Site Data

Total Site Area:	35,695 sf. (0.82 Ac.)
Developable Area:	35,695 sf. (0.82 Ac.)
Impervious Area:	21,117 sf. (0.48 Ac.) (59.2%)
Buildings: ROOF	8,623 sf. (0.20 Ac.)
Vehicular Use Area:	10,594 sf. (0.24 Ac.)
Sidewalks and Pedestrian Access Areas:	1,900 sf. (0.04 Ac.)
Pervious Area:	14,578 sf. (0.34 Ac.) (40.9%)
Landscape Area:	14,578 sf. (0.34 Ac.)
Existing Zoning:	UH & UN
Future Land Use	DOWNTOWN REDEVELOPMENT
Existing Use:	HOTEL / MOTEL

Proposed Use

18 efficiency apartments

1 one-bedroom apartment

Density: 23.2 UNITS/ACRE

Building Data

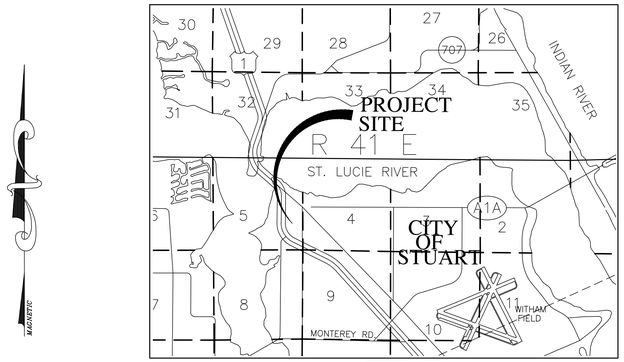
Gross Floor Area:	5,928 s.f.
Maximum Height:	30 Feet (one story)
Building Coverage:	17%
Open Space:	41%

Parking Requirements

Parking Required:	29 Spaces

1.5 space per 1 bedroom unit @ 19 units = 29 spaces.

