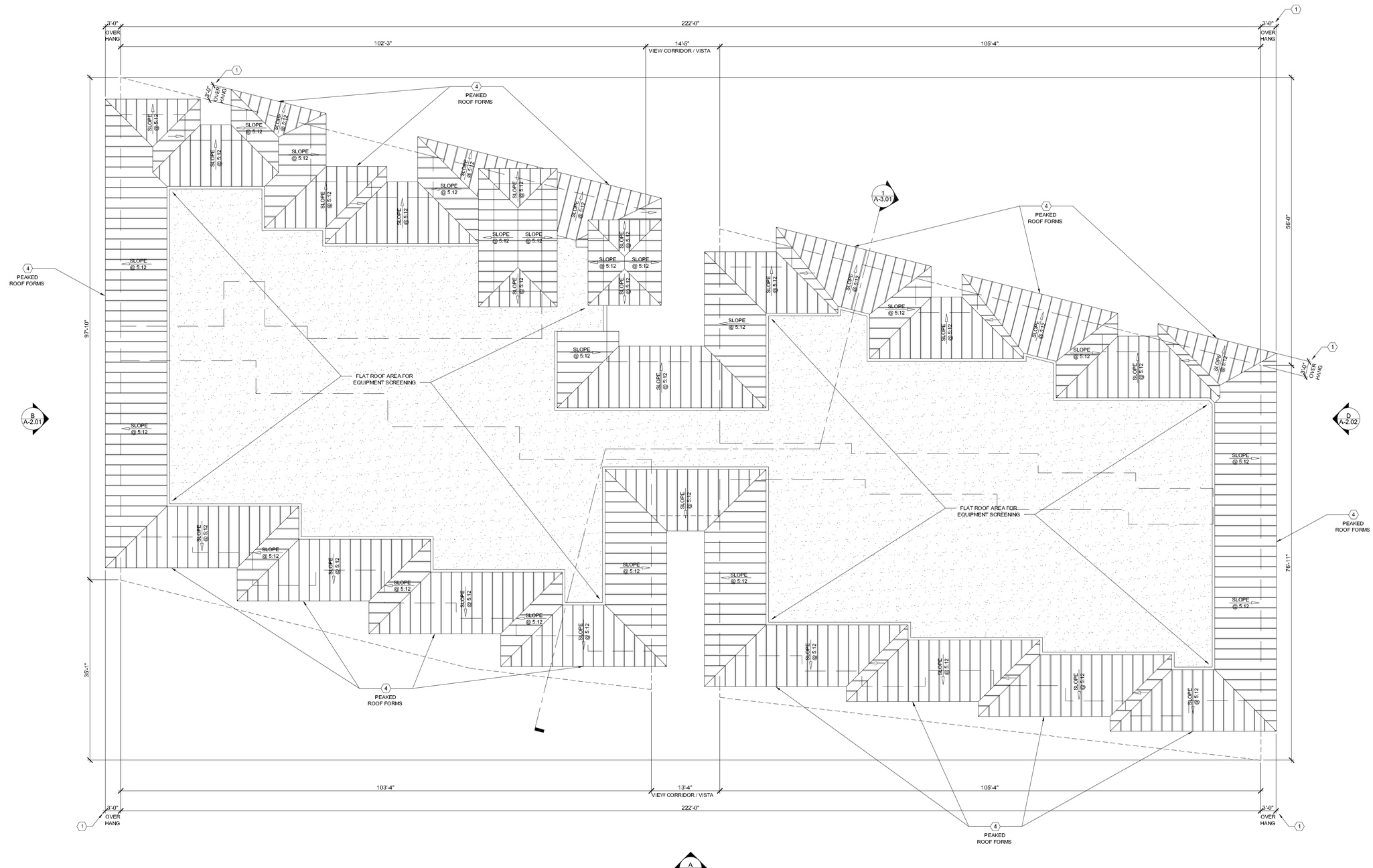
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Project Number: 220070
Plot Date: 3-11-2021
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CITY OF STUART - COMMERCIAL DEVELOPMENT STANDARDS (SEC. 6.05.00.)

SYMBOL	DESCRIPTION
1	OVERHANGS
2	PEAKED ROOF FORMS
3	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
4	WATER ELEMENTS, MINIMUM OF 150 SQUARE FEET IN AREA



ROOF PLAN
SCALE: 1/8" = 1'-0"

1 A-1.51 NORTH

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3.11.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

Architect:
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Project Name: SPORTFISH MARINA RESORT BOUTIQUE HOTEL
304 NW Flagler Ave
Stuart, FL 34994

Drawing Name: ROOF PLAN

Sheet Number: A-1.51

Project Number: 220070
Plot Date: 3.11.2021

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CITY OF STUART - COMMERCIAL DEVELOPMENT STANDARDS (SEC. 6.05.00.)

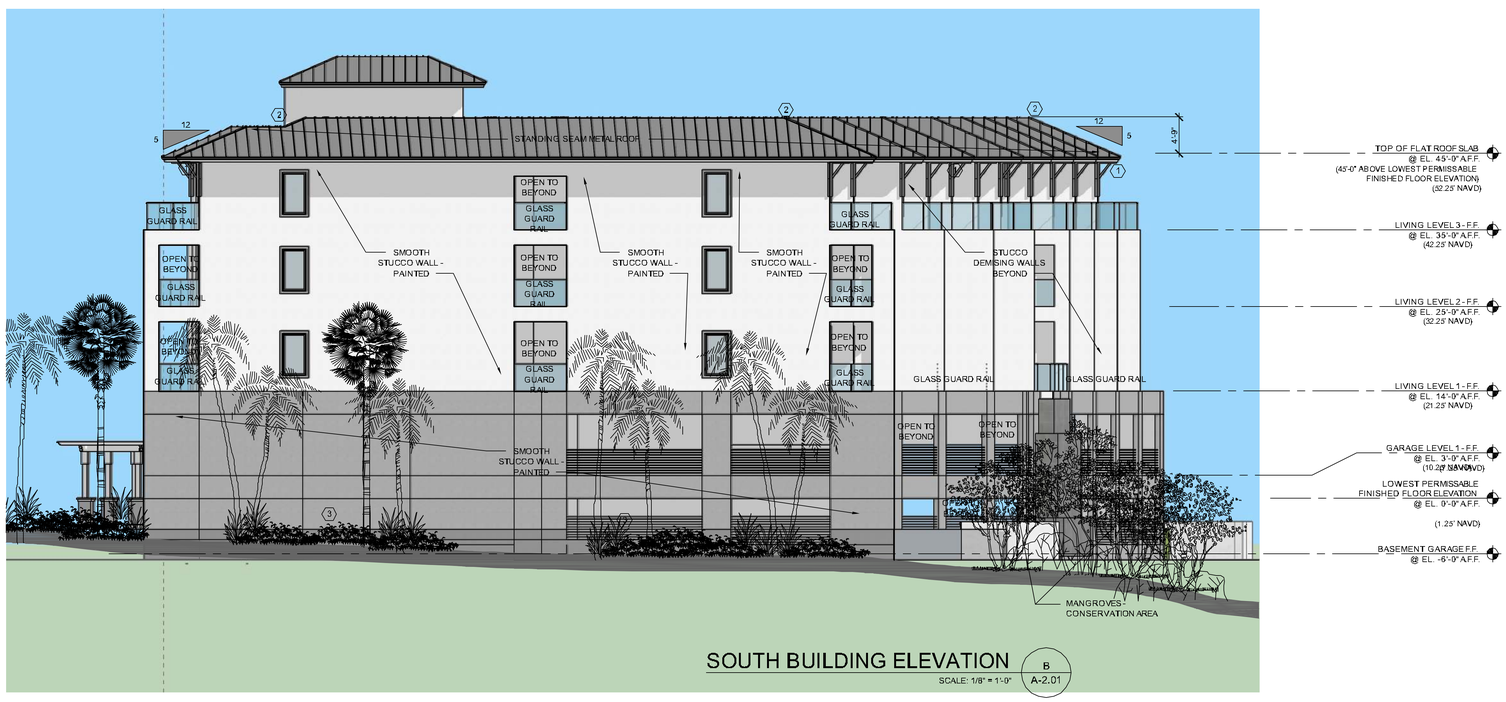
SYMBOL	DESCRIPTION
1	OVERHANGS
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3	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
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EAST BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

A-2.01



SOUTH BUILDING ELEVATION

SCALE: 1/8" = 1'-0"

B
A-2.01

Official Issue: SITE PLAN REVIEW - 3.11.2021

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3.11.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

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Architect:
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Miami, Florida 33136

Project Name:
SPORTFISH MARINA RESORT
BOUTIQUE HOTEL
304 N.W. Flagler Ave
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Drawing Name:
BUILDING ELEVATIONS

Sheet Number:
A-2.01

Project Number: 220970
Revision Date: 3.11.2021
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CITY OF STUART - COMMERCIAL DEVELOPMENT STANDARDS (SEC. 6.05.00.)

