NORTHLAND SUBDIVISION

EXISTING USE: NORTHWOOD MOBILE HOME PARK

EXISTING ZONING: RT

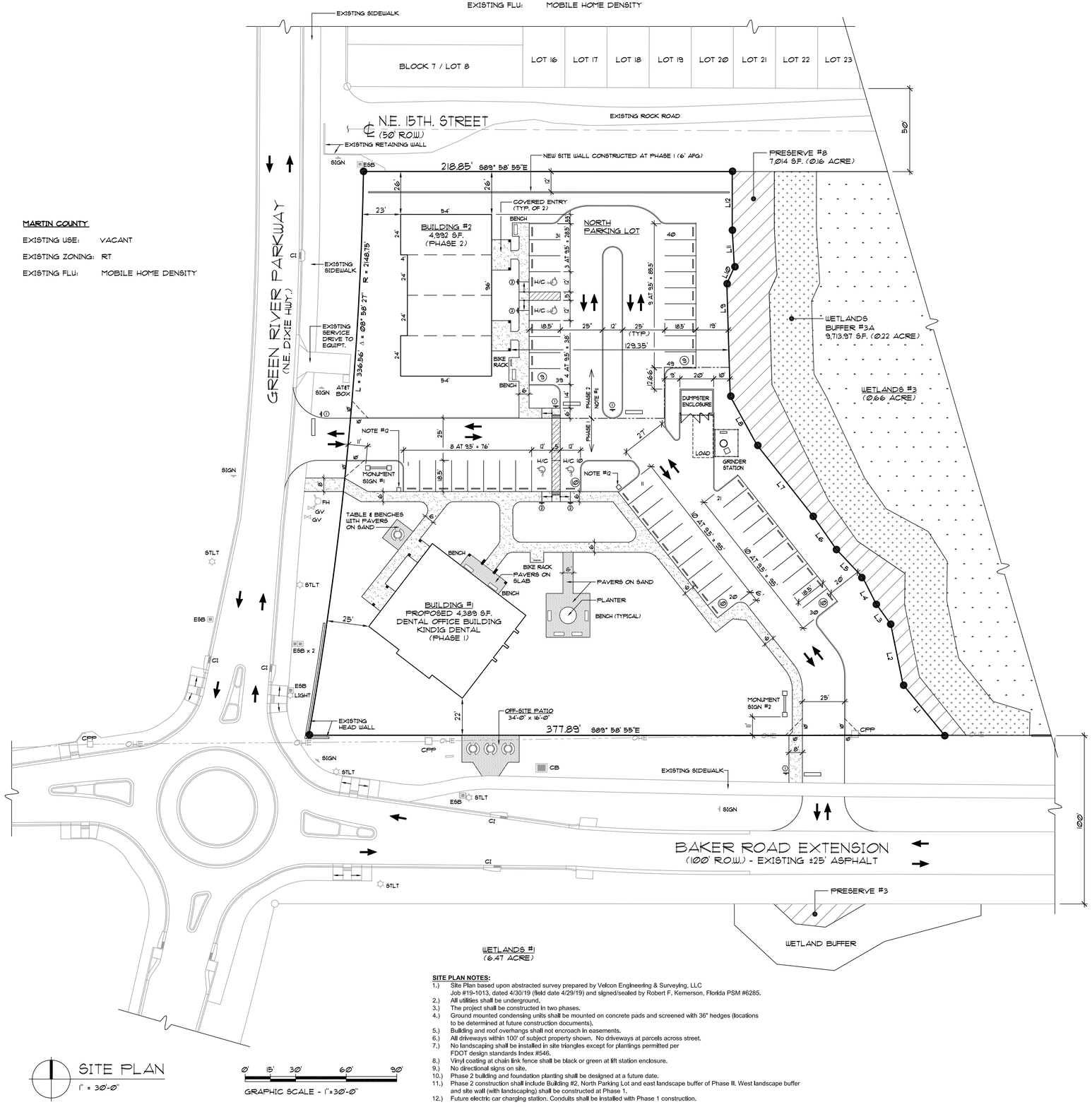
EXISTING FLU: MOBILE HOME DENSITY

MARTIN COUNTY

EXISTING USE: VACANT

EXISTING ZONING: RT

EXISTING FLU: MOBILE HOME DENSITY



SITE PLAN

1" = 30'-0"

0' 15' 30' 60' 90'

GRAPHIC SCALE - 1"=30'-0"

SITE PLAN NOTES:

1.) Site Plan based upon abstracted survey prepared by Velcon Engineering & Surveying, LLC Job #19-1013, dated 4/30/19 (field date 4/29/19) and signed/sealed by Robert F. Kemerson, Florida PSM #6285.
2.) All utilities shall be underground.
3.) The project shall be constructed in two phases.
4.) Ground mounted condensing units shall be mounted on concrete pads and screened with 36" hedges (locations to be determined at future construction documents).
5.) Building and roof overhangs shall not encroach in easements.
6.) All driveways within 100' of subject property shown. No driveways at parcels across street.
7.) No landscaping shall be installed in site triangles except for plantings permitted per FDOT design standards Index #546.
8.) Vinyl coating at chain link fence shall be black or green at lift station enclosure.
9.) No directional signs on site.
10.) Phase 2 building and foundation planting shall be designed at a future date.
11.) Phase 2 construction shall include Building #2, North Parking Lot and east landscape buffer of Phase II. West landscape buffer and site wall (with landscaping) shall be constructed at Phase 1.
12.) Future electric car charging station. Conduits shall be installed with Phase 1 construction.

INDEX TO DRAWINGS

SP-1	SITE PLAN
R-1	REGULATION PLAN
A-1	FLOOR PLAN - BUILDING #1
A-2	EXTERIOR ELEVATIONS - BUILDING #1
A-3	EXTERIOR ELEVATIONS - BUILDING #1
SL-1	SITE LIGHTING PLAN
LP-1	LANDSCAPE PLAN
LP-2	LANDSCAPE DETAILS
C-1	CIVIL ENGINEERING PLAN
1	SURVEY

PROJECT DATA:

PRINCIPAL USE: PROFESSIONAL AND MEDICAL OFFICES

ZONING: COMMERCIAL PLANNED UNIT DEVELOPMENT

LAND USE: NEIGHBORHOOD / SPECIAL DISTRICT

LOT SIZE: 90,107 s.f. (2.07 ACRES)

DISTRIBUTION:
Building Area = 9,381 S.F. = 10.40% < 15% maximum (One Story Building)
Impervious Area = 31,248 S.F. = 34.67% lot coverage
Pervious Area = 49,478 S.F. = 54.93% > 25% minimum
TOTAL = 90,107 S.F. = 100.00% lot coverage

PARKING REQUIREMENTS:
9,381 S.F. / 200 S.F. = 47 spaces required
48 spaces provided

2 handicapped spaces required and 4 provided within 49 provided stalls.
Parking stalls shall be double striped per "Typical Parking Stalls Details" on Sheet R-1.
1 loading space required with 1 provided (12' x 25')

All stalls shall be striped and have concrete wheel stops.
All landscaped areas shall be curbed or protected with wheel stops.
Parking Lot shall be 6" concrete or asphalt.
Handicapped stalls shall have approved sign on pole and pavement marking.

BUILDING:

Required Setbacks	Actual Setbacks
Front (South) - 20'	Front (South) - 22'
Rear (North) - 25'	Rear (North) - 26' (adjacent to residential)
Interior Side (East) - 5'	Interior Side (East) - 129.35'
Street Side (West) - 5'	Street Side (West) - 23'

Maximum Height - 45'-0" Height = 21'-0" to median distance for sloping roofs between eave and ridge

BUILDING TYPE: Type 5, unprotected and unsprinkled.

HOURS OF OPERATION:
Monday thru Friday - 7:00 A.M. to 9:00 P.M.
Saturday & Sunday - 8:00 A.M. to 8:00 P.M.

Flood Zone 'X' - per FFIRM MAP 120285C0132G - Dated March 16, 2015

SIGN SCHEDULE: Signs shall comply with M.U.T.C.D.

(1) Stop Sign with Stop Bar

(2) Handicapped Sign with $250 Fine

PCN # 28 - 37 - 41 - 013 - 000 - 00010 - 0

DEVELOPMENT TEAM

OWNER:
CHRISTOPHER W. & MELISSA C. KINDIG
646 N.E. River Terrace
Jensen Beach, Florida 34957

CIVIL ENGINEER & SURVEYOR:
VELCON ENGINEERING & SURVEYING, LLC.
590 NW Peacock Blvd., - Suite 8
Port St. Lucie, Florida 34986
(772) 879-0477

SITE LIGHTING DESIGNER:
KUOPPALA & ASSOCIATES, P.A.
925 South Military Trail - Suite D-10
West Palm Beach, Florida 33415
(561) 682-1909

