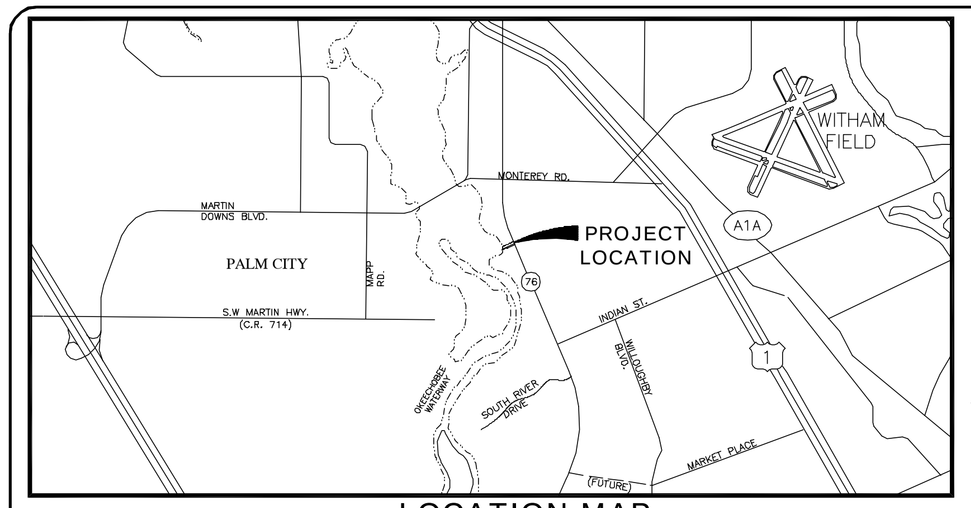
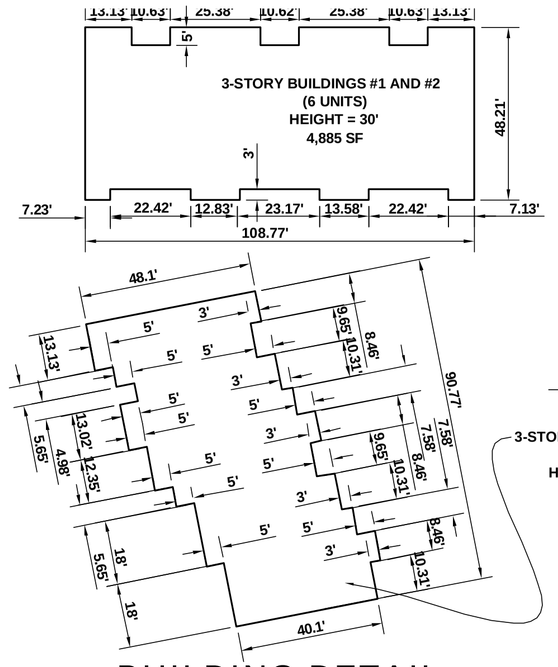
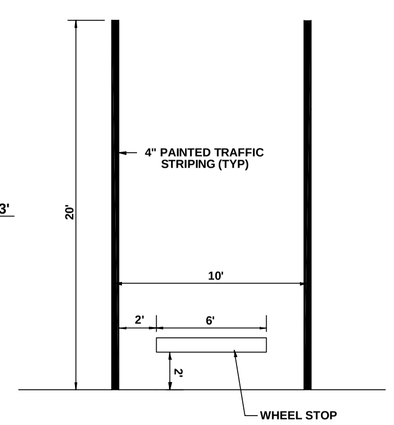


LOCATION MAP

N.T.S.