SYMBOL	DESCRIPTION
1	OVERHANGS
2	PEAKED ROOF FORMS
3	DECORATIVE LANDSCAPE PLANTERS, EITHER ATTACHED TO THE BUILDING OR LOCATED WITHIN TEN FEET OF THE BUILDING
4	WATER ELEMENTS, MINIMUM OF 150 SQUARE FEET IN AREA



WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
C
A-2.02



NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"
D
A-2.02

3.11.2021 - SITE PLAN APPROVAL SET - NOT FOR CONSTRUCTION

Official Issue: SITE PLAN REVIEW - 3.11.2021

Issue	Description	Date
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Seal:

Architect:
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BRENT A. WOOD, NCARB, AR94198
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Tel: 772.220.1217 Fax: 772.419.9961

Client:
C/O: Mr. Ted Weitzel
201 NW 7th Street #401
Miami, Florida 33136

Project Name:
SPORTFISH MARINA RESORT
BOUTIQUE HOTEL
304 NW Flagler Ave
Stuart, FL. 34994

Drawing Name:
NORTH & WEST BUILDING ELEVATIONS

Sheet Number:
A-2.02

Project Number: 220070
Revision: 4.27.2021

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Plant Specifications

SPECIES AND SIZE shall conform to those indicated on the drawings. Nomenclature shall conform to STANDARDIZED PLANT NAMES, current edition. All nursery stock shall be in accordance with Grades and Standards for Nursery Plants Parts I & II, latest edition published by the Florida Department of Agriculture and Consumer Services. All plants not otherwise specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry. Specimen means an exceptionally heavy, symmetrical, tightly knit plant, so trained or favored in its development that first appearance is unquestionable and outstandingly superior in form, number of branches, compactness and symmetry.

GENERAL REQUIREMENTS

All plants shall be freshly dug, sound, healthy, vigorous, well branched, and free of disease and insect eggs and larvae, and shall have adequate root systems. Trees for planting rows shall be uniform in size and shape. All materials shall be subject to approval by the Landscape Architect. Where any requirements are omitted from the plant list, the plants furnished shall be normal for the variety. Plants shall be pruned prior to delivery only upon the approval of the Landscape Architect.

CONTAINER GROWN STOCK

All container grown material shall be healthy, vigorous, well rooted plants, and established in the container in which they are sold. The plants shall have tops which are good quality and in a healthy growing condition. An established container grown plant shall be grown in that container sufficiently long enough for the new fibrous roots to have developed so that the root mass will retain its shape and hold together when removed from the container. Plant root bound in containers are unacceptable.

MEASUREMENTS

Trees: Height shall be measured from ground to the average height of canopy. Spread shall be measured to the end of branching equally around the crown from the center of the trunk. Measurements are not to include any terminal growth. Single trunk trees shall be free of "V" crotches that could be points of weak limb structure or disease infestation.

Shrubs: Heights shall be measured from the ground to the average points where mature plant growth stops. Spread shall be measured to the end of branching equally around the shrub mass. Measurements are not to include any terminal growth.

Palms: Clear Trunk (C.T.), shall be measured from the ground at the time of installation to the point where the mature aged trunk joins the immature or green portion of the trunk or the head.

Overall height (O.H.), shall be measured from the ground at the time of installation to a point three quarters the length of the unopened bud. Palms with marred or burned trunks will not be accepted.

SOIL

Planting soil for use in preparing backfill for plant pits shall be added at a rate of seventy-five (75%) percent to twenty-five (25%) percent existing soil. This soil mix shall be used in all plant pits except Sabal palms which shall be backfilled with clean sand. Planting soil shall be a fertile, friable natural topsoil or loamy character. It shall contain forty (40) to fifty (50) percent decomposed organic matter and shall be free from heavy clay, stones, lime, plants, roots or other foreign materials or noxious grasses (such as Bermuda or nut grass) and noxious weeds. It shall not contain toxic substances which may be harmful to plant growth.

COMMERCIAL FERTILIZER

Two fertilizer shall be used in all types of plantings, except palms. Granular fertilizer shall be uniform in composition, dry and free flowing. This fertilizer shall be delivered to the site in the original unopened bags, each bearing the Manufacturer's statement of analysis, and shall meet the following requirements: sixteen (16%) percent nitrogen, seven (7%) percent phosphorus, twelve (12%) percent potassium, plus iron. Tablet fertilizer ("Agriform" or equal) in 21 gram size shall meet the following requirements: twenty (20%) percent nitrogen, ten (10%) percent phosphorous, five (5%) percent potassium.

The two fertilizers will be applied at the following rates:

PLANT SIZE	16-7-12	"AGRIFORM" TABLET (21 Grams)
1 gal.	1/4 lb.	1
3 gal.	1/3 lb.	2
7-15 gal.	1/2 lb.	4
1"-6" caliper	2 lbs./1" caliper	2/1" caliper
6" and larger	3 lbs./1" caliper	2/1" caliper

"Florida East Coast Palm Special" will be applied to all palms at installation at a rate of 1/2 lb. per inch of trunk caliper unless otherwise specified.

MULCH

Mulch material shall be three (3) inches of shredded melaleuca mulch (sterilized and free of seeds) or approved equal, moistened at the time of application to prevent wind displacement.

SUBSTITUTIONS

No substitutions of plant material types or size will be allowed without written consent of the Landscape Architect. B&B material will not be accepted as substitute for container grown material unless previously approved. Alternate substitutions shall be indicated in bid.

Notes

- Prior to the installation of any plant material all existing and imported soils shall be tested and amended to meet the soil specifications and specific plant needs as shown on this plan.

- All plant material, unless specified as being Florida Fancy or Specimen, shall be Florida Grade Number 1 or better as determined by the Florida Division of Plant Industry.

- All plant materials and sod shall have an automatic irrigation system providing 100% coverage.

- Maintain positive drainage away from building.

- All plant material shall be planted, fertilized and mulched as per the Plant Details and Plant Specifications noted on this plan.

- Landscape Contractor shall research plans and contact appropriate agencies to determine location of utilities and obstructions prior to commencing work. Any utilities or unanticipated obstructions shall be reported immediately to the Landscape Architect.

- Landscape Contractor will be responsible for obtaining all necessary permits, licenses, inspections, and insurance as required by the State and local agencies.

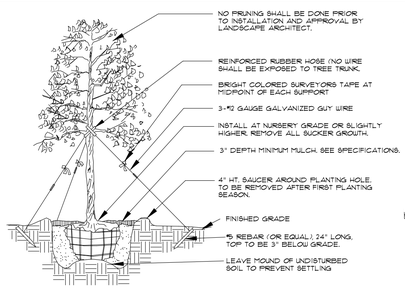
-Quantities shown on plant list are for convenience only. If a discrepancy occurs between the plan and plant list the plan shall prevail.

