

LOCATION MAP

LEGEND

- +5.00 — EXISTING SPOT ELEVATION
- PROPOSED GRADE FLOW
- ##.## — PROPOSED GRADE
- DRAINAGE MANHOLE
- CATCH BASIN
- PROPOSED SANITARY MANHOLE
- (8) — PARKING STALL COUNT
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- PROPOSED LIGHT POLE

LEGAL DESCRIPTION: (SOURCE O.R.B. 2681, PG. 1976, MARTIN COUNTY PUBLIC RECORDS)

PARCEL "A":
KNOWN AS ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 1, "PALM LAKE PARK" S/D, AS RECORDED IN PLAT BOOK 3, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST RIGHT OF WAY OF THE U.S. HIGHWAY NO. 1, AND THE SOUTH LINE OF SAID LOT 1, THENCE N88°47'07"W, ALONG SAID SOUTH LINE A DISTANCE OF 277.34 FEET TO A POINT, THENCE N22°16'44"E, ALONG A LINE PARALLEL TO AND 100 FEET EAST AT RIGHT ANGLES TO THE WEST LINE OF LOT 2 A DISTANCE OF 106.83 FEET TO A POINT OF THE NORTH LINE OF LOT 2, THENCE S88°47'07"E, ALONG SAID NORTH LINE A DISTANCE OF 202.84 FEET TO THE WEST LINE OF U.S. HIGHWAY NO. 1, THENCE S18°41'32"E, ALONG SAID WEST LINE A DISTANCE OF 106.03 FEET TO THE POINT AND PLACE OF BEGINNING.

PARCEL "B":
KNOWN AS A PORTION OF LOT 2, BLOCK 1, "PALM LAKE PARK" S/D, AS RECORDED IN PLAT BOOK 3, PAGE 41, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 AND THE SOUTH LINE OF LOT 1, THENCE N88°47'07"W, ALONG SAID LOT 1 AND THE EXTENSION LOT 2 A DISTANCE OF 277.34 FEET TO THE POINT AND PLACE OF BEGINNING.

THENCE N88°47'07"W, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 107.16 FEET TO A POINT, THENCE N22°16'44"E ALONG THE WEST LINE OF SAID LOT 2 A DISTANCE OF 106.83 FEET TO A POINT, THENCE S88°47'07"E ALONG THE NORTH LINE OF SAID LOT 2 A DISTANCE OF 107.16 FEET TO A POINT, THENCE S22°16'44"W, ALONG A LINE PARALLEL TO AND 100 FEET EAST AT RIGHT ANGLES TO THE WEST LINE OF SAID LOT 2 A DISTANCE OF 106.83 TO THE PLACE OF BEGINNING.

N

(IN FEET)
1 inch = 30 ft.

18' PARKING STALL DETAIL

SITE DATA

PARCEL ID:	29-37-41-001-001-00010-0
PARCEL SIZE:	.80 AC
SECTION:	--
TOWNSHIP:	-- SOUTH
RANGE:	-- EAST
CURRENT LAND USE:	COMMERCIAL
FUTURE LAND USE:	COMMERCIAL
CURRENT ZONING:	C-2
FUTURE ZONING:	CPUD
DEVELOPER:	ROBERT NUNEZ

LAND USE

TOTAL AREA:	34,871 SQ.FT.	.80 AC.	100.00%
IMPERVIOUS AREA:	21,386 SQ.FT.	.49 AC.	61%
PROP. BUILDING AREA:	6,800 SQ.FT.	.16 AC.	20%
PROP. PAVEMENT AREA:	14,148 SQ.FT	.32 AC.	40%
PROP. CONC AREA	438 SQ. FT.	.01 AC	1%
PERVIOUS AREA:	13,485 SQ.FT.	.31 AC.	39%
PROP. DRY DET. AREA:	1,578 SQ.FT.	.04 AC.	5%
PROP. OPEN SPACE AREA:	11,907 SQ.FT.	.27 AC.	34%

BUILDING DATA

TOTAL BUILDING COVERAGE: 20%
MAX BUILDING HEIGHT: 45'
PROPOSED BUILDING: 6,800 SQ. FT.