LANDSCAPE ARCHITECT:
LITTERICK LANDSCAPE ARCHITECTURE
2740 S.W. Martin Downs Blvd., Suite #199
Palm City, Florida 34990
(561) 719-3876

TRAFFIC ENGINEER:
H. BURT SMITH
825 Whippoorwill Trail
West Palm Beach, Florida 33411
(561) 798-5058

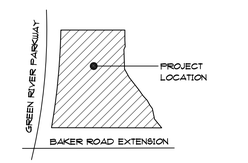
LEGAL DESCRIPTION:
LOT 1, NEW AVONLEA P.U.D, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 35, PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

ABBREVIATIONS:

F.H.	FIRE HYDRANT
S.B.	SETBACK
L.S.B.	LANDSCAPE BUFFER
U.E.	UTILITY EASEMENT
M.H.	MANHOLE
F.F.	FINISHED FLOOR
M.S.L.	MEAN SEA LEVEL
F.P.L.	FLORIDA POWER & LIGHT
D.E.	DRAINAGE EASEMENT
I.C.B.	INCOMPATIBLE BUFFER
E.O.P.	EDGE OF PAVEMENT
C.B.	CATCH BASIN
T.R.	TRASH RECEPTACLE
O.H.E.	OVERHEAD ELECTRIC
E.S.B.	ELECTRIC SERVICE BOX
G.V.	GATE VALVE
ST. LT.	STREET LIGHT
C.P.P.	CONCRETE POWER POLE
A.T.T.	TELEPHONE EQUIPMENT BOX
SIGN	STREET SIGN - EXISTING
H.C.	HANDICAPPED
E.S.B.	ELECTRIC SERVICE BOX

PRESERVE 8 LINE TABLE

LINE	LENGTH	BEARING
L-1	38.92'	S 39°20'11" E
L-2	36.53'	S 11°31'26" E
L-3	15.00'	S 35°33'43" E
L-4	17.57'	S 26°48'23" E
L-5	22.95'	S 43°09'39" E
L-6	23.84'	S 35°00'50" E
L-7	54.10'	S 38°14'31" E
L-8	32.82'	S 28°46'22" E
L-9	66.91'	S 01°42'54" E
L-10	10.80'	S 24°35'21" W
L-11	22.22'	S 03°21'16" E
L-12	34.50'	S 00°01'05" W



PROJECT LOCATION MAP

NO SCALE

REVISIONS	BY

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS
LICENSE #AAC-001656
ROBERT E. KUOPPALA
FLORIDA ARCHITECT #9481
925 SOUTH MILITARY TRAIL, SUITE D-10 (561) 682-1909-OFF.
WEST PALM BEACH, FLORIDA 33415 (561) 682-1975-FAX.

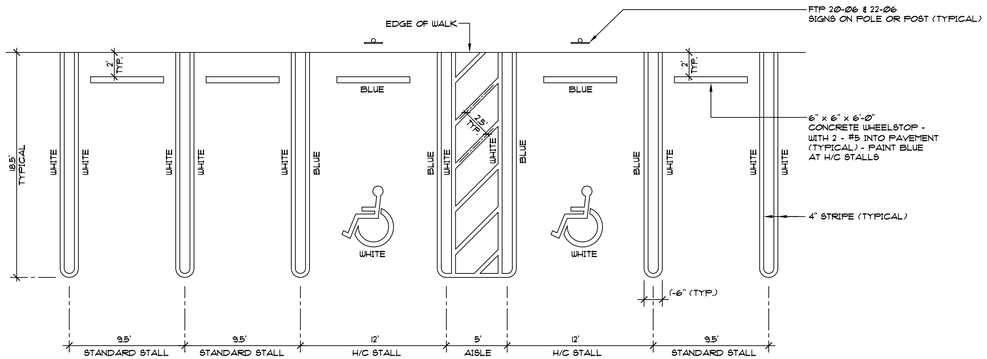
OCTOBER 30, 2019

NEW PROFESSIONAL & MEDICAL OFFICES

KINDIG PROFESSIONAL PLAZA

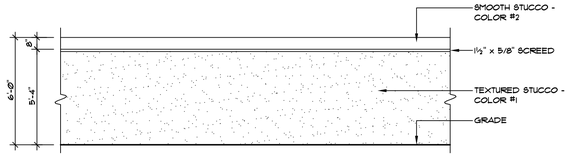
LOT #1 - AVONLEA CROSSINGS 'A'
NORTHEAST CORNER OF GREEN RIVER PARKWAY & BAKER ROAD EXTENSION
STUART, FLORIDA