Plant List

Key	Qty	Scientific Name	Common Name	Size	Spacing
TREES, PALMS & CYCADS					
PL	15	Polyalthia longifolia 'Pendula'	Mast Tree	12' OA, matching, FTB	AS
SP*	12	Sabal Palmetto	Sabal Palm	staggered heights, 8' CT, 14' CT, 20' CT	AS
VA1	5	Veitchia arecina 'Montgomeryana'	Montgomery Palm, single	26' OA, single, FF, matching	AS
SHRUBS & GROUNDCOVERS					
AO	6	Alcantarea odorata	Odorata Bromeliad	36"x 30"	AS
AZV	131	Alpinia zerumbet 'Variegata'	Variegated Shell Ginger	7g, 24"x 30"	36" OC
BGV	9	Bougainvillea vine 'Barbara Karst'	Bougainvillea Vine	8' trellis, attach to pergola with stainless steel hardware	AS
NCR	96	Neomarica caerulea 'Regina'	Giant Apostle's Iris	3g, 30"x 24"	30" OC
PM6	26	Podocarpus macrophyllus 'Maki'	Podocarpus	6'x 2.5' min., matching, FTB	36" OC
SB*	73	Spartina bakeri	Sand Cordgrass	3g, 36"x 30"	36" OC
TA	205	Trachelospermum asiaticum	Asiatic Jasmine Minima	1g, 6"x 12", full pots	12" OC

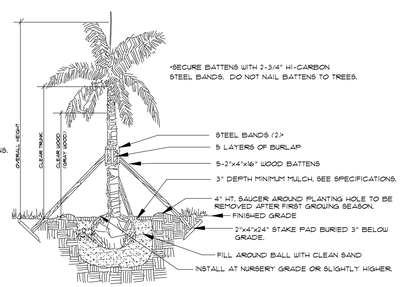
*DENOTES FLORIDA NATIVE PLANT MATERIAL
ALL PLANT MATERIAL SHALL BE MINIMUM FLORIDA #1 GRADE PER THE FLORIDA GRADES & STADARDS FOR NURSERY PLANTS 2015 EDITION

Planting Details



Tree Planting

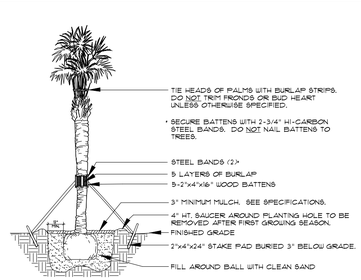
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT & MAINTAIN A VERTICAL POSITION.



Palm Planting

APPLIES TO: ROYAL PALMS, QUEEN PALMS, ALEXANDER PALMS, MANILA PALMS.

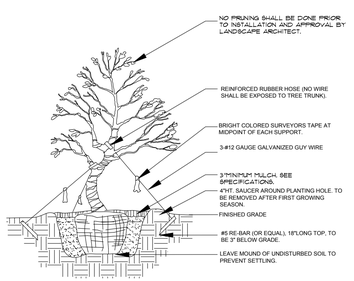
- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.
- BRACING - SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE ALL PALMS TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Palm Planting

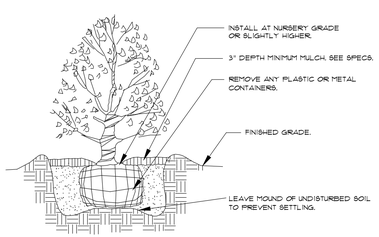
APPLIES TO: SABAL PALMS, WASHINGTON PALMS, CANARY ISLAND DATE PALMS, SENEGAL DATE PALMS.

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION



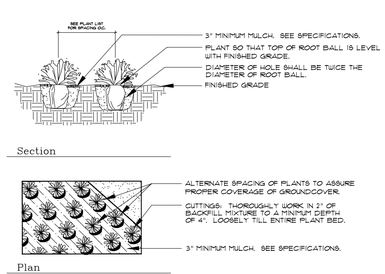
Irregular & Multi-Stem Tree Planting

FOR TREES 6'-14'HT.
NOTES:
SEE SPECIFICATIONS FOR BACKFILL MIXTURES AND FERTILIZATION.
BRACING-SPECIAL SITE CONDITIONS MAY REQUIRE MODIFICATION TO BRACING TECHNIQUE. LANDSCAPE CONTRACTOR WILL ADEQUATELY BRACE (OR WIRE) ALL TREES TO PREVENT EXCESSIVE MOVEMENT AND MAINTAIN A VERTICAL POSITION.



Shrub Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.



Groundcover Planting

- SEE SPECIFICATIONS FOR BACKFILL MIXTURE AND FERTILIZATION.

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SUNSHINE STATE ONE CALL OF FLORIDA, INC.

McCARTY & ASSOCIATES
LAND PLANNING AND DESIGN
STUART • FT. PIERCE
772.341.9322
www.McCartyLandPlanning.com
Mike@McCartyLandPlanning.com

Sportfish Marina Resort
304 NW Flagler Ave.
Landscape Plan

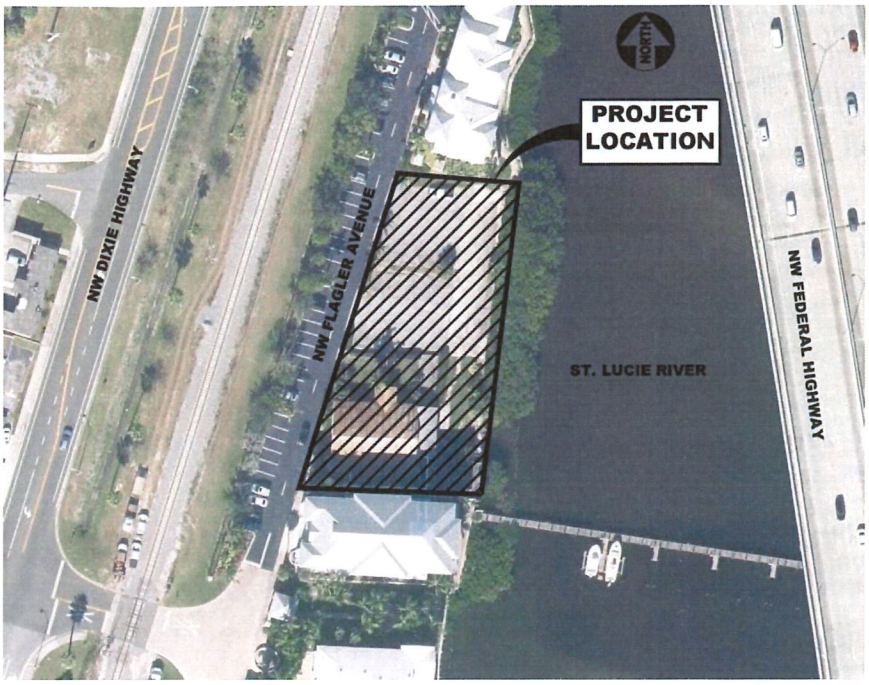
REGISTERED LANDSCAPE ARCHITECT DANIEL MCRAE BUGG LA 6667190 STATE OF FLORIDA

Drawn By DMS
Checked By MM
Scale
Drawing Date 12/7/2020
3/11/2021 revised per comments

Sportfish Marina Resort

304 NW Flagler Avenue, Stuart FL 34994

Project No. 1992



Drainage Statement:

Currently, the site consists of an abandoned building and accompanying parking lot. There are no South Florida Water Management District Permits applicable to the site. Proposed Water Quality for the site will be provided in exfiltration trenches that will be installed under the parking areas in accordance with City of Stuart Land Development Code Section 3.01.03.F.11. Storm water discharge will drain to the exfiltration system / control structure in the lower level and ultimately into the adjacent St. Lucie River, as it currently discharges. The exfiltration system will treat and store 0.24 Ac-Ft (380 lf) prior to discharging into the St. Lucie River. The required water quality treatment into the St. Lucie River is 0.08 Ac-Ft.

