




**ELEVATION VIEW FROM S.E. FEDERAL HIGHWAY**
N.T.S.

## GENERAL SITE DATA:

**GENERAL:**

| | |
|---|---|
| EXISTING ZONING | CPUD |
| PROPOSED ZONING | CPUD |
| ADJACENT PROPERTY ZONING: | |
| NORTH | CPUD |
| SOUTH | SE FEDERAL HWY |
| EAST | CPUD |
| WEST | CPUD C-2 |
| EXISTING LAND USE | COMMERCIAL |
| PROPOSED LAND USE | COMMERCIAL |
| PROPOSED BUILDINGS | 1 |
| BUILDING AREA | 2,845 Sq Ft |
| TOTAL DEVELOPABLE ACRES | 1.14 Ac. |
| BUILDING COVERAGE TO LOT AREA | 5.73 % |
| OPEN SPACE | 0.18 Ac. |
| IMPERVIOUS/PERVIOUS AREA | 1.00 |
| TOTAL STORMWATER PROVIDED | - Ac. |
| NET DEVELOPABLE ACRES | 0.96 Ac. |

**SITE DATA:**

| | CPUD |
|---|---|
| PRODUCT TYPE | RESTAURANT |
| MAX. BUILDING HEIGHT | 45' (4 STORIES) |
| MIN. BUILDING SETBACKS: | |
| FRONT | 20'-100' (1) |
| REAR | 20' |
| SIDE | 5' |

NOTES:
(1) SECTION SEC 6.05.02.B REQUIRES A MINIMUM 20' SETBACK AND MAXIMUM 100' SETBACK FROM PROPERTY LINE.

**PHASING:**
THIS PROJECT WILL BE DEVELOPED IN ONE (1) PHASE

**MISCELLANEOUS:**

| | |
|---|---|
| POTABLE WATER SERVICE: | CITY OF STUART |
| WASTEWATER, RECLAIMED SERVICE: | CITY OF STUART |
| ELECTRIC SERVICE: | FLORIDA POWER & LIGHT |
| GAS: | TECO PEOPLES GAS |

**SIGNAGE:**
SIGNAGE SHALL COMPLY WITH SECTION 6.11.00 (SIGNS) OF THE CITY OF STUART'S LAND DEVELOPMENT CODE.

**LIGHTING:**
LIGHTING SHALL COMPLY WITH SECTION 6.05.00 (COMMERCIAL DEVELOPMENT STANDARDS) OF THE CITY OF STUART'S LAND DEVELOPMENT CODE.

**GARBAGE PICKUP:**
FRONT LOADED UNIT TO BE PICKED UP BEHIND THE PROPOSED BUILDING.

**FIRE:**
1. FIRE HYDRANTS SHALL BE INSTALLED SO THAT THE DESIGN AND CALCULATIONS MEET THE REQUIREMENTS IN THE CITY OF STUART CODE OF ORDINANCES AND THE FLORIDA FIRE PREVENTION CODE 5th EDITION (2012).
2. FIRE ACCESS SHALL BE FROM THE FRONT OF THE PROPOSED BUILDING. ACCESS SHALL BE IN ACCORDANCE WITH CHAPTER 18 NFPA 1 & 101, 2012 EDITION, FFPC 5TH EDITION (2012).
3. NEEDED FIRE FLOW FOR THE RESTAURANT SHALL PROVIDE FIRE FLOW IN ACCORDANCE WITH TABLE 18.4.5.1.2 OF NFPA 1 & 101, 2012 EDITION, FFPC 5TH EDITION (2012). REDUCTION OF FIRE FLOW MAY BE PERMITTED IF DWELLING IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM OR SEPARATED FROM OTHER STRUCTURES BY AT LEAST 30 FEET, BUT IN NO CASE SHALL THE FLOW BE LESS THAN 500 GPM PER 18.4.5 NFPA1, 2012 EDITION, FFPC 5TH EDITION (2012).

**ARCHITECTURAL:**
BUILDING DESIGN SHALL COMPLY WITH SECTION 6.05.00 (COMMERCIAL DEVELOPMENT STANDARDS) OF THE CITY OF STUART'S LAND DEVELOPMENT CODE.

**LANDSCAPE:**
FINAL LANDSCAPE PLANS ARE REQUIRE TO BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO LANDSCAPE CONSTRUCTION. LANDSCAPE PLANS TO BE IN ACCORDANCE WITH SECTION 6.04.03 (LANDSCAPE DESIGN) OF THE CITY OF STUART'S LAND DEVELOPMENT CODE.

**PUBLIC OPEN SPACE CALCULATIONS:**

| TOTAL DEVELOPABLE ACRES | REQUIRED ACRES | PROVIDED ACRES |
|---|---|---|
| 1.14 | N/A | 0.18 ac. |

**REQUIRED PARKING:**

| LAND USE | REQUIRED PARKING | SPACES PER UNIT | TOTAL REQUIRED | TOTAL PROVIDED |
|---|---|---|---|---|
| RESTAURANT | PARKING PER 100 SF OF SERVICE AREA[1] | 18 | 33 | 63 |
| | PARKING PER EMPLOYEE ON LARGEST SHIFT[2] | 15 | | |

NOTES:
(1) SERVICE AREA ASSUMED TO BE 60% OF GROSS BUILDING AREA (0.60 X 2,845SF).
(2) 15 EMPLOYEES ASSUMED TO BE ON THE LARGEST SHIFT.

**PARKING STALL DIMENSIONS:**

| TYPE | REQUIRED | PROVIDED |
|---|---|---|
| STANDARD | 9' x 18' | 10' x 20' |
| ADA | 12' x 18' | 12' x 20' |

0' 20' 40'

# PRELIMINARY CONCEPT PLAN

PDQ | CITY OF STUART | FLORIDA



FILE PATH: \\\\vhb\proj\Orlando\63251.00 PDQ-Stuart\graphics\BOARDS\Concept Rendering