BUILDING SETBACKS
FRONT: 20' MINIMUM (AS NOTED IN LDC 6.05.02)
REAR: 25'
SIDE: 15'

PARKING CALCULATIONS

1 SPACE PER 200 SQ. FT. MEDICAL SERVICES
6,800 SQ. FT./ 200 SQ. FT. = 34 SPACES
PARKING REQUIRED = 34 SPACES (2 HC)
PARKING PROVIDED = 34 SPACES (3 HC)

PROVIDER OF UTILITIES

WATER: MARTIN COUNTY UTILITIES
WASTEWATER: MARTIN COUNTY UTILITIES
IRRIGATION: WELL (NOT PROPOSED)

DRAINAGE

THE SURFACE WATER MANAGEMENT SYSTEM FOR THE PROJECT WILL COLLECT SITE RUNOFF IN A SERIES OF INLETS WHICH WILL ROUTE THE RUNOFF TO THE PROPOSED DRY DETENTION AREAS WHICH ARE SIZED TO ACCEPT THE PROPOSED CONNECTION. THE PROPOSED DRAINAGE SYSTEM WILL COMPLY WITH THE SFWMD DESIGN CRITERIA AS WELL AS THE CITY OF STUART LDC.

SOLID WASTE

BASED ON THE INTENDED USE OF THE BUILDING, THIS PROJECT WILL UTILIZE PROPOSED DUMPSTER AREAS FOR SOLID WASTE AND RECYCLABLE ITEMS.

HAZARDOUS WASTE

ALL HAZARDOUS WASTE DISPOSALS SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS.

FIRE PROTECTION

ALL FIRE HYDRANTS WITHIN 1000' ARE SHOWN. EXISTING BUILDING UTILIZES A FIRE SPRINKLER SYSTEM AND PROJECT PROPOSES A FIRE SERVICE LINE TO SERVE THE NEW BUILDING.

LANDSCAPE

ALL LANDSCAPING BY OTHERS AND SHALL BE IN CONFORMANCE WITH THE CITY OF STUART LAND DEVELOPMENT CODE OF ORDINANCES SEC. 6.04.00.

ACCESSIBILITY AND ADA COMPLIANCE

ALL SIDEWALKS AND RAMPS SHALL MEET FDOT AND ADA REQUIREMENTS.

LIGHTING

ALL LIGHTING BY OTHERS IS TO INCLUDE POLE HEIGHTS AND SHALL BE IN CONFORMANCE WITH THE CITY OF STUART LAND DEVELOPMENT CODE OF ORDINANCES SEC. 6.07.00.

WATER, SEWER, AND IRRIGATION

THE PROPOSED BUILDING WILL HAVE WATER SERVICE CONNECTED TO EXISTING MARTIN COUNTY WATER MAIN AND WILL HAVE SEWER SERVICE CONNECTED TO THE EXISTING MARTIN COUNTY FORCEMAIN. A PRIVATE GRINDER STATION IS PROPOSED ON-SITE FOR CONNECTION TO THE FORCE MAIN

ENGINEERS ✪ SURVEYORS
ENVIRONMENTAL
10250 VILLAGE PARKWAY
UNIT 201
PORT ST. LUCIE, FL 34987
772-462-2455
www.edc-inc.com
F.B.P.E. CERTIFICATE OF AUTHORIZATION 9935
L.B. CERTIFICATE OF AUTHORIZATION 8098

JJL — DESIGNED BY
JJL — DRAWN BY
18-216 baker & us1 eng.dwg — FILENAME
CONCEPTUAL SITE PLAN — LAYOUT
AS SHOWN — SCALE
08APR18 — DATE