CAPTEC Engineering, Inc.
Civil Engineering Professionals

PREPARED BY:
Joseph Capra, P.E. #37638
CAPTEC Engineering, Inc.
301 NW Flagler Avenue
Stuart, Florida 34994
(772) 692-4344
EB-0007657
December 2020

JOSEPH W. CAPRA
LICENSE
PE 37638
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

12/10/20

CAPTEC Engineering, Inc.
Sportfish Marina Resort
Project No. 1992 ***Drainage Calculations***

Site Data

Calculate Basin Area

Total Site Area	=	***0.63 Ac.***
Wetland Area	=	***0.00 Ac.***
Non Contributing Site Area	=	***0.00 Ac.***
Total Proposed Developed Basin Area	=	***0.63 Ac.***

Calculate Impervious Area

Building	=	***0.46 Ac.***
Other Impervious Areas	=	***0.03 Ac.***
Total Impervious Area	=	***0.49 Ac.***
Total Pervious Area	=	***0.14 Ac.***

Calculate CN

The proposed DCIA area	=	***0.00 Ac.***
Remaining Site Area	=	***0.63 Ac.***

Water Quality Storage

South Florida Water Management District

1.) Required Water Quality Treatment Volume

a) First inch of runoff
Va = 0.63 * 1 In. * (1 Ft./12 In.) = ***0.05 Ac.-Ft.***

b) Runoff from 2.5 * % net impervious
Runoff = 2.5 * (Impervious Area)/(Basin-Bldg. Area-Lake Area)
= 2.5 * (0.03 / (0.63 - 0.46)) = ***0.4610 In.***
Vb (sfwmd) = (0.63) * 0.46 * (1 Ft./12 In.) = ***0.0200 In.***

c) Since Vb (sfwmd) > Va the water quality volume required = ***0.05 Ac.-Ft.***

d) Discharge is to the St. Lucie River, the required Volume (150%) = ***0.08 Ac.-Ft.***

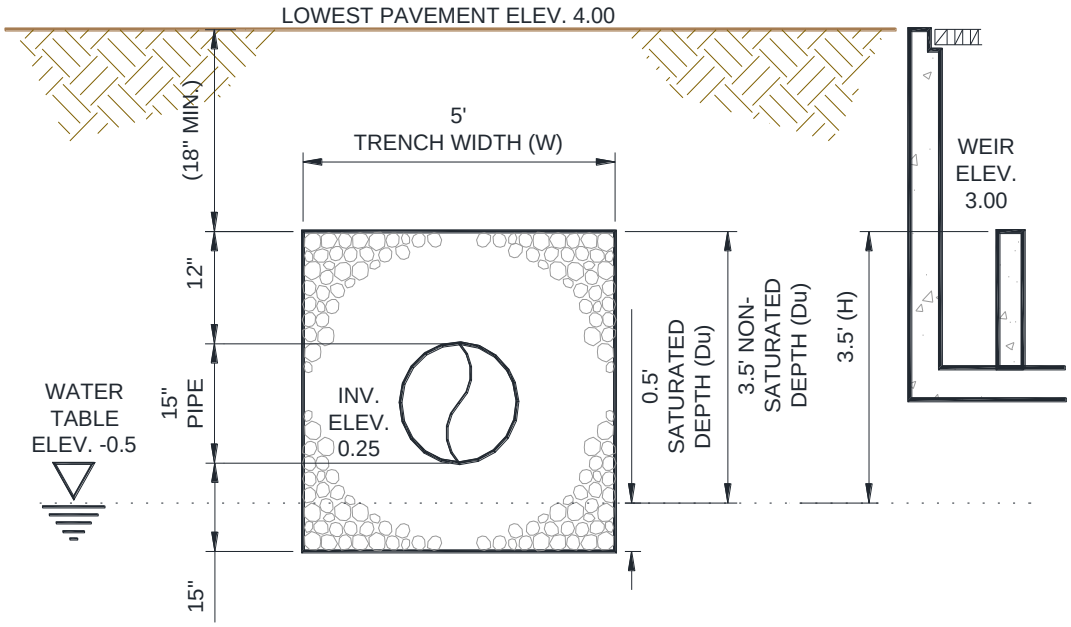
2.) Provided Water Quality Treatment Volume

Wet Retention (Exfiltration) * = ***0.24 Ac.-Ft.*** 100% Required = ***0.24 Ac.-Ft.***

Total Provided: ***0.24 Ac.-Ft.***

Exfiltration Design

a) ** V = L * (k * (H*W + 2*H*D_U - D_U*D_U + 2*H*D_S) + (0.000139*W*D_U)) / FS



Where:

V = Volume (Ac.-In.)		
FS = Factor of Safety	=	***2.00***
L = Length of Exfiltration (FT.)	=	***380.00 Ft.***
k = Hydraulic Conductivity (cfs/Ft^2-Ft-Hd) *	=	***1.50E-04***
H = Water Table Depth	=	***3.50 Ft.***
W = Width of Trench	=	***5.00 Ft.***
D_U = Unsaturated Depth	=	***3.50 Ft.***
D_S = Saturated Depth	=	***0.50 Ft.***

V = 380 * (0.000150 * (3.5*5 + 2*3.5*3.5 - 3.5^2 + 2*3.5*0.5) + (0.000139*5*3.5)) = ***2.82 Ac.-In.***

Exfiltration Trench Volume Provided: = ***2.82 Ac.-In.***
= ***0.24 Ac.-Ft.***

* Note: Hydraulic Conductivity value taken from neighboring property.

SPORTFISH MARINA RESORT

Project No. 1992

CITY OF STUART, FLORIDA

TRAFFIC STATEMENT

Prepared for:

Stuart

By

CAPTEC Engineering, Inc.

Civil Engineering Professionals

Engineering Business No. EB-0007657

CAPTEC ENGINEERING, INC.
301 NW FLAGLER AVENUE
STUART, FLORIDA 34994
(772) 692-4344 OFFICE
(772) 692-4341 FAX

December 9, 2020

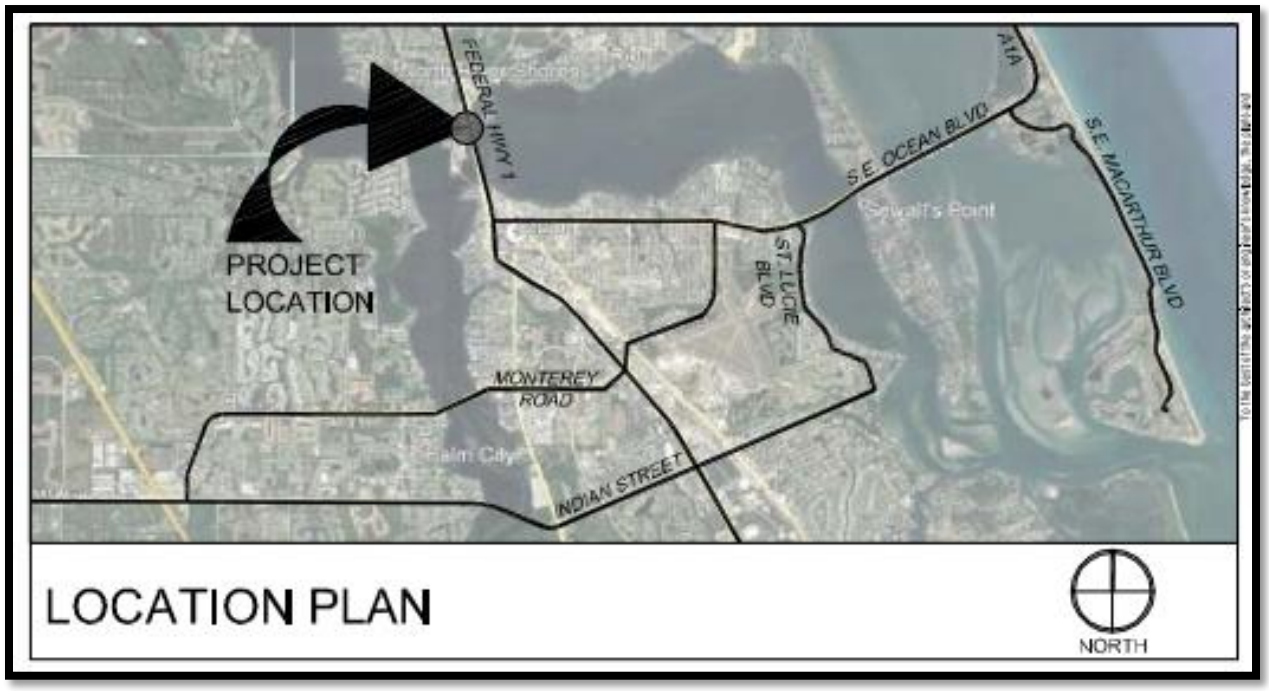
ARTHUR DYLAN O'BERRY
LICENSE
No. 88512
STATE OF FLORIDA
PROFESSIONAL ENGINEER

A. DYLAN O'BERRY, P.E.
FLORIDA P.E. # 88512
12/9/2020

Traffic Statement

Introduction

The **Sportfish Marina Resort** project is located at 304 NW Flagler Avenue located within the City of Stuart in Martin County, Florida. CAPTEC Engineering, Inc. CAPTEC Engineering, Inc., has prepared this traffic statement to determine the impact associated with this project. The **37-Room Resort** will primarily be used as a luxury style resort. The preliminary plans depict three levels of resort hotel and two levels of parking garage.



