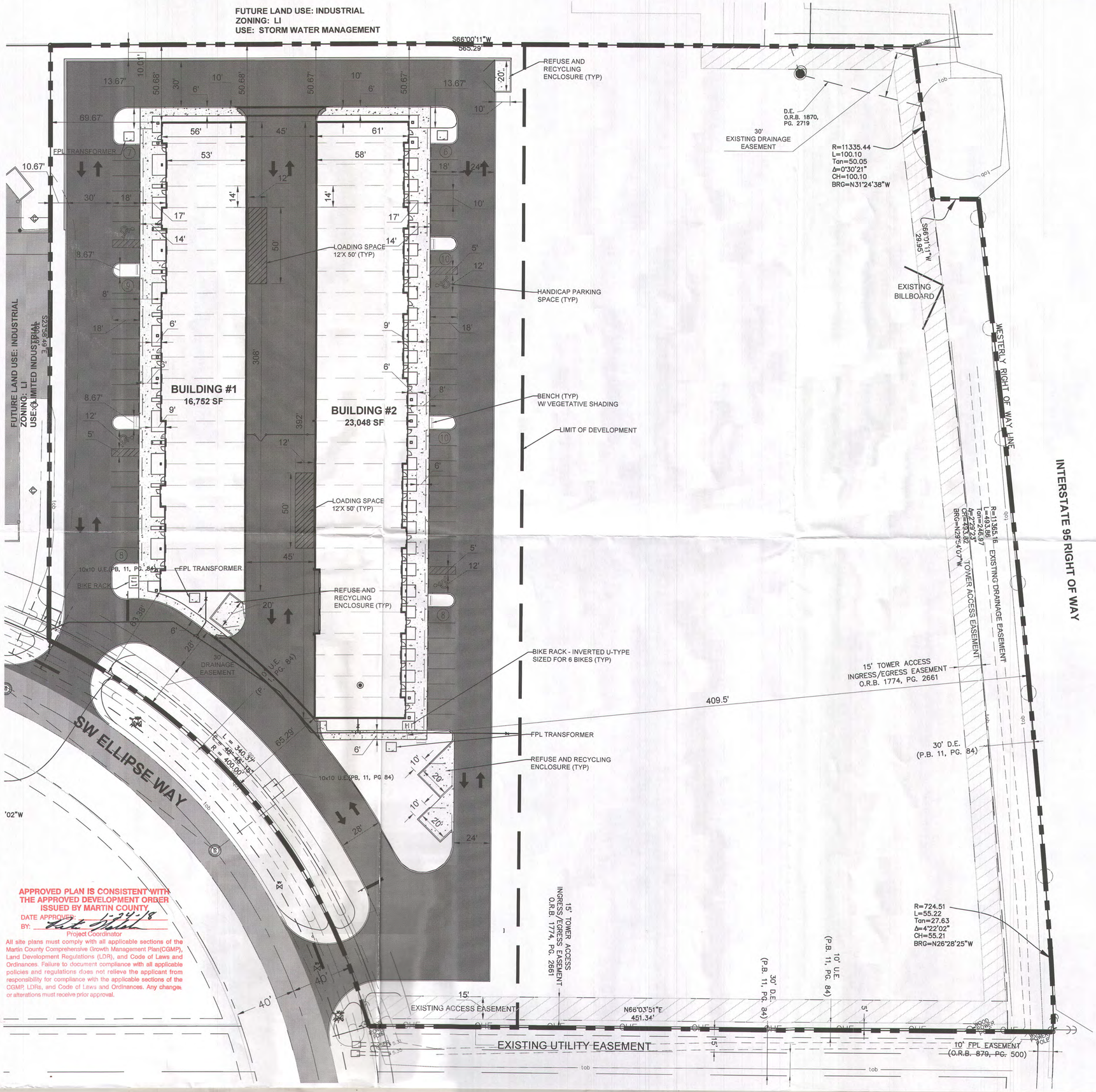


APPROVED PLAN IS CONSISTENT WITH THE APPROVED DEVELOPMENT ORDER ISSUED BY MARTIN COUNTY

DATE APPROVED: 12/27/18

BY: _____ Project Coordinator

All site plans must comply with all applicable sections of the Martin County Comprehensive Growth Management Plan(CGMP), Land Development Regulations (LDR), and Code of Laws and Ordinances. Failure to document compliance with all applicable policies and regulations does not relieve the applicant from responsibility for compliance with the applicable sections of the CGMP, LDRs, and Code of Laws and Ordinances. Any changes or alterations must receive prior approval.

