LEGEND

- EXISTING RIGHT OF WAY
- EXISTING PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING TOP OF BANK (TOB)
- EXISTING TOE OF SLOPE (TOE)
- EXISTING STRIPING
- EXISTING STORMWATER PIPE
- (10) PROPOSED PARKING COUNT
- PROPOSED STRIPING
- PROPOSED EDGE OF PAVEMENT
- PROPOSED CURB
- PROPOSED TOP OF BANK (TOB)
- PROPOSED TOE OF SLOPE (TOE)
- PROPOSED STORMWATER PIPE
- PROPOSED CATCH BASIN
- PROPOSED MITERED END SECTION
- PROPOSED STORM MANHOLE
- PROPOSED WHEEL STOP
- PROPOSED BUILDING
- PROPOSED SIDEWALK 6' MINIMUM
- PROPOSED BOARDWALK W/ DOCK
- (6) PROPOSED PARKING LOT STALLS / ASPHALT
- PROPOSED CROSSWALKS

Parking Calculations

Total Parking Spaces Required — **160 Spaces**

Office: 27,000 sf x 1 space/350 sf = 78 spaces
Retail: 2,000 sf x 1 space/300 sf = 7 spaces
Restaurant: 200 seats x 1 space/4 seats = 50 spaces
Deck: 100 seats x 1 space/4 seats = 25 spaces

Total Parking Spaces Provided — **162 Spaces**

Total On-site Parking Spaces	108 Spaces
Garages:	27 Spaces (inc. 2 HC)
On Site:	81 Spaces (inc. 4 HC)
Public Parking Spaces	54 Spaces
Public Land Use:	54 Spaces
Garages:	0 Spaces

Building Data

Office (footprint):	10,100 FT^2
Office (under A/C):	27,000 FT^2
Retail:	2,000 ft^2
Restaurant:	7,900 ft^2

Site Data:

Existing Future Land Use:	
Downtown Redevelopment	1.42 Ac.
Public	1.31 Ac.
Other (Water)	0.60 Ac.
Proposed Future Land Use:	
Downtown Redevelopment (Parcel 2, B, Exist)	2.32 Ac.
Public (Parcel 1)	0.41 Ac.
Other (Waterward of Seawall)	0.60 Ac.
Existing Zoning:	Urban Waterfront

Total Area:	144,845.42 sf	3.33 ac.
Area Waterward of Seawall:	25,926.62 sf	0.60 ac.
Developed Area (Excludes Water):	118,918.80 sf	2.73 ac.
Impervious Area:	92,923 sf	2.13 ac. (78%)
Building Footprint:	20,000 sf	0.46 ac.
Pavement, Sidewalks, Patios:	72,923 sf	1.67 ac.
Pervious Area:	25,996 sf	0.60 ac. (22%)
Area (Downtown Redevelopment Area):	101,113.80 sf	2.32 ac.
Impervious Area:	97,107 sf	2.23 ac.
Building Footprint:	20,000 sf	0.46 ac.
Pavement, Sidewalks, Patios:	77,107 sf	1.77 ac.
Pervious Area:	21,744 sf	0.50 ac.
Area (Public Area):	17,805.00 sf	0.41 ac.
Impervious Area:	13,409 sf	0.31 ac.
Building Footprint:	0 sf	0 ac.
Pavement, Sidewalks, Patios:	13,409 sf	0.31 ac.
Pervious Area:	4,396 sf	0.10 ac.

NORTH

GRAPHIC SCALE
40 0 20 40 80
GRAPHICSCALE

EX. OAK/PALM TREES (TO BE PRESERVED)
F.E.C. RAILROAD RIGHT OF WAY LINE
F.E.C. RAILROAD
12' UTILITY EASEMENT O.R.B. 1351, PG. 184 [BOT NO. 29942 (5275-43)]
AREA TO BE RE-STRIPED TO BRIDGE
TRANSITION ZONE
PARCEL 1 (0.41 AC) TO REMAIN PUBLIC LAND USE
EXIST. SIDEWALK TO REMAIN
230' TURN LANE
PROPOSED BIKE LANE
PROPOSED CROSSWALK WITH FLASHER
6' SIDEWALK
DOUBLE DUMPSTER ENCLOSURE (DD-1) WITH RECYCLING SECTION IN BACK 22'-4" X 18'-4"
UPPER PLAZA
LOWER PLAZA ELEVATION LEVEL W/ UNDERGROUND PARKING
EXISTING SEAWALL
PROPOSED RIVERWALK EXTENSION W/ DOCK
PROPOSED OFFICE BLDG W/ UNDERGROUND PARKING FFE = 17.0 (1ST FLOOR)
RETAIL
EXISTING LIFT STATION
HANDICAP ACCESS RAMP W/ 30' SLOPES AND 5' FLAT SPACING (TYP)
ENTRY/WAITING AREA W/ ELEVATOR
PARCEL 2 (0.78 AC) CHANGE LAND USE FROM PUBLIC TO DOWNTOWN REDEVELOPMENT
PARCEL B (0.12 AC.) CHANGE LAND USE FROM PUBLIC TO DOWNTOWN REDEVELOPMENT
PORTE-COCHERE W/ MIN 13' CLEARANCE
PROPOSED RESTAURANT FFE = 21.5
90' DIA. CUL-DE-SAC
MONUMENT SIGN
STAGGERED DOUBLE DUMPSTER ENCLOSURE (DD-1) W/ 3' LANDSCAPE BUFFER
PARKING FOR BRIDGE TENDER/REPAIR (3 SPACES)
O & R YACHT SALES
REAC
SHED

Civil Engineering Professionals
CAPTEC Engineering, Inc.
301 NW Flagler Ave
Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007657

DATE:
DRAWN BY: MWH
DESIGNED BY: TLA
CHECKED BY: JWC
PROJECT No.: 1767
HORZ. SCALE: 1" = 40'
VERT. SCALE: N/A
CADD FILE:

NO.	DATE	BY	REVISIONS
			SITE PLAN APPLICATION SUBMITTAL
1	11-14-18		

SCALE VERIFICATION
0 1
SOLID BAR IS EQUAL TO ONE INCH ON ORIGINAL DRAWING. ADJUST AS SCALED DIMENSIONS ACCORDINGLY

NORTH POINT DEVELOPMENT
City of Stuart, Florida

SITE PLAN

TERESA L. ANDRE
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 54695

NOV 14 2018
Printed Date:

JOB No.: 1767
SHEET 2 OF 4

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