Trip Generation

The AM peak-hour and PM peak hour trips for this site were derived from the Institute of Transportation Engineers (ITE) Trip Generation 10th Edition Manual (ITE Land Use Code 330). The **Sportfish Marina Resort** is expected to generate the following peak hour trips:

AM Peak Hour of Adjacent Street

Calculated Trip Ends:
Average Rate: 12 (Total), 9 (Entry), 3 (Exit)
Fitted Curve: Not Available

PM Peak Hour of Adjacent Street

Calculated Trip Ends:
Average Rate: 15 (Total), 6 (Entry), 9 (Exit)
Fitted Curve: Not Available

Results

The adjacent roadway, NW Flagler Avenue, ultimately lets out onto NW Dixie Highway. The current condition of NW Dixie Highway is Level of Service "C". The peak hour service capacity is 750 with a current PM Peak Volume of 235. The greatest peak hour peak direction impact is **1.20% (9/750)** which is below the 5.00% threshold set forth by the City of Stuart Land Development Code 4.05.02.

Conclusion

This report has found that the proposed project provides sufficient traffic facilities which satisfy the requirements for LOS, volumes, impacts, traffic study and circulation analysis set forth by the City Code and requests traffic concurrency be issued for the project.

Appendix

Land Use: 330
Resort Hotel

Description

A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Additional Data

Nine studies provided information on room occupancy at the time of data collection. The average occupancy rate for these sites was approximately 88 percent.

Some properties contained in this land use provide guest transportation services such as airport shuttles, limousine service, or golf course shuttle service, which may have an impact on the overall trip generation rates.

The sites were surveyed in the 1980s and the 1990s in California, Florida, and South Carolina.

For all lodging uses, it is important to collect data on occupied rooms as well as total rooms in order to accurately predict trip generation characteristics for the site.

Source Numbers

270, 381, 436

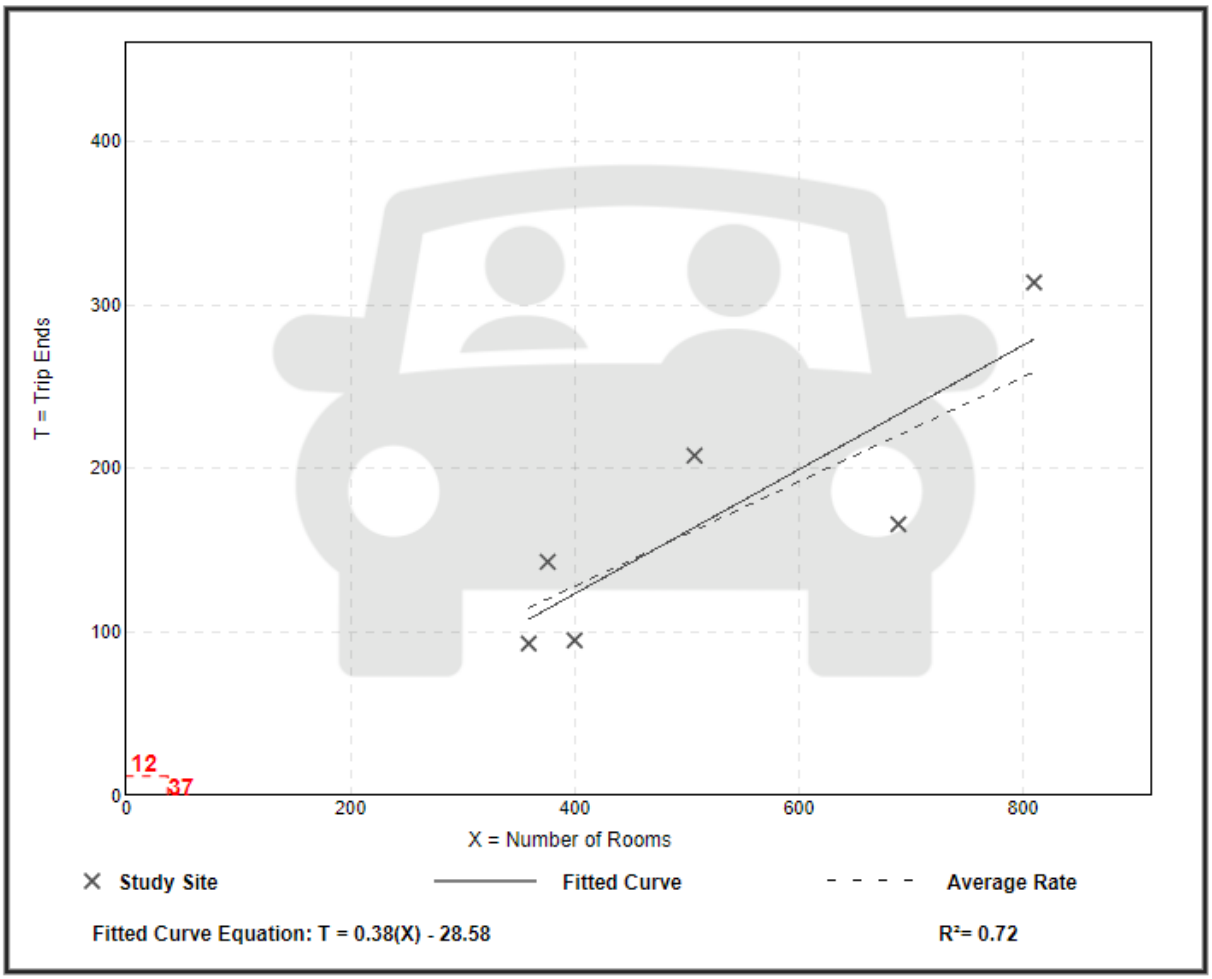
Resort Hotel
(330)

Vehicle Trip Ends vs:	**Rooms**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 7 and 9 a.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	6
Avg. Num. of Rooms:	524
Directional Distribution:	72% entering, 28% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.32	0.24 - 0.41	0.08

