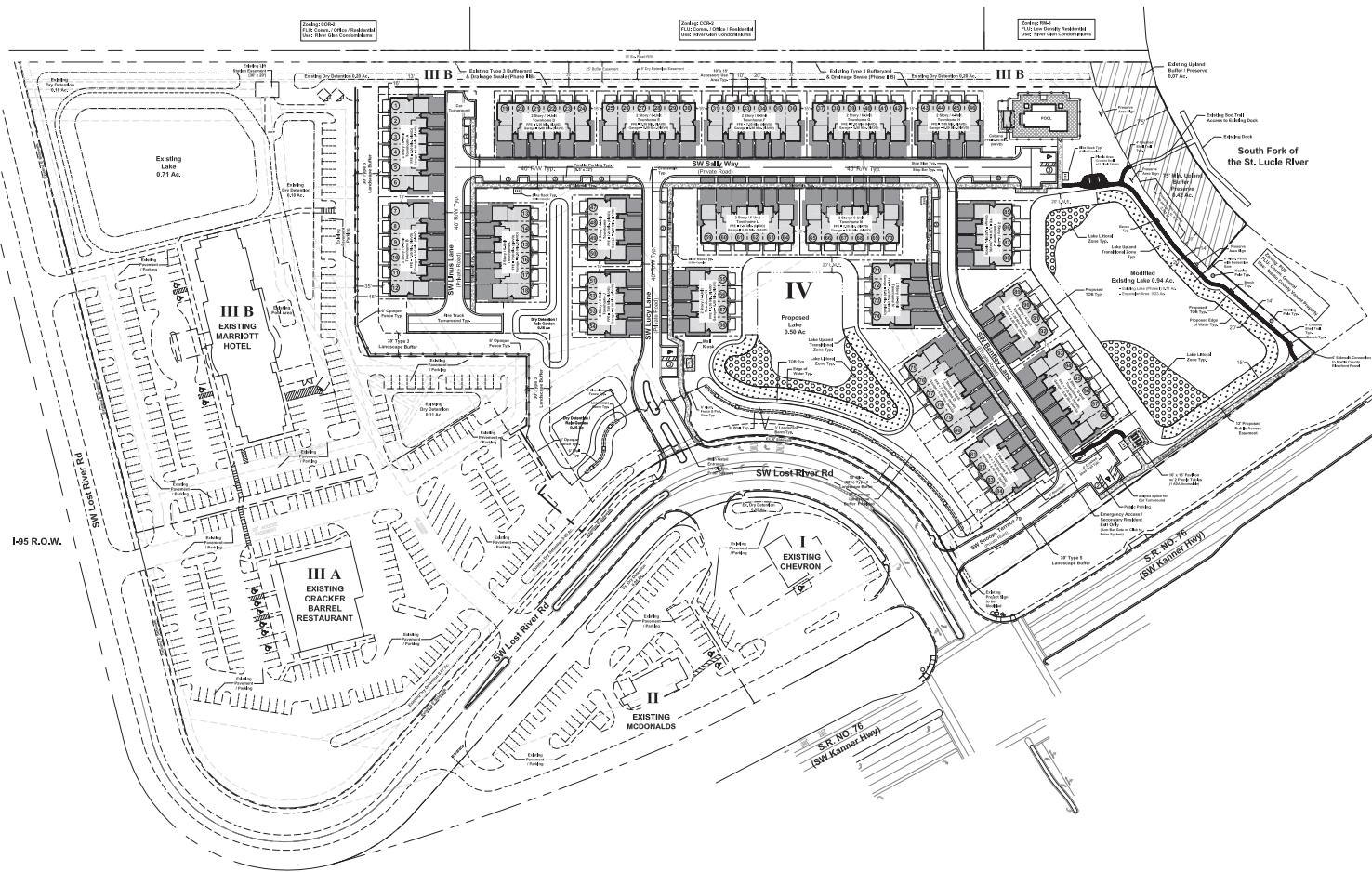




Location Map



Site Data

Total Site Area	27.18 Ac.
Lost River Road ROW Dedication	2.22 Ac.
PUD Site Area	24.96 Ac.
Future Land Use Designation	General Commercial & COR
Existing Zoning	PUD
Maximum Height	Hotel: 4 Stories / 40' Office Building: 3 Stories / 30' Single Family Townhomes: 3 Stories / 30'

Impervious Area

Building Coverage:	2.84 Ac.
Existing Building Coverage (Phase I, II, III A, & III B)	0.73 Ac.
Proposed Building Coverage (Phase IV)	2.11 Ac.
Vehicular Use Area / Other Pavement:	9.38 Ac.
Existing VUA / Other Pavement (Phase I, II, III A, & III B)	5.95 Ac.
Proposed VUA / Other Pavement (Phase IV)	3.43 Ac.
Subtotal:	12.22 Ac. (49%)
Lake Surface Area:	2.15 Ac.
Existing Lake Surface Area (Phase I, II, III A, & III B)	1.42 Ac.
Proposed Lake Surface & Expansion Area (Phase IV)	0.73 Ac.
Total:	14.37 Ac. (57%)

Pervious Area

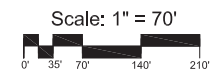
Dry Detention / Retention Areas:	1.18 Ac.
Existing Dry Detention Areas (Phase I, II, III A, & III B)	0.87 Ac.
Proposed Dry Detention Areas (Phase IV)	0.31 Ac.
Upland Buffer / Preserve:	0.49 Ac.
Existing Upland Buffer / Preserve (Phase III B)	0.07 Ac.
Proposed Upland Buffer / Preserve (Phase IV)	0.42 Ac.
Landscape / Open Space Area:	8.92 Ac.
Existing Landscape / Open Space Area (Phase I, II, III A, & III B)	4.23 Ac.
Proposed Landscape / Open Space Area (Phase IV)	4.69 Ac.
Total:	10.59 Ac. (43%)

Parking Data

Required Parking Spaces:	555 Spaces
Restaurant (13,325 sf) (1.5 spaces per 100 sf)	200 Spaces
Hotel (120 Rooms with 60 Seat Restaurant) (1 space per room) (1 space per employee) (1 space per each 3 seats)	150 Spaces
Gas Station (1,800 sf) (1 space per 200 sf)	9 Spaces
Single Family Townhouse (98 Units) (2 spaces per unit w/ 2 or more bedrooms)	196 Spaces
Provided Parking Spaces:	633 Spaces

Building Data

Phase:	Use:	Building Area (SF):	Required Parking:	Provided Parking:
I	Existing Gas Station	1,800	9	13
II	Existing McDonalds	2,525	38	43
III A	Existing Cracker Barrel	10,800	162	189
III B	Existing Hotel - with 60 Seat Restaurant	120 Rooms	150	168
IV	Single Family Townhomes (2-Story)	98 Units	196	220
Totals:		15,125	555	633



95 Riverside PUD

Martin County

Revised Master & Phasing Plan

Florida

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Job No.	2021-31
Drawn By	TT
Checked By	MH
Approved By	MH
Submit Dates	4-15-22 10-07-22 3-31-23 9-15-23
Revision Dates	XXXXXXXX