Parking Provided:	29 Spaces

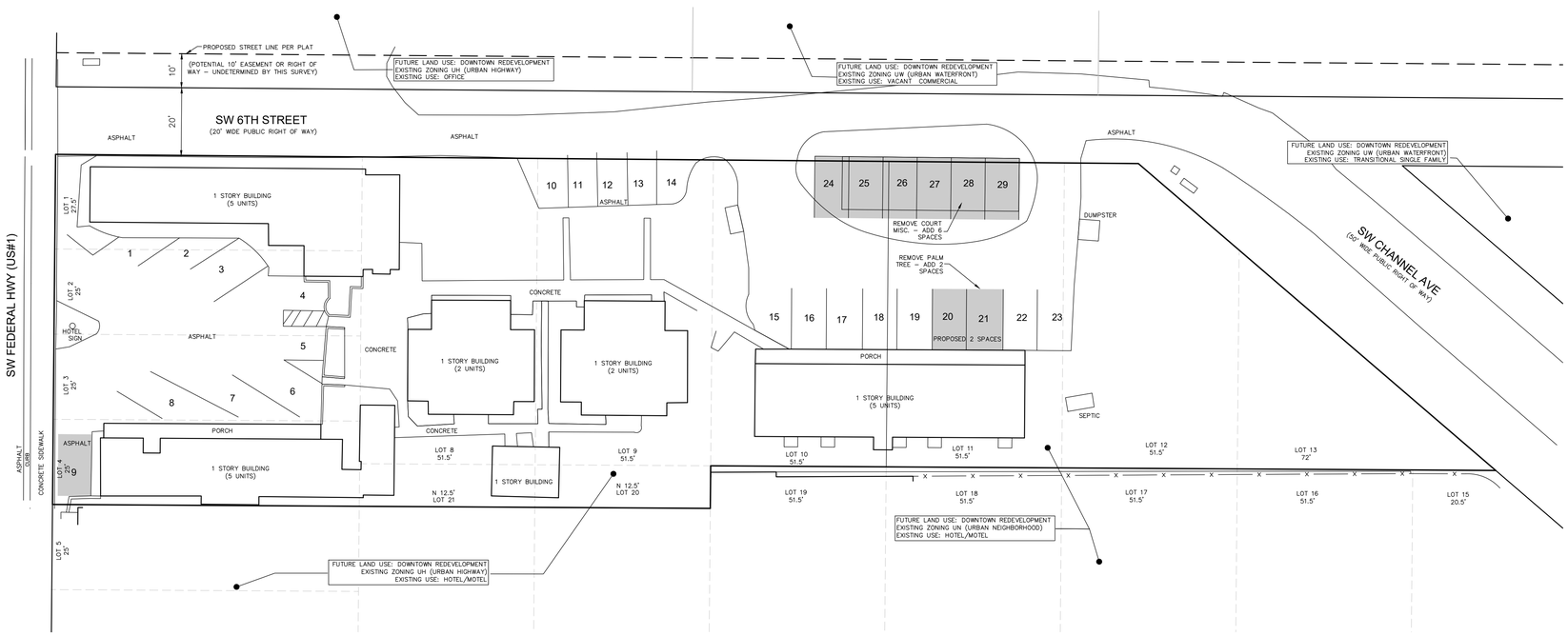


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



NOTE: PROJECT IS A CONVERSION OF AN EXISTING MOTEL TO APARTMENTS AND WILL MAKE USE OF EXISTING STRUCTURES AND WILL NOT ALTER BUILDING FOOTPRINT

48 HOURS BEFORE DIGGING
CALL TOLL-FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

NOTE: SITE PLAN BASED OF SURVEY BY
CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXC@BELLSOUTH.NET
LICENSED BUSINESS # 6858

MICHAEL J. GRZELKA, P.E.
FLORIDA REGISTRATION NO. 46609

UNAUTHORIZED USE OF ELECTRONIC FILES WITHOUT CONSENT OF GEI IS PROHIBITED. THESE FILES ARE FOR REFERENCE PURPOSES ONLY, NOT FOR CONSTRUCTION. THESE DRAWINGS ARE NOT VALID WITHOUT SIGNATURE, SEAL, AND DATE AFFIXED BY THE ENGINEER OF RECORD.

DATE	REVISIONS	BY

Grzelka Engineering Inc.
2740 SW Martin Downs Boulevard
Suite 418
Palm City, FL 34990
Phone: (772) 485-0615
CA# 30511