Data Plot and Equation



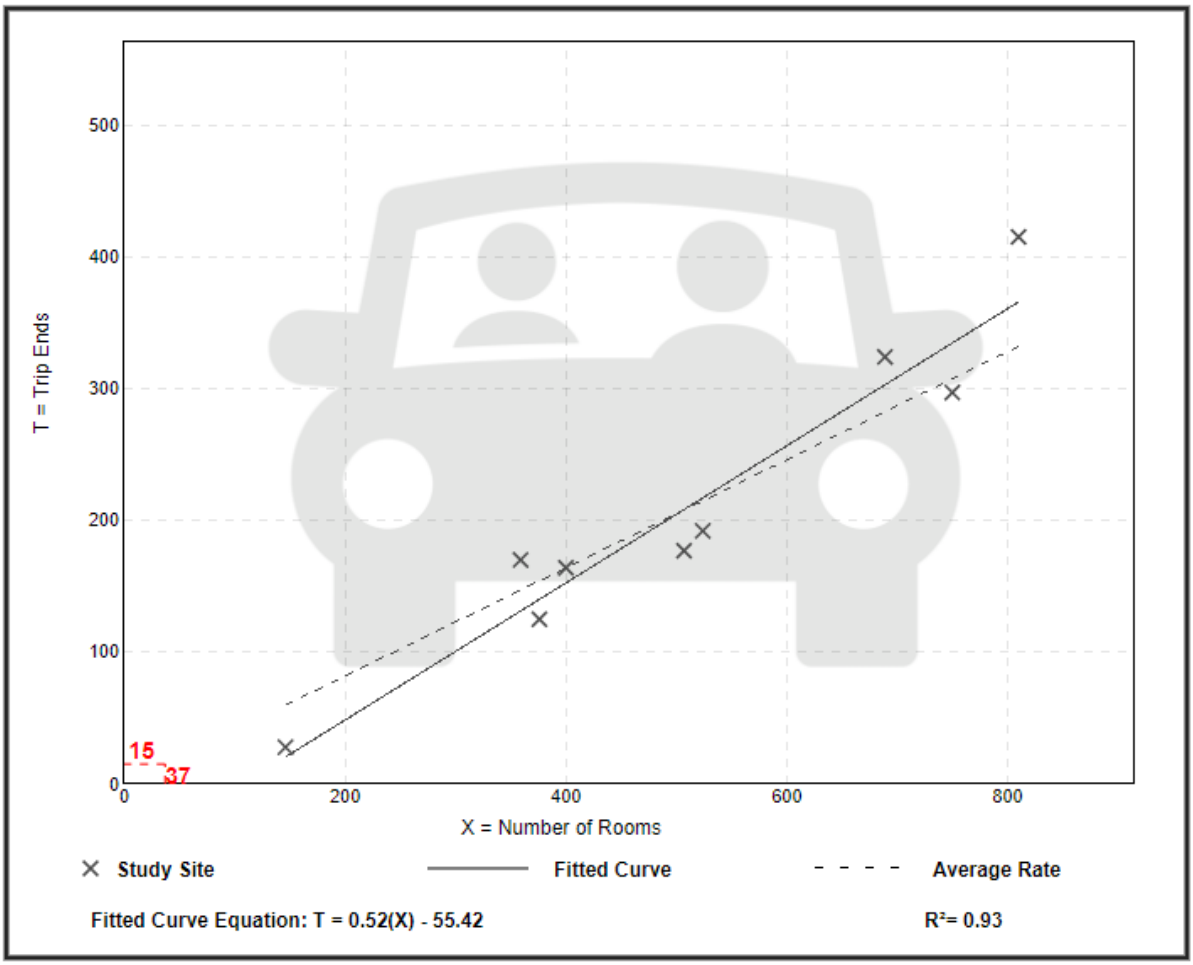
Resort Hotel
(330)

Vehicle Trip Ends vs:	**Rooms**
On a:	**Weekday,** **Peak Hour of Adjacent Street Traffic,** **One Hour Between 4 and 6 p.m.**
Setting/Location:	**General Urban/Suburban**
Number of Studies:	9
Avg. Num. of Rooms:	507
Directional Distribution:	43% entering, 57% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.41	0.19 - 0.51	0.08

Data Plot and Equation



Martin County 2019 Roadway Level of Service Inventory Report

Road Name	From	To	Type	Generalized Service Capacity	2019 Average Annual Daily Traffic	2019 Peak Hour Directional Volume	2019 Generalized LOS	Avg. Annual Growth Rate
Baker Rd	SR-5	CR-723	Class II: 2-Ln Undivided	750	5,349	243	C	1.8%
Berry Ave	Golden Bear Wy	CR-714	Class II: 2-Ln Undivided	750	3,487	177	C	1.3%
Berry Ave	CR-714	Sunset Tr	Class II: 2-Ln Undivided	750	1,809	97	C	0.5%
Britt Rd	Pine Lake Dr	SR-5	Class II: 2-Ln Undivided	750	4,565	212	C	0.6%
Citrus Blvd.	CR-714 (Martin Hwy)	Port St. Lucie Blvd.	Transitional 2-Ln Uninter /Undivided Flow	1200	5,391	469	C	7.0%
Commerce Ave	Salerno Rd	Monroe St	Class II: 2-Ln Undivided	750	6,156	393	D	3.1%
Commerce Ave	Monroe St	Indian St	Class II: 2-Ln Undivided	750	6,704	366	C	0.7%
Country Club Dr	Palm Beach County	Island Way	Class II: 2-Ln Undivided	750	2,827	134	C	0.5%
Country Club Dr	Island Way	Little Club Dr	Class II: 2-Ln Undivided	750	3,512	159	C	1.9%
County Line Rd	Little Club Dr	SR-5	Class II: 2-Ln Undivided	750	2,703	124	C	2.9%
Cove Rd	SR-76	Willoughby Blvd	Class I: 2-Ln Undivided	880	13,855	749	C	1.5%
Cove Rd	Willoughby Blvd	SR-5	Class I: 2-Ln Undivided	880	15,446	699	C	0.9%
Cove Rd	SR-5	CR-A1A	Class II: 2-Ln Undivided	750	13,161	586	D	2.5%
Cove Rd	CR-A1A	End	2-Ln Undivided Non-State	675	5,739	322	C	1.7%
CR-609 (Allapattah Rd)	SR-710	CR-714	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,892	109	A/B	3.5%
CR-609 (Allapattah Rd)	CR-714	St Lucie County	Uninterrupted Rural Hwy: 2-Ln Undivided	740	1,786	88	A/B	2.9%
CR-707 (Beach Rd)	Palm Beach County	CR-708	2-Ln Undivided Non-State	675	1,782	116	C	1.4%
CR-707 (Dixie Hwy)	CR-723/CR-707	CR-707 (Indian River Dr)	Class II: 2-Ln Undivided	750	5,383	235	C	0.8%
CR-707 (Indian River Dr)	CR-707 (Dixie Hwy)	CR-707A (Jensen Beach Blvd.)	2-Ln Undivided Non-State	675	10,521	601	D	0.5%
CR-707 (Indian River Dr)	CR-707A	SR-732	Class II: 2-Ln Undivided	750	6,007	336	C	8.0%
CR-707 (Indian River Dr)	SR-732	St. Lucie County	2-Ln Undivided Non-State	675	6,615	351	D	8.0%

Segments with shaded LOS require additional analysis.
The peaks are: CR-A1A (PM/SB) and Murphy Rd (PM/NB).

Effective March 13, 2020

CAPTEC Engineering, Inc.
Civil Engineering Professionals

SPORTFISH MARINA RESORT

UTILITY STATEMENT

The proposed site is located within the City of Stuart Utility Department service area at 304 NW Flagler Avenue. Potable water supply for domestic water, fire service, and dock service will be provided by connection to the existing water main within the NW Flagler Avenue right-of-way. The sanitary sewer service will be via connection to the 8" line within NW Flagler Avenue.

JOSEPH W. CAPRA
LICENSE
PE 37638
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

12/10/20

301 N.W. Flagler Avenue • Stuart, FL 34994 • 772-692-4344 • Fax: 772-692-4341
E-mail: captecinfo@gocaptec.com

BOUNDARY & TOPOGRAPHIC SURVEY FOR WEITZEL OZ LLC



LEGEND

BM	= BENCHMARK
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK ON SLAB
CONC.	= CONCRETE
DMH	= DRAINAGE MANHOLE
EL.	= ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
FND	= FOUND
H.D.P.E.	= HIGH DENSITY POLYETHYLENE PIPE
INV.	= INVERT
IRR.	= IRRIGATION
LB	= LICENSED SURVEYING BUSINESS
(M)	= FIELD MEASUREMENT
NAVD88 (M)	= NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B.	= OFFICIAL RECORDS BOOK
PK	= PARKER\KAYLON (BRAND OF NAIL)
PVC	= POLYVINYLCHLORIDE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
(P)	= PLAT MEASUREMENT
X 14.2	= EXISTING ELEVATION
(xxxxx)	= POINT NUMBER REPRESENTING A COORDINATE PAIR
	= BENCHMARK (AS LABELED)
	= BORE HOLE
	= DRAINAGE MAN HOLE
	= SANITARY MAN HOLE
	= WATER VALVE
ELEC	= BURIED ELECTRIC LINE
TV	= BURIED TELEVISION LINE

GRAPHIC SCALE
20 0 20 40
(IN FEET)
Intended display scale:
1 inch = 20 feet

TITLE COMMITMENT SCHEDULE B, PART II EXCEPTIONS REPORT

EXCEPTION NUMBER	RECORDING INFO.	AFFECTS PROPERTY	PLOTTABLE	BLANKET IN NATURE	SURVEY SHEET NO.	NOTES
9	PLAT BOOK 4, PAGE 98	YES	YES	YES	1	
10	O.R.B. 1196, PAGE 1689	YES	YES	NO	1	QUIT CLAIM FOR RIGHT-OF-WAY
11	O.R.B. 2272, PAGE 2474	YES	YES	NO	1	AGREEMENT TO PERMIT ENCROACHMENT AND EASEMENT
12	O.R.B. 2272, PAGE 2479	YES	YES	NO	1	AGREEMENT TO PERMIT ENCROACHMENT INTO RIPARIAN RIGHTS
13	O.R.B. 2701, PAGE 339 & O.R.B. 2702, PAGE 478	YES	YES	NO	1	CONSERVATION EASMENT

