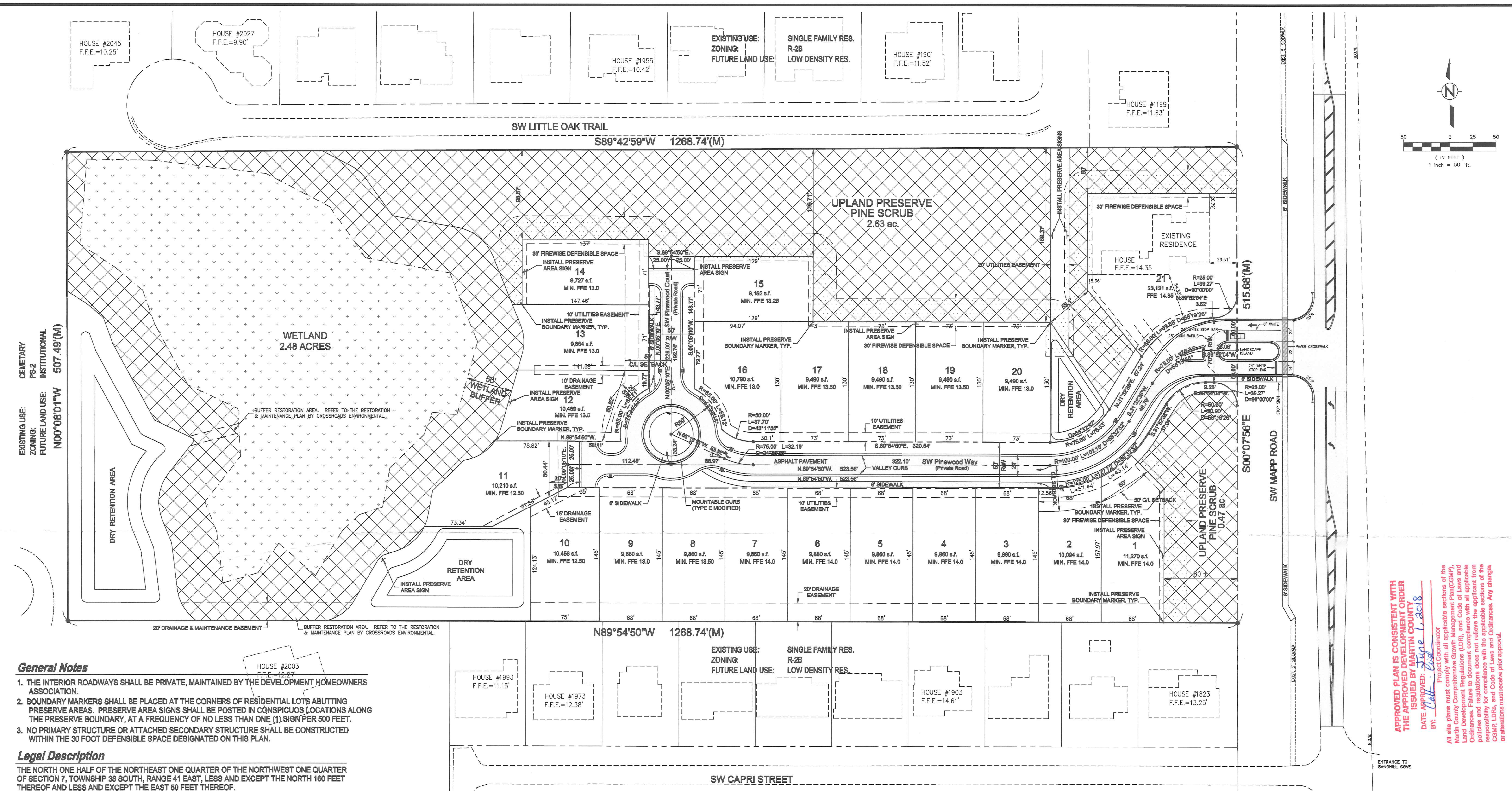


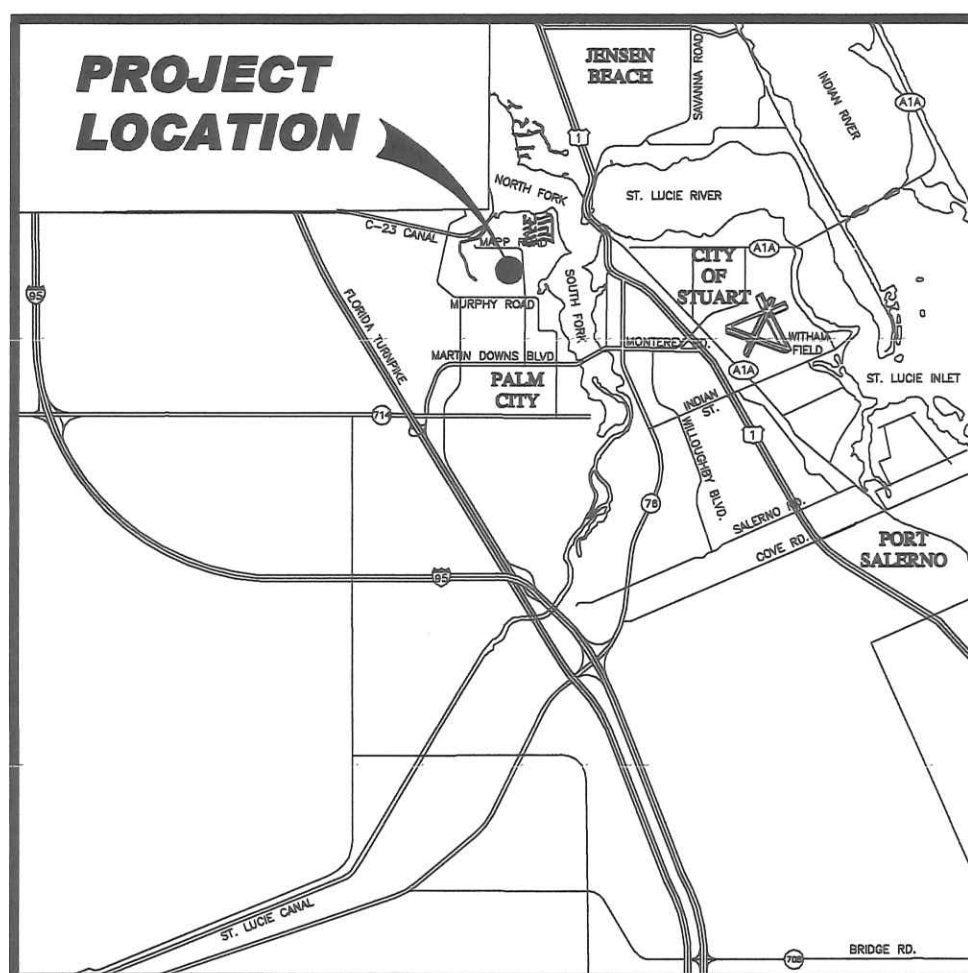


General Notes

- THE INTERIOR ROADWAYS SHALL BE PRIVATE, MAINTAINED BY THE DEVELOPMENT HOMEOWNERS ASSOCIATION.
- BOUNDARY MARKERS SHALL BE PLACED AT THE CORNERS OF RESIDENTIAL LOTS ABUTTING PRESERVE AREAS. PRESERVE AREA SIGNS SHALL BE POSTED IN CONSPICUOUS LOCATIONS ALONG THE PRESERVE BOUNDARY, AT A FREQUENCY OF NO LESS THAN ONE (1) SIGN PER 500 FEET.
- NO PRIMARY STRUCTURE OR ATTACHED SECONDARY STRUCTURE SHALL BE CONSTRUCTED WITHIN THE 30 FOOT DEFENSIBLE SPACE DESIGNATED ON THIS PLAN.

Legal Description

THE NORTH ONE HALF OF THE NORTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 41 EAST, LESS AND EXCEPT THE NORTH 160 FEET THEREOF AND LESS AND EXCEPT THE EAST 50 FEET THEREOF.