REVISION COMMENTS

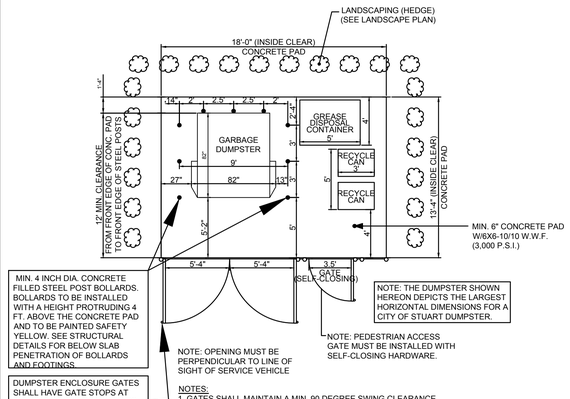
DATE

BAKER & US 1
SITE PLAN
FLORIDA
STUART

[illegible] E. (DATE)
#[illegible]5556
10250 SW VILLAGE PARKWAY - UNIT 201
PORT SAINT LUCIE, FL 34987
772-462-2455

18-216

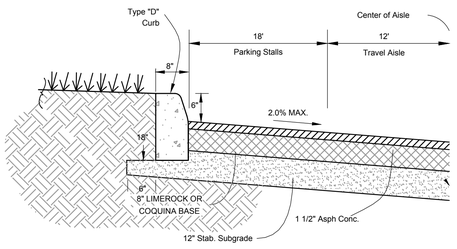
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NOTES:
1. GATES SHALL MAINTAIN A MIN. 90 DEGREE SWING CLEARANCE WHEN ANCHORED AND IN FULL OPEN POSITION.
2. GATES SHALL BE OPAQUE

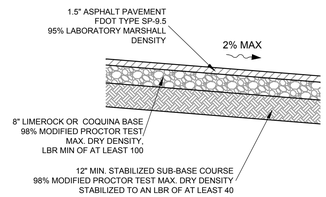
CITY OF STUART DUMPSTER ENCLOSURE - SITE DETAIL
SINGLE DUMPSTER w/ RECYCLING & GREASE DISPOSAL CONTAINER

N.T.S.

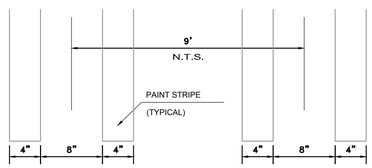


NOTES:
1. TYPICAL PAVEMENT TO BE APPLIED TO ENTIRE PARKING LOT AND ENTRANCE DRIVEWAY.
2. USE 3,000 P.S.I. CONCRETE AT 28 DAYS FOR CONSTRUCTION.
3. SUBGRADE TO EXTEND BEYOND THE TYPE "D" CURB AS SHOWN ON DETAIL.
4. TYPE "D" CURB TO BE CONSTRUCTED IN ACCORDANCE WITH FDOT INDEX #300.
5. TYPE "D" CURB SHOWN OVERSIZED IN DETAIL FOR CLEARITY.

TYPICAL PARKING LOT SECTION W/ TYPE "D" CURB (A-A)



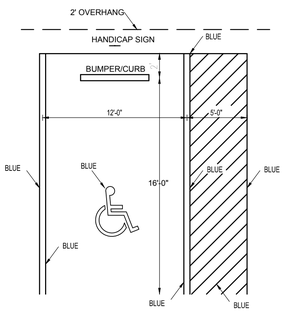
TYPICAL ON-SITE PAVEMENT SECTION



DOUBLE STRIPING DETAIL



NOTES:
1. TOP PORTION OF FTP 25 & 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.
2. BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
3. FTP 25 & 26 MAY BE FABRICATED ON ONE PANEL OR TWO.
4. FTP 25 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.



HANDICAP SPACE DETAIL

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Z:\EDC-2018\18-216 - Baker & US 1\ENGINEERING\AutoCAD\DWGs\18-216 BAKER & US1 ENG.dwg, CONCEPTUAL SITE PLAN, 8/27/2018 11:56:52 AM, Rachel C, EDC, Inc.