LEGAL DESCRIPTION

LOTS 1, 2, AND 3, BLOCK 19, RIVERSIDE PARK, ACCORDING TO THE PLAT THEREOF FILED MARCH 26, 1925, RECORDED IN PLAT BOOK 4, PAGE 98, ST. LUCIE (NOW MARTIN) COUNTY, FLORIDA, TOGETHER WITH THE NORTHERLY ONE-HALF AND THE SOUTHERLY ONE-HALF OF THE ABANDONED STREET FORMERLY KNOWN AS THE EASTERLY EXTENSION OF HIBISCUS AVENUE, LOCATED BETWEEN LOT 4, BLOCK 18, AND LOT 1, BLOCK 19, OF THE AFORESAID PLAT OF RIVERSIDE PARK.

SITUATE IN THE COUNTY OF MARTIN, STATE OF FLORIDA.

SURVEYOR'S NOTES

1. THE EXPECTED USE OF THIS SURVEY IS FOR DUE DILIGENCE PURPOSES.
2. ALL MEASUREMENTS SHOWN HEREON ARE IN ACCORDANCE WITH THE UNITED STATES STANDARD AND ARE IN FEET.
3. ADDITIONS OR DELETIONS TO THE SURVEY MAP AND/OR REPORT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES AND RENDERS THE SURVEY INVALID.
4. THIS SURVEY CANNOT BE TRANSFERRED OR ASSIGNED WITHOUT THE SPECIFIC WRITTEN PERMISSION OF THE SURVEYOR HEREON.
5. THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
6. THIS SURVEY MEETS OR EXCEEDS APPLICABLE ACCURACY REQUIREMENTS AND IS PREPARED ACCORDING TO THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA ADMINISTRATIVE CHAPTER 5J-17 AS CODE, ADOPTED BY THE BOARD OF PROFESSIONAL SURVEYOR AND MAPPERS.
7. THERE WAS NO ATTEMPT TO LOCATE ANY UNDERGROUND UTILITIES, EXCEPT AS SHOWN.
8. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT-OF-WAY EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD.
9. SYMBOLS SHOWN HEREON ARE NOT TO SCALE.

FLOOD HAZARD MAP INFORMATION:

10. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BY GRAPHIC PLOTTING ONLY, INDICATES SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A FLOOD ZONE DESIGNATION OF "AE" WITH 6 BASE FLOOD ELEVATION AND ZONE "X" ON FLOOD RATE MAP NO. 12085C0134H, WITH A REVISION DATE OF FEBRUARY 19, 2020 AS SHOWN.
11. DATE OF LAST FIELD SURVEY: NOVEMBER 11, 2020.
12. THIS SURVEY IS INTENDED TO BE DISPLAYED AT THE SCALE SHOWN ON THE SCALE BAR.
13. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83), ADJUSTMENT OF 2011, FLORIDA STATE PLANE EAST ZONE AND THE SOUTH LINE OF LOT 3, BLOCK 19, RIVERSIDE PARK AND IS ASSUMED TO BEAR SOUTH 87°06'51" EAST. TRIMBLE "VRS" WAS USED AS HORIZONTAL CONTROL WITH GPS RTK WITH REDUNDANT MEASUREMENTS. HORIZONTAL ACCURACY IS 0.10 FOOT, PLUS OR MINUS.
14. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY MARTIN COUNTY BENCHMARK "D-3" WITH A PUBLISHED ELEVATION OF 6.24. ELEVATIONS DEPICTED ON THIS SURVEY WERE OBTAINED USING REAL TIME KINEMATIC (RTK) GPS METHODS WITH AN EXPECTED ACCURACY OF +/- 0.2'.
15. EDGE OF MANGROVES WAS DETERMINED FROM MARTIN COUNTY AERIAL PHOTOGRAPHY.
16. TITLE EXCEPTIONS INFORMATION UTILIZED FOR THIS SURVEY WAS PROVIDED BY WFG NATIONAL TITLE INSURANCE COMPANY, COMMITMENT DATE SEPTEMBER 14,2020.
17. MEAN HIGH WATER LINE SHOWN IS BASED ON A PREVIOUS MEAN HIGH WATER LINE SURVEY PREPARED BY THIS FIRM IN 2014.

SURVEYOR'S CERTIFICATION

(THIS SURVEY IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL OF GREGORY S. FLEMING, FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.)

I HEREBY CERTIFY THAT THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE PROPERTY SHOWN AND DESCRIBED HEREON WAS COMPLETED UNDER MY DIRECTION AND SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

I FURTHER CERTIFY THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATE STATUTES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE. THIS SURVEY IS BASED ON INFORMATION FURNISHED BY CLIENT OR CLIENT'S REPRESENTATIVE

NORTHSTAR GEOMATICS, INC.

DATE

GREGORY S. FLEMING
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 4350

NORTHSTAR GEOMATICS
617 NW BAKER ROAD, STUART, FLORIDA 34994
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

DATE	REVISIONS

DATE 11/12/2020
SCALE 1"=20'
FIELD BK. 118
DWNG. BY JHY
CHECKED BY GSF

BOUNDARY AND TPOGRAPHIC SURVEY FOR WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 1
OF 4 SHEETS
PROJECT NO.
14-040.3

LEGEND

BM	= BENCHMARK
CB	= CATCH BASIN
C.B.S.	= CONCRETE BLOCK ON SLAB
CONC.	= CONCRETE
DMH	= DRAINAGE MANHOLE
EL.	= ELEVATION
F.F.E.	= FINISHED FLOOR ELEVATION
FND	= FOUND
H.D.P.E.	= HIGH DENSITY POLYETHYLENE PIPE
INV.	= INVERT
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(P)	= PLAT MEASUREMENT
X 14.2	= EXISTING ELEVATION
(xxxxx) (xxxxx)	= POINT NUMBER REPRESENTING A COORDINATE PAIR
	= BENCHMARK (AS LABELED)
	= BORE HOLE
Ⓓ	= DRAINAGE MAN HOLE
Ⓢ	= SANITARY MAN HOLE
	= WATER VALVE
ELEC	= BURIED ELECTRIC LINE
TV	= BURIED TELEVISION LINE

FLORIDA EAST COAST RAILROAD
100' RIGHT-OF-WAY

N.W. FLAGLER AVENUE
25' RIGHT-OF-WAY
(ASPHALT PAVEMENT)

SANITARY MANHOLE 6211
RIM EL.=5.22
S. INV. EL.=0.74
(8" PVC)

24" H.D.P.E. (END NOT LOCATED)

8" PVC

CATCH BASIN 6210
GRATE EL.=5.04
N. INV. EL.=0.22(24" H.D.P.E.)
S. INV. EL.=0.34(18" H.D.P.E.)
E. INV. EL.=1.82(8" H.D.P.E.)
BOTTOM EL.=(–)0.56

8" H.D.P.E. (END NOT LOCATED)

18" H.D.P.E. (END NOT LOCATED)

GRAPHIC SCALE
10 0 10 20
(IN FEET)
Intended display scale:
1 inch = 10 feet

"SOUTH MARINA PARKING ONLY"

PARKING STRIPE (TYPICAL)

ASPHALT PARKING

CB 6199
GRATE EL.=5.56
N. INV. EL.=0.24(24" R.C.P.)
TOP S. INV. EL.=2.51(12" R.C.P.)
BOTTOM S. INV. E.L.=0.55(24" H.D.P.E.)
BOTTOM EL.=(–)0.63

24" R.C.P. (END NOT LOCATED)

