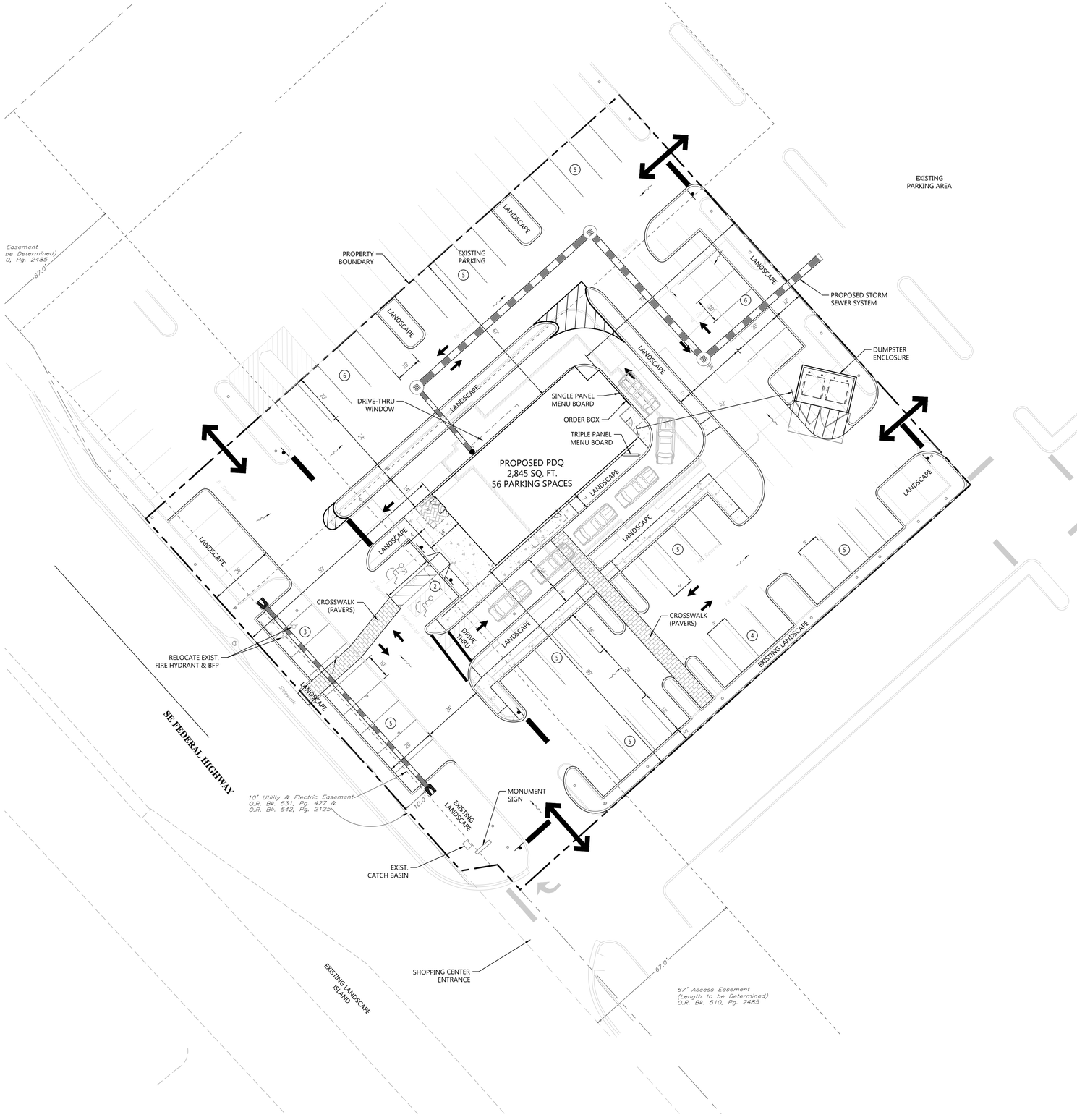
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RECORD LEGAL DESCRIPTION

A parcel of land lying in Section 10, Township 38 South, Range 41 East, Martin County, Florida, being more particularly described as follows:

Commencing at the Southwest corner of Section 10; thence, South 89°22'38" East, along the South line of Section 10, a distance of 783.69 feet to a point on the baseline of survey for State Road No. 5 (U.S. Highway No. 1); thence North 41°22'55" West, along said baseline, a distance of 588.56 feet; thence North 48°37'05" East, a distance of 53.75 feet to a point on the Easterly existing right-of-way line for said State Road No. 5 and the Point of Beginning; thence North 41°22'55" West, along said Easterly along the existing right-of-way line, a distance of 182.26 feet; thence North 48°42'26" East, a distance of 245.55 feet; thence South 41°29'41" East, a distance of 202.66 feet; thence South 48°33'38" West, a distance of 233.94 feet to a point on the Easterly right-of-way line of State Road No. 5; thence North 41°22'55" West, along said right of way line, a distance of 13.39 feet; thence South 81°03'49" West, along said right of way line, a distance of 14.23 feet to the Point of Beginning.

PREPARED BY: A·J·N SURVEYING, LLC.
Certificate of Authorization Number LB 7691
WWW.AJNSURVEYING.COM
530 Hillside Drive
Auburndale, Florida 33823
Office (813) 352-9483

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 S

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	56
	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'

vhb.com
225 E. Robinson Street
Suite 300
Orlando, FL 32801
407.839.4006
Certificate of Authorization
Number FL #3932

0 10 20 40 Feet

PDQ
(F.K.A. DENNY'S)

City of Stuart, Florida

No.	Revision	Date	Appvd.

Date
Aug. 10, 2018

Vertical Datum NAVD 1988

Drawing Title
Concept Plan

Drawing Number
1

Project Number
63251.00

Saved Monday, October 15, 2018 2:13:26 PM CGERLACH Plotted Monday, October 15, 2018 2:13:53 PM Gerlach, Catherine