Site Data:

Total Site Area:	370,474 sf.	(8.50 Ac.) (100%)
Site Development Area:	165,188 sf.	(3.79 Ac.)
Impervious Area:	126,916 sf.	(2.91 Ac.) (34%)
Buildings:	39,800 sf.	(0.91 Ac.)
Vehicular Use Area:	76,122 sf.	(1.75 Ac.)
Sidewalk & Pedestrian Access Areas:	10,994 sf.	(0.25 Ac.)
Pervious Area:	243,558 sf.	(5.59 Ac.) (66%)
Landscape Area:	33,037 sf.	(0.76 Ac.)
Undeveloped Area:	210,521 sf.	(4.83 Ac.)
Existing Use:		Vacant Industrial
Existing Zoning:		LI
Future Land Use Designation:		Industrial

Building Data

Gross Floor Area:	39,800 sf.
Total Building Area:	39,800 sf.
Proposed Height:	20 Feet
Stories:	Single Story
Building Coverage:	11%
Open Space:	66%

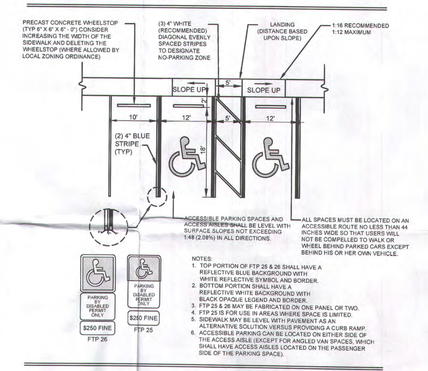
Parcel Control Number

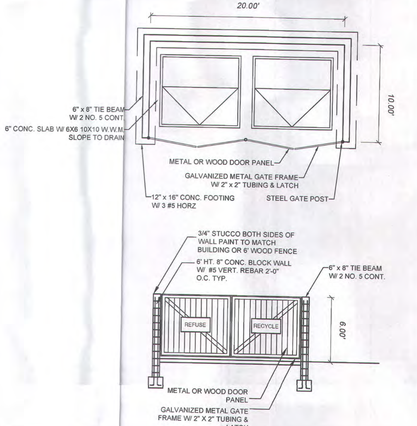
5-39-41-002-000-00180-1

Parking Requirements

Office:	7,960 sf @ 1 space per 300 sf:	27 Spaces
Warehouse:	31,840 sf @ 1 space per 1,000 sf :	32 Spaces
Parking Required:		59 Spaces
Minimum Parking Required:		53 Spaces*
Parking Provided:		58 Spaces
		Includes 4 Handicap Spaces

*Per Section 4.623.A. Acceptable Thresholds



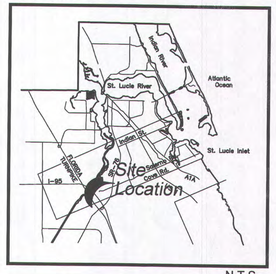


General Notes

- 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.
- All prohibited exotic plant species shall be removed and all required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.
- All building, parking and access areas shall document compliance with the requirements of the American Disabilities Act prior to the issuance of a building permit.
- All signs shall be in accordance with Martin County applicable codes and ordinances in effect at the time of permit application.
- The maximum height of light poles in the parking lot shall be 30 feet. light poles within non vehicular pedestrian areas shall be 20 feet.
- Proposed light poles shall be shielded to minimize excess glare to adjacent residential areas and badways.
- Refer to Landscape Plan for landscape details and specifications.
- All downspouts and roof drains shall not discharge across any pedestrian plaza or walkway.

lucido & associates
701 E Ocean Blvd., Stuart, Florida 34994 (772) 220-2100, Fax (772) 223-0220

Key / Location:



N.T.S.

Project Team:

Surveyor: Betsy Lindsay Inc.
7997 SW Jack James Drive
Stuart, FL 34997

Civil Engineer: Engineering Design & Construction, Inc.
10250 SW Village Pkwy, Suite 201
Port St. Lucie, FL 34987

Traffic Engineer: Susan O'Rourke PE, Inc.
969 SE Federal Highway, Suite 402
Stuart, FL 34994

Land Planning: Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

Landscape Architecture: Lucido & Associates
701 SE Ocean Boulevard
Stuart, FL 34994

West Stuart Business Center

Martin County, Florida

Final Site Plan

Date	By	Description
5.31.17	KV	Initial Submittal
10.3.17	JJ	First Resubmittal
12.12.17	JJ	Second Resubmittal

RECEIVED
MAR 01 2018
GROWTH MANAGEMENT DEPARTMENT

NORTH

SCALE: 1" = 30'

0 15' 30' 60'

REG. # 1018
Thomas P. Lucido

Designer	JJ	Sheet
Manager	DF	1 OF 1
Project Number	16-745	
Municipal Number	---	
Computer File	16-745 West Stuart Business Center Site Plan.dw	

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Drawing name: J:\Projects Active\16-745 Ellipse Lot 10\site plan\ Dec 21, 2017 — 10:49am West Stuart Business Center Site Plan.dwg