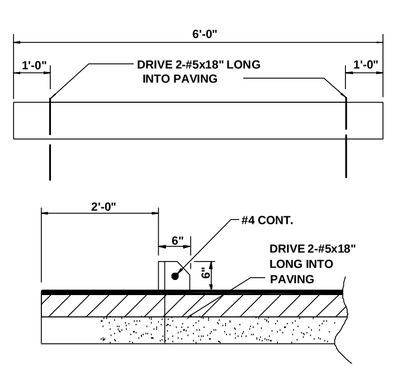


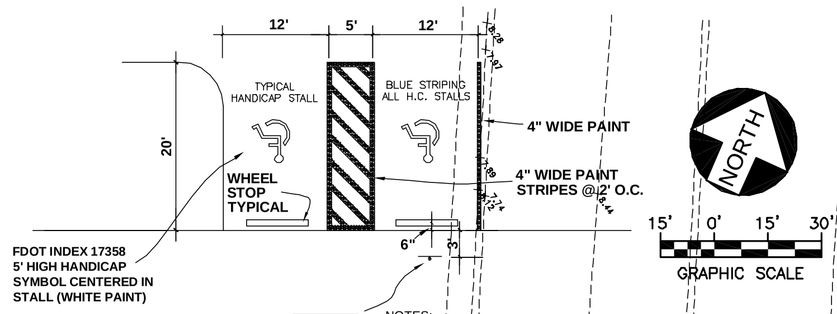
BUILDING DETAIL



TYPICAL PARKING DETAIL

N.T.S.





HANDICAP SIGN FDOT INDEX 17335 FTP-25 (TYP.)

FTP-26

NOTES:

TOP PORTION OF FTP 25& 26 SHALL HAVE A REFLECTIVE BLUE BACKGROUND WITH WHITE REFLECTIVE SYMBOL AND BORDER.

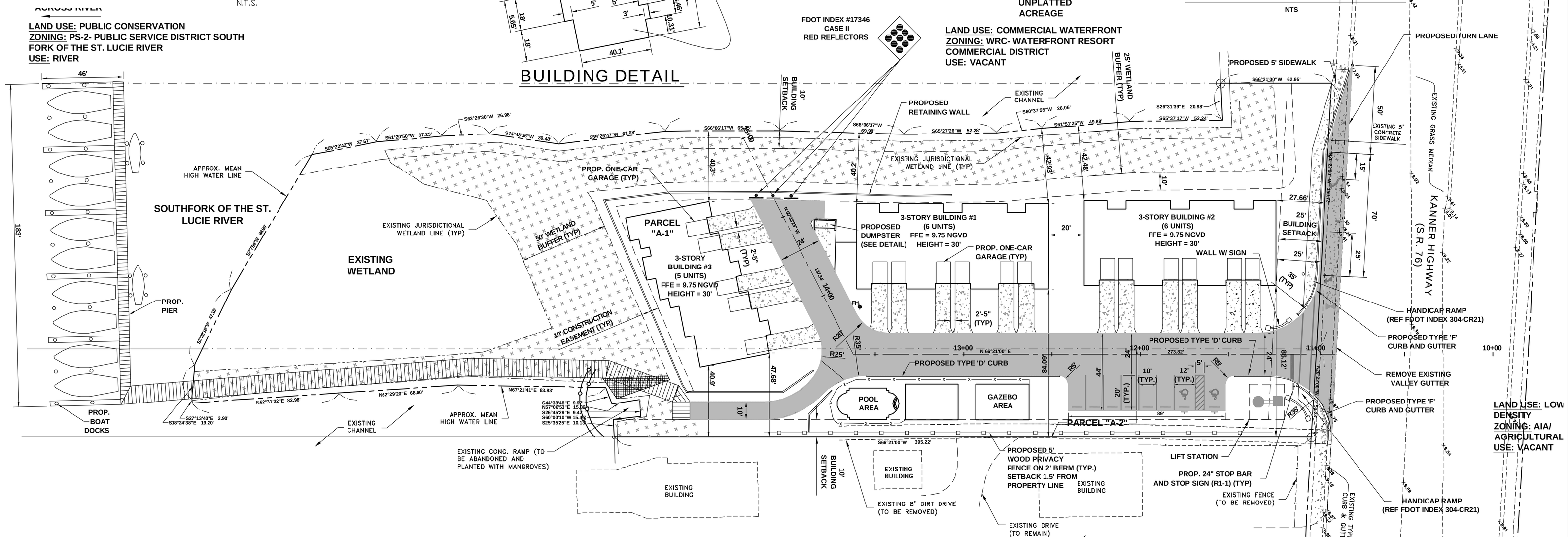
BOTTOM PORTION SHALL HAVE A REFLECTIVE WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.

FTP 25 & 26 IS FOR USE IN AREAS WHERE SPACE IS LIMITED.

