

LOCATION MAP
N.T.S.

SITE PLAN DATA	
TOTAL SITE AREA	3.74 Ac
ZONING	GC
FUTURE LAND USE	COMM. GENERAL
PCN	553841000045002018 & 553841000045002029
PROPOSED USE	AUTOMATIC CARWASH

LANDSCAPE BUFFERS	
REQUIRED	PROPOSED
FRONT (EAST)	10' 10'
SIDE (NORTH)	40' 40'
SIDE (SOUTH)	10' 10'
REAR (WEST)	10' 10'

BUILDING SETBACKS	
REQUIRED	PROPOSED
FRONT (EAST)	25' 91'
SIDE (NORTH)	10' 30'
SIDE (SOUTH)	10' 111'
REAR (WEST)	20' 319'

DEVELOPMENT STANDARDS		
	ALLOWABLE	PROPOSED
MIN. LOT AREA (SF)	10,000	105,447
MIN. LOT WIDTH (FT)	80	237
MAX. BUILDING COVERAGE (%)	60	3.8
MAX. HEIGHT (FT)	40	18
MIN. OPEN SPACE (%)	20	57.1

PARKING		
	REQUIRED	PROVIDED
SPACES	2 SPACES	2 SPACES
ACCESSIBLE	1 SPACE FOR EVERY 1-25 TOTAL PARKING SPACES	1 SPACE
QUEING	5 CAR LENGTHS	6 CAR LENGTHS
VACUUM SPACES	NONE	18 SPACES

IMPERVIOUS/PERVIOUS TOTAL PROJECT AREA			
	PERCENT	SF	Ac
BUILDING	3.8%	3,975	0.09
PAVEMENT	37.3%	39,362	0.90
SIDEWALKS	1.8%	2,005	0.05
PERVIOUS	57.1%	60,105	1.38
TOTAL	100%	105,447	2.42

PERVIOUS AREA/OPEN SPACE PROJECT BREAKDOWN			
	PERCENT	SF	Ac
BUFFERS	25.5%	15,316	0.35
DRY RETENTION	22.8%	13,714	0.31
OPEN SPACE	44.1%	26,821	0.61
PRESERVED	7.6%	4,554	0.11
TOTAL	100%	60,105	1.38

LEGEND		PROPOSED LEGEND	
---	EASEMENT	▭	ASPHALT PAVEMENT
---	EXISTING FORCEMAIN	▭	CONCRETE SIDEWALK / PAD
---	EXISTING DRAINAGE	▭	LANDSCAPE BUFFER
---	EXISTING SANITARY SEWER		
---	EXISTING WATERMAIN		
---	RIGHT-OF-WAY		
---	PROPOSED FENCE		
⊙	PROPOSED LIGHTPOLE		

- GENERAL NOTES:**
- ELEVATIONS SHOWN HERE ON ARE BASED ON THE NATIONAL GEODETIC VERTICAL DATUM OF 1988 (N.A.V.D. 1988).
 - ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO THEIR ORIGINAL CONDITION.
 - TOPOGRAPHIC SURVEY PERFORMED BY BETSY LINDSEY, INC.
 - ACCESSIBILITY RAMPS SHALL BE CONSTRUCTED PER FOOT INDEX 522.002.

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1	11-22-21	REVISED PER COUNTY COMMENTS	MM

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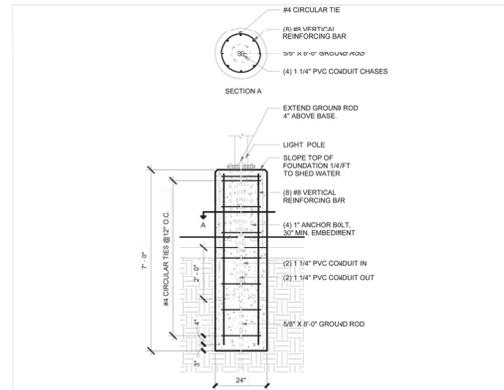
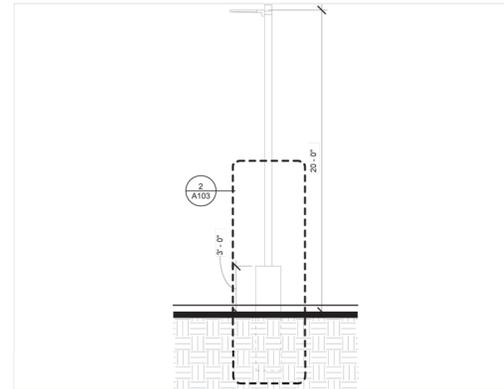
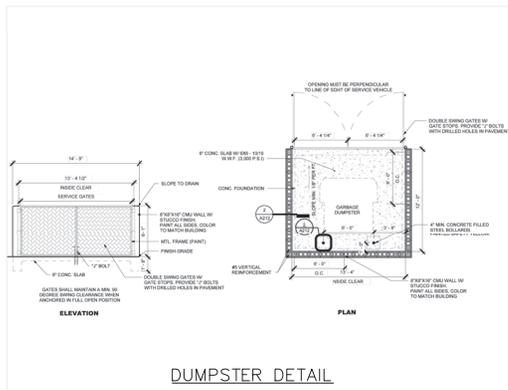
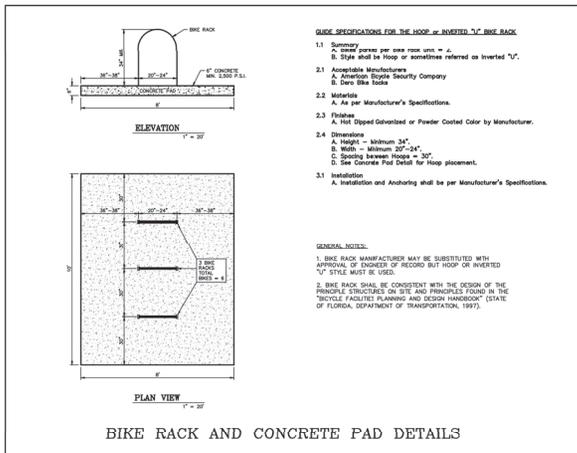
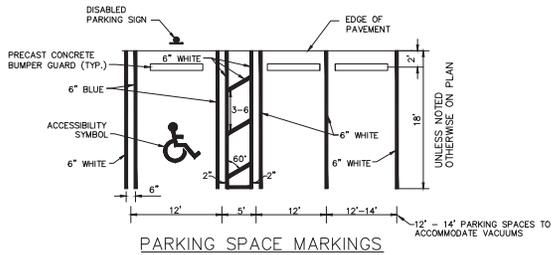
ADAM SWANEY
72235

STUART, FL
MARTIN COUNTY
SOUTH KANNER CAR WASH
REVISED FINAL SITE PLAN

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LIGHTPOLE DIAGRAM AND DETAIL

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STUART, FL
MARTIN COUNTY
SOUTH KANNER CAR WASH
REVISED FINAL SITE PLAN

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DATE	DATE	DATE	DATE
MARCH	MARCH	MARCH	MARCH
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