LANDSCAPED ISLAND

DIRT ISLAND

ELECTRICAL SERVICE

0.5' WIDE CONC. CURB

0.8' WIDE BLOCK WALL

5' WIDE CONC. PAVER WALKWAY

WALL 0.13' SOUTH 2.5' WIDE CONC. SEAWALL 2.08' SOUTH

CONCRETE SEAWALL

BORE HOLE #1

(6222) 9" PALM

(6223) 9" PALM

(6224) 9" PALM

(6220) 15" CABBAGE PALM

(6221) 18" CABBAGE PALM

(6219) 12" CABBAGE PALM

ASPHALT PAVEMENT
CONCRETE SLAB

EDGE CONCRETE SLAB

ROCK RIP-RAP

EDGE OF MANGROVE

MANGROVE AND ROCK RIP-RAP

EDGE OF ROCK RIP-RAP

S T . L U C I E R I V E R

MATCH LINE "B" - SEE SHEET 3

ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

TOPOGRAPHIC SURVEY

NORTHSTAR GEOMATICS
617 NW BAKER ROAD, STUART, FLORIDA 34994
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

DATE	REVISIONS

DATE 11/12/2020
SCALE 1"=10'
FIELD BK. 118
DWNG. BY JHY
CHECKED BY GSF

BOUNDARY AND TPOGRAPHIC SURVEY FOR WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 2
OF 4 SHEETS
PROJECT NO. 14-040.3

LEGEND

BM	= BENCHMARK
CB	= CATCH BASIN
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F.F.E.	= FINISHED FLOOR ELEVATION
FND	= FOUND
H.D.P.E.	= HIGH DENSITY POLYETHYLENE PIPE
INV.	= INVERT
IRR.	= IRRIGATION
LB	= LICENSED SURVEYING BUSINESS
(M)	= FIELD MEASUREMENT
NAVD88 (M)	= NORTH AMERICAN VERTICAL DATUM OF 1988
O.R.B.	= OFFICIAL RECORDS BOOK
PK	= PARKER\KAYLON (BRAND OF NAIL)
PVC	= POLYVINYLCHLORIDE PIPE
R.C.P.	= REINFORCED CONCRETE PIPE
(P)	= PLAT MEASUREMENT
X 14.2	= EXISTING ELEVATION
(xxxxx)	= POINT NUMBER REPRESENTING A COORDINATE PAIR
	= BENCHMARK (AS LABELED)
	= BORE HOLE
Ⓓ	= DRAINAGE MAN HOLE
Ⓢ	= SANITARY MAN HOLE
⋈	= WATER VALVE
ELEC	= BURIED ELECTRIC LINE
TV	= BURIED TELEVISION LINE

MATCH LINE "B" - SEE SHEET 2

FLORIDA EAST COAST RAILROAD
100' RIGHT-OF-WAY

N.W. FLAGLER AVENUE
25' RIGHT-OF-WAY
(ASPHALT PAVEMENT)
0.5' WIDE CONC. CURB

ASPHALT PARKING

"SOUTH MARINA PARKING ONLY"

"YACHT CLUB AND NORTH MARINA PARKING ONLY"

PARKING STRIPE (TYPICAL)

DMH 6201
RIM EL.=5.68
E. INV. EL.=2.37(12"X 20" R.C.P.)
S. INV. EL.=2.39(12"X 20" R.C.P.)
BOTTOM EL.=(–)0.24

DMH 6202
RIM EL.=5.76
E. INV. EL.=(COULD NOT OBTAIN)
N. INV. EL.=2.47(15"X20" R.C.P.)
BOTTOM EL.=–0.36

CB 6200
GRATE EL.=5.39
W. INV. EL.=2.38(12"X 20" R.C.P.)
TOP N. INV. EL.=2.76(12" R.C.P.)
BOTTOM. N. INV. EL.=0.14(24" H.D.P.E.)
BOTTOM EL.=(–)0.88

CB 6203
GRATE EL.=5.61
W. INV. EL.=3.10(12"X20" R.C.P.)
BOTTOM EL.=(–)0.01

SANITARY MANHOLE 6209
RIM EL.=6.05
N. INV. EL.=–0.78(8" PVC)
S. INV. EL.=–0.83(8" PVC)

(END NOT LOCATED)

ASPHALT PARKING

1 STORY C.B.S. BUILDING
F.F.E. = 6.09 FEET

L O T 4

12" R.C.P. ABOVE 24" H.D.P.E.

12"X20" R.C.P.

8" PVC

DMH 6201

CB 6200

DMH 6202
12"X 20" R.C.P.

CB 6203

4'X9' CONC. PAD

CORNER OF CONCRETE CURB 0.38' EAST
BORE HOLE #3

0.5' WIDE CONCRETE WALL

CONCRETE STAIRS

CORNER OF CONCRETE CURB 0.74' EAST

BORE HOLE

(6227) 12" PALM

(6228) 15" PALM

(6225) 14" ROYAL PALM

(6226) 12" PALM

(6229) 6" PALM

1.4'X1.4' CONC. COLUMN

ROOF OVERHANG

5' CONCRETE PAVER WALKWAY

5' CONCRETE WALKWAY

CONCRETE STEP

CONCRETE SLAB

WOOD GUARD RAIL

CONCRETE PAVER STEPPING STONES

(6218) 10" PALM

(6217) 14" CABBAGE PALM

(6216) 14" CABBAGE PALM

76.5'

40.62'

BORE HOLE #2

ASPHALT PAVEMENT
CONCRETE SLAB

EDGE CONCRETE SLAB

EDGE OF MANGROVE

EDGE OF ROCK RIP-RAP

MANGROVE AND ROCK RIP-RAP

WOOD PILING (TYPICAL)

CONCRETE SLAB (IN DISREPAIR)
WOOD GUARD RAIL

CONCRETE GRILL

CONCRETE PAD

WOOD STAIRS

WOOD DECK

(6215) 19" CABBAGE PALM

ELECTRIC SERVICE PANEL

37.9'

24.4'

58.2'

37.97'

50.1'

12.1'

8" CONCRETE WALKWAY

3' HIGH CONCRETE WALL

3' CONCRETE WALKWAY

ELECTRICAL SERVICE

IRR. CTRL BOX

(6230) 9" PALM

WATER METER

TELEPHONE PEDESTAL

CATV BOX

(2) 4'X4' CONC. TRANSFORMER PADS, 0.19' NORTH

FENCE CORNER 0.82' SOUTH

5.5' HIGH METAL FENCE

FENCE CORNER 0.39' SOUTH

BRICK PAVERS

CONCRETE PAVERS

FACE OF CONCRETE SEAWALL

ST. LUCIE RIVER

ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

TOPOGRAPHIC SURVEY

NORTHSTAR GEOMATICS
617 NW BAKER ROAD, STUART, FLORIDA 34994
PO BOX 2371, STUART, FLORIDA 34995
(772)781-6400 (772)781-6462 FAX
LICENSED BUSINESS NO. 7217

DATE	REVISIONS

DATE 11/12/2020
SCALE 1"=10'
FIELD BK. 118
DWNG. BY JHY
CHECKED BY GSF

BOUNDARY AND TPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 3
OF 4 SHEETS
PROJECT NO. 14-040.3

MATCH LINE "A" - SEE SHEET 2



GRAPHIC SCALE
(IN FEET)
Intended display scale:
1 inch = 40 feet
40 0 40 80

N

RIPARIAN LINE EXHIBIT

BOUNDARY AND TPOGRAPHIC SURVEY FOR
WEITZEL OZ LLC

RIVERSIDE PARK SUBDIVISION
STUART, FLORIDA

SHEET NO. 4 OF 4 SHEETS
PROJECT NO. 14-040.3

DATE 11/12/2020
SCALE 1"=10'
FIELD BK. 118
DWNG. BY JHY
CHECKED BY GSF

DATE	REVISIONS

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PO BOX 2371, STUART, FLORIDA 34995
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LICENSED BUSINESS NO. 7217

Sportfish Marina – Fire Hydrant Exhibit

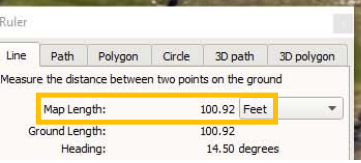




100’

Note: The nearest fire hydrant is located approximately 100 linear feet from the project site.

NW Flagler Avenue



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