HEIGHT SHALL BE 7 FEET MEASURED FROM THE GROUND OR SIDEWALK TO THE BOTTOM OF "PERMIT ONLY" SIGN OF 6 FEET TO THE BOTTOM OF "$250 FINE" SIGN.

HANDICAP PARKING STALLS

NTS



SITE DATA

TOTAL SITE AREA	**98,500± S.F.**	**2.26 Ac.**	**100.0 %**
TOTAL IMPERVIOUS AREA	**53,448 S.F.**	**1.22 Ac.**	**54.3 %**
BUILDINGS	13,705 S.F.	0.31 Ac.	13.9 %
PAVEMENT	12,004 S.F.	0.28 Ac.	12.2 %
CONCRETE	4,964 S.F.	0.11 Ac.	5.0 %
PIER	2,578 S.F.	0.06 Ac.	2.7 %
POOL AREA	526 S.F.	0.01 Ac.	0.5 %
WETLANDS	19,671 S.F.	0.45 Ac.	20.0 %
TOTAL PERVIOUS AREA	**45,052 S.F.**	**1.04 Ac.**	**45.7 %**
WETLAND BUFFER	22,541 S.F.	0.52 Ac.	22.9 %
GREEN	22,513 S.F.	0.52 Ac.	22.8 %
SITE ZONING:			
LAND USE	COMMERCIAL WATERFONT		
EXISTING ZONING	WRC		
PROPOSED ZONING	WRC		
LAND DEVELOPMENT REGULATIONS			
BUILDING DATA:			
MAX BUILDING HEIGHT	30 Ft.		
PRODUCT TYPE	MULTI-FAMILY RESIDENTIAL		
MAX STORY	3		
PROPOSED UNITS	17 UNITS		
PROPOSED RESIDENTIAL DENSITY	7.52 UNITS/ACRE		
BUILDING SETBACKS:			
FRONT	25 FT		
SIDE	10 FT		
REAR	20 FT		
BUILDING SEPARATION	20 FT		
5' AMENITY SETBACK FROM ROADWAY (POOLS, PATIOS, DECKS, ETC.)			

LEGEND:

- PROPOSED BUILDING
- UPLAND PRESERVE AREA
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE DRIVEWAY
- PROPOSED PROPERTY LINE
- RIGHT-OF-WAY LINE
- PROPOSED FIRE HYDRANT
- PROPOSED STOP BAR AND SIGN
- PROPOSED 5' PRIVACY FENCE
- PROPOSED FENCE
- APPROXIMATE MEAN HIGH WATER
- PROPOSED LIFT STATION

LAND USE: COMMERCIAL WATERFRONT
ZONING: WRC- WATERFRONT RESORT COMMERCIAL DISTRICT
USE: MIXED-USE

UNPLATTED ACREAGE

NOTES:

1. ALL PROPOSED ROADS ARE PRIVATE.
2. WATER SHALL BE PROVIDED BY THE CITY OF STUART. WASTEWATER SERVICES MAY BE PROVIDED BY MARTIN COUNTY UTILITIES DEPARTMENT.
3. THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ONE PHASE BEGINNING WITHIN 1 YEAR OF APPROVAL AND SHALL BE COMPLETED WITHIN 2 YEARS FROM DATE OF APPROVAL.
4. ALL EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
5. ALL PROPOSED SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE SIGN REGULATIONS AT THE TIME OF PERMITTING.
6. THE APPLICANT WILL REQUEST IN WRITING PRIOR TO ANY LAND CLEARING THAT THE MARTIN COUNTY GROWTH MANAGEMENT DEPARTMENT (GMD) PERFORM A FIELD INSPECTION TO DETERMINE IF BARRICADES HAVE BEEN PROPERLY INSTALLED ON THE SITE.
7. DURING CONSTRUCTION ACTIVITIES, EXISTING NATIVE VEGETATION SHALL BE RETAINED TO ACT AS BUFFERS BETWEEN ADJACENT LAND USES, AND TO MINIMIZE NUISANCE DUST AND NOISE. BARRICADES SHALL BE USED ON SITE TO PRESERVE THE VEGETATION TO BE RETAINED FOR THIS PURPOSE. (Comprehensive plan, Section 9-11)
8. THE PROPERTY LIES IN A FLOOD ZONE "X" AND "AE" (EL. 7), AS SHOWN ON NATIONAL FLOOD INSURANCE PROGRAM MAP, COMMUNITY NO. 12085C, PANEL NOS. 0142F, EFFECTIVE OCT. 4, 2002.
9. ELEVATIONS AS SHOWN HEREON REFERENCE NGVD 1929.