DRAWN	GWT
CHECKED	KUOPPALA
DATE	OCTOBER 30, 2019
SCALE	AS NOTED
COMM. NO.	19-06
SHEET	SP-1
OF	1 SHEETS



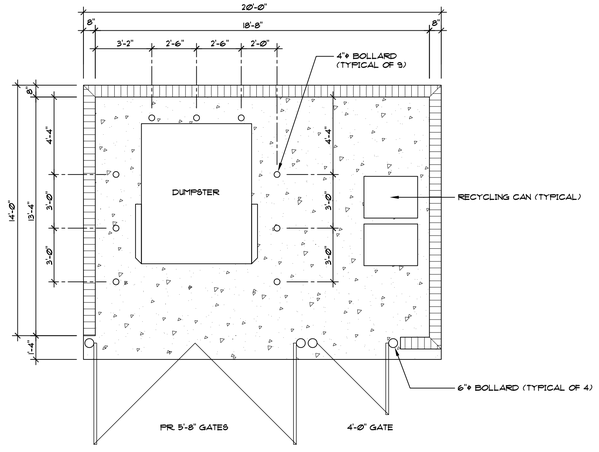
TYPICAL PARKING STALLS DETAIL - 90°

NO SCALE



SITE WALL ELEVATION

1/4"=1'-0"

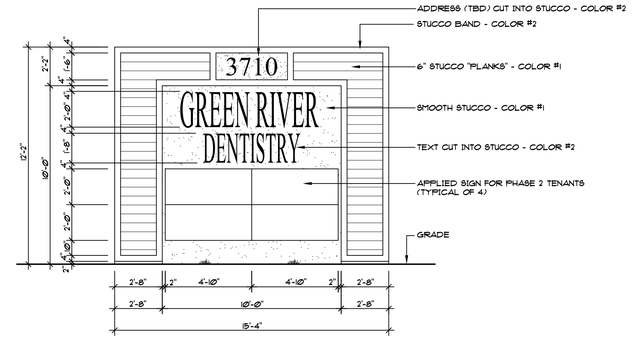


DUMPSTER ENCLOSURE PLAN

1/4"=1'-0"

DUMPSTER ENCLOSURE NOTES:

1.) Bollards shall be steel filled with concrete, top of 4'-0" above concrete pad and painted Safety Yellow.
2.) Slab shall be 6" thick concrete (3,000 PSI @ 28 days) with 1 layer 6 X 6 X 10/10 WWF with footings at bollards and CMU walls.
3.) Gates shall be opaque and maintain minimum 90 degree swing clearance when anchored and in "full open" position. Gates shall have gate stops or cane bolts to lock gates open during servicing.
4.) Gates shall remain closed except during pickup and being serviced.
5.) Pedestrian access gate shall have self-closing hardware.



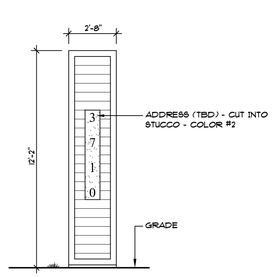
MONUMENT SIGN ELEVATION (FACING STREET)

1/4"=1'-0"

TYPICAL OF 2 FACES

MONUMENT SIGN PLAN

1/4"=1'-0"



MONUMENT SIGN ELEVATION (END FACING STREET)

1/4"=1'-0"

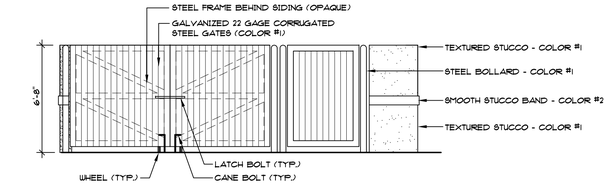
TYPICAL OF 2 FACES - NO ADDRESS AT INBOARD FACE

MONUMENT SIGN CALCULATIONS:

A.) CODE REQUIREMENTS:
  1.) One double faced sign per frontage.
  2.) 0.75 S.F. per frontage with maximum 100 S.F. per sign.
B.) SOUTH PROPERTY LINE FRONTING BAKER ROAD:
  1.) Frontage = 337.39'
  337.39' X 0.75 = 253 S.F.
  Maximum sign area = 100 S.F.
  Actual sign area = 100 S.F. (Note #1)
C.) WEST PROPERTY LINE FRONTING GREEN RIVER PARKWAY:
  1.) Frontage = 336.56'
  336.56 X 0.75 = 252 S.F.
  Maximum sign area = 100 S.F.
  Actual sign area = 100 S.F. (Note #1)
D.) Address numbers shall be minimum 6" high
E.) Text subject to change.