603 PLACE

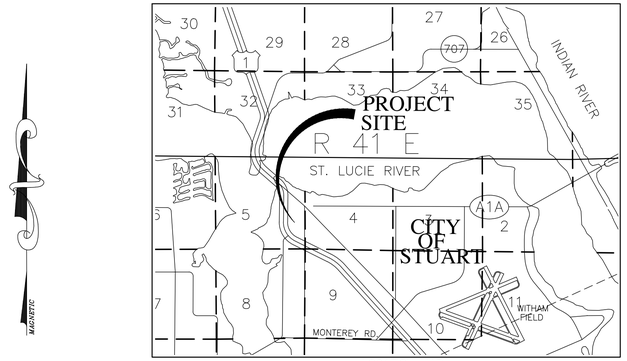
603 SW FEDERAL HWY STUART, FL

SITEPLAN

DWN: EM	CHECKED: MJG	DATE: NOV.2019	SHEET 1 of 2
SCALE: 1"=20'	FILE: S.WND		

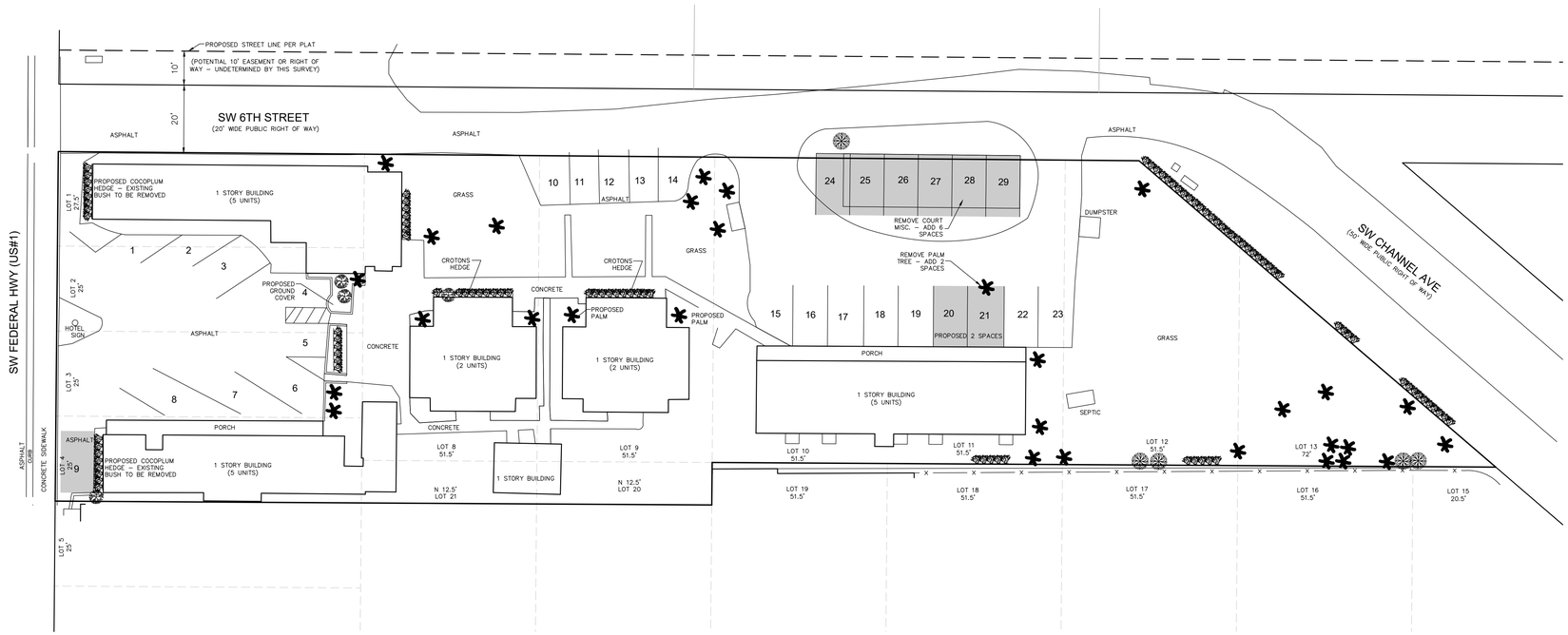
TREE SYMBOLS:

= PALM
= OAK
= MISC.
= HEDGE
= LOBLOLLY PINE



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



48 HOURS BEFORE DIGGING
CALL TOLL-FREE
1-800-432-4770
SUNSHINE STATE ONE CALL OF FLORIDA, INC
UNDERGROUND UTILITIES NOTIFICATION CENTER

NOTE: SITE PLAN BASED OF SURVEY BY
CHRISTIAN FENEX AND ASSOCIATES, LLC
PROFESSIONAL SURVEYING AND MAPPING
ENVIRONMENTAL CONSULTING
3401 SW 72ND AVE., PALM CITY, FLORIDA
P.O. BOX 2533, PALM CITY, FL 34991
PH.(772)283-2977 EMAIL FENEXCO@BELLSOUTH.NET
LICENSED BUSINESS # 6858

MICHAEL J. GRZELKA, P.E.
FLORIDA REGISTRATION NO. 46609

UNAUTHORIZED USE OF ELECTRONIC FILES WITHOUT CONSENT OF GEI IS PROHIBITED. THESE FILES ARE FOR REFERENCE PURPOSES ONLY, NOT FOR CONSTRUCTION. THESE DRAWINGS ARE NOT VALID WITHOUT SIGNATURE, SEAL, AND DATE AFFIXED BY THE ENGINEER OF RECORD.

DATE	REVISIONS	BY

Grzelka Engineering Inc.
2740 SW Martin Downs Boulevard
Suite 418
Palm City, FL 34990
Phone: (772) 485-0615
CA# 30511

603 PLACE
603 SW FEDERAL HWY STUART, FL

LANDSCAPE PLAN

DWN: EM | CHECKED: MJG | DATE: NOV.2019
SCALE: 1"=20' | FILE: S.WIND
SHEET 2 of 2