MAINTENANCE OF TRAFFIC NOTES:

1. MAINTENANCE OF TRAFFIC SHALL BE IN ACCORDANCE WITH FDOT INDEX NO. 613 FOR DRIVEWAY WORK.
2. LOCAL MEDIA SHALL BE CONTACTED A WEEK PRIOR TO ANY LANE CLOSURES ON THE STATE ROAD SYSTEM AS IT WILL OCCUR DURING PEAK HOURS OR OVER THE SPAN OF MORE THAN ONE DAY. CONTACT: BARBARA KELLEHER, FDOT PUBLIC INFORMATION OFFICE AT 954-777-4091.

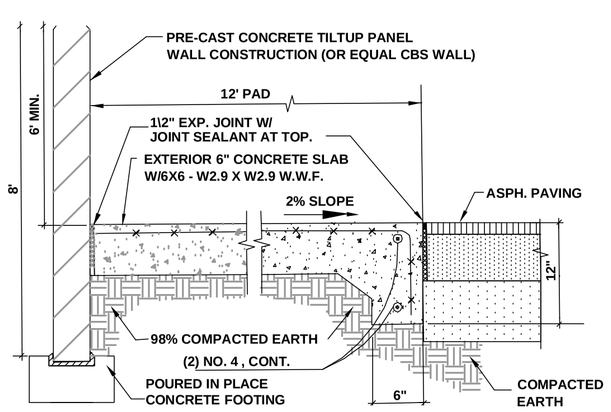
PARKING CALCULATIONS:

REQUIRED:
2-BEDROOM UNITS:
2 SPACES EACH = 17X2 = 34 SPACES

PROVIDED:

ONE CAR GARAGE	17 SPACES
DRIVEWAYS	17 SPACES
GUEST PARKING	8 SPACES
TOTAL PROVIDED	42 SPACES
HANDICAP	2 SPACES

LEGAL DESCRIPTION:
SEE SURVEY.



DUMPSTER PAD DETAIL

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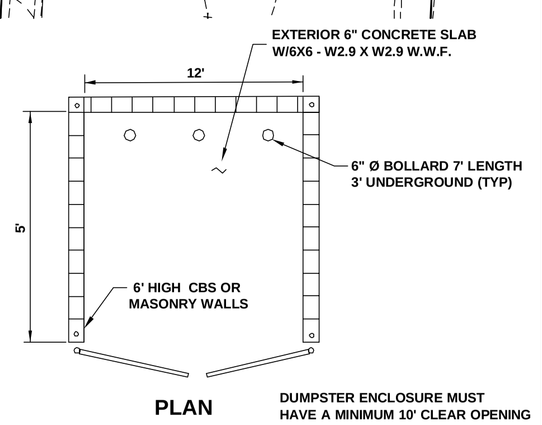

PLAN

DUMPSTER ENCLOSURE MUST HAVE A MINIMUM 10' CLEAR OPENING

DUMPSTER ENCLOSURE

N.T.S.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADOPTION BY CAPTEC ENGINEERING, INC. SHALL BE WITHOUT LIABILITY TO CAPTEC ENGINEERING, INC.

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Civil Engineering Professionals
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Stuart, Florida 34994
Phone: (772) 692-4344
Fax: (772) 692-4341
Engineering Business No. EB-0007657

DATE: 12/01/06
DRAWN BY: KDP
DESIGNED BY: HLT
CHECKED BY: JWC
PROJECT No.: 891
HORZ. SCALE: AS SHOWN
VERT. SCALE: AS SHOWN
CADD FILE: 891-SITE

NO.	DATE	BY	DESCRIPTION

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

PELICAN BAY
MARTIN COUNTY, FLORIDA

FINAL SITE PLAN

Joseph W. Capra
301 N.W. Flagler Ave.
Stuart, Florida 34994
P.E. No. 37638

Printed Date:

JOB No.: 891
SHEET 3 OF 14