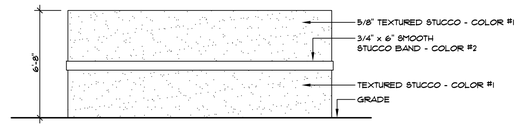
NOTES:

1.) Sign copy area does not include decorative piers each side of sign copy.
2.) Signs shall require separate permits.



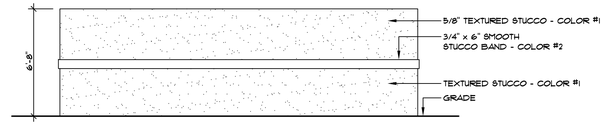
SOUTH ELEVATION

1/4"=1'-0" (DUMPSTER ENCLOSURE)



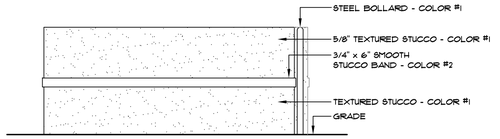
EAST ELEVATION

1/4"=1'-0" (DUMPSTER ENCLOSURE)



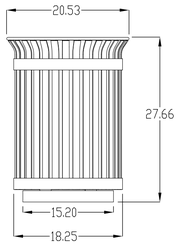
NORTH ELEVATION

1/4"=1'-0" (DUMPSTER ENCLOSURE)



WEST ELEVATION

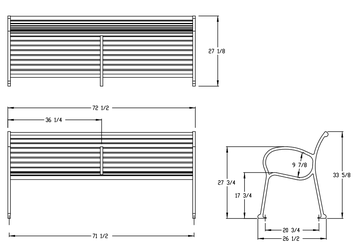
1/4"=1'-0" (DUMPSTER ENCLOSURE)



TRASH RECEPTACLE

NO SCALE

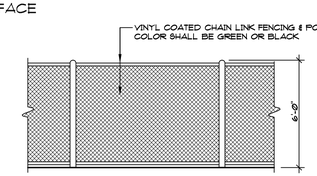
NOTES:
1) ANCHOR RECEPTACLE TO SLAB.
2) UNIT SHALL BE HUNTCO "WENATCHEE" OR APPROVED EQUAL. COLOR SHALL BE BLUE OR WHITE AND FINISH SHALL BE THERMOPLASTIC COATING.



BENCH DETAIL

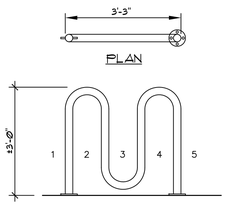
NO SCALE

NOTES:
1) ANCHOR BENCH TO SLAB.
2) UNIT SHALL BE HUNTCO "WILLIAMETTE" OR APPROVED EQUAL. COLOR SHALL BE BLUE OR WHITE AND FINISH SHALL BE THERMOPLASTIC COATING.



CHAIN LINK FENCE

NO SCALE AT GRINDER STATION



ELEVATION

BIKE RACK

NO SCALE

NOTES:
1) ANCHOR RACKS TO SLAB.
2) UNIT SHALL BE HUNTCO BR-5 OR APPROVED EQUAL. COLOR SHALL BE BLUE OR WHITE AND FINISH SHALL BE THERMOPLASTIC COATING.

REVISIONS	BY

KUOPPALA & ASSOCIATES, P.A.
ARCHITECTS
LICENSE #AAC-001656
ROBERT E. KUOPPALA
FLORIDA ARCHITECT #9481
925 SOUTH MILITARY TRAIL, SUITE D-10 (561) 682-1909-OFF.
WEST PALM BEACH, FLORIDA 33415 (561) 682-1975-FAX.

SEPTEMBER 30, 2019

NEW PROFESSIONAL & MEDICAL OFFICES

KINDIG PROFESSIONAL PLAZA

LOT #1 – AVONLEA CROSSINGS 'A'
NORTHEAST CORNER OF GREEN RIVER PARKWAY & BAKER ROAD EXTENSION
STUART, FLORIDA

DRAWN	GWT
CHECKED	KUOPPALA
DATE	SEPTEMBER 30, 2019
SCALE	AS NOTED
COMM. NO.	19-06
SHEET	R-1
OF	1 SHEETS