Location Map

Site Data:

Project Name:	RIVER OAKS		
Location:	1404 SW Mapp Road Stuart, FL 34997		
Existing Use:	Single- Family Residence		
Future Land Use:	Low Density		
Existing Zoning:	R-2B		
Proposed Use:	Single Family Residential		
Parcel ID No.	07-38-41-000-00050-8		
Parcel ID No.	07-38-41-000-00051-7		
Total Site Area:	649,062 sf	14.90 ac	100 %
Total Units			21
Maximum Allowable Density:			5 upa
Gross Residential Density:			1.41 upa
Min. Lot Size Required:	7,500 sf	0.17 ac	
Min. Lot Size as Proposed:	9,152 sf	0.21 ac	
Min. Required Lot Width:	60'		
Total Site Area:	649,063 s.f.	14.90 ac.	100 %
Impervious Area:	300,490 s.f.	6.90 ac.	46.3 %
Lots (70% Max.)	155,501 s.f.	3.57 ac.	24.0 %
ROW (Road, Driveways, Sidewalks)	37,001 s.f.	0.85 ac.	5.7 %
Wetland Preserve:	107,988 s.f.	2.48 ac.	16.6 %
Pervious Area:	348,573 s.f.	8.00 ac.	53.7 %
"Dry" Stormwater Tracts	54,918 s.f.	1.26 ac.	8.5 %
Lots (30% Min. Per Lot)	66,644 s.f.	1.53 ac.	10.3 %
Right-of-Way:	16,509 s.f.	0.38 ac.	2.5 %
Upland Preserve:	204,467 s.f.	4.69 ac.	31.5 %
Other Open Space:	6,035 s.f.	0.14 ac.	0.9 %
Open Space Data: Required:	324,532 s.f.	7.45 ac.	50.0 %
"Dry" Stormwater Tracts	54,918 s.f.	1.26 ac.	8.5 %
Lots (30% Min. Per Lot)	66,644 s.f.	1.53 ac.	10.3 %
Right-of-Way:	16,509 s.f.	0.38 ac.	2.5 %
Upland Preserve:	204,467 s.f.	4.69 ac.	31.5 %
Other Open Space:	6,035 s.f.	0.14 ac.	0.9 %
Sub-Total:	348,573 s.f.	8.00 ac.	53.7 %
Wetland Preserve:	107,988 s.f.	2.48 ac.	16.6 %
Total Open Space Provided:	456,561 s.f.	10.48 ac.	70.3 %

Upland Preserve:

Total Site Area:	14.90 Ac.
Less Wetland:	2.48 Ac.
Total Upland Area:	12.42 Ac.
Preserve Required: (25% of Total Upland Area)	3.10 Ac.
Preserve Provided:	
Pine Scrub:	3.10 Ac.
Pine Flatwood (Wetland Buffer):	1.60 Ac.
Preserve Provided:	4.70 Ac.

Parking

Required Parking:	42 Spaces
21 Units @ 2 Spaces per Unit:	
Provided Parking:	42 Spaces
Minimum 2 Car Garage	

Building Data

Product Type:	Single Family Homes		
Minimum Open Space Per Lot:	30 %		
Maximum Height:	3 Stories / 30'		
Max. Allowable Bldg. Coverage:	35 %		
Required Minimum Building Setbacks:	1-Story	2-Story	3-Story
* Front:	20'	20'	20'
Side:	6'	8'	10'
Rear:	6'	8'	10'
Setback Notes:			
1. Per Sec. 3.12, the side/corner minimum setback shall be 20 feet.			
* 2. Per Sec. 3.16.C, the setback from the centerline of public or private local streets shall be 50 feet.			
* Sec. 3.16.C WILL REQUIRE EFFECTIVE MIN. FRONT SETBACKS OF 25' ON ALL LOTS WITH THE EXCEPTION OF LOT 11, AND PORTIONS OF LOTS 12 AND 16 WHERE THE MIN. FRONT SETBACK OF 20' EXCEEDS THE CENTERLINE SETBACK.			

RECEIVED
SEP 19 2018
GROWTH MANAGEMENT
DEPARTMENT

ENGINEER'S SEAL:
SCOTT T. MONTGOMERY, P.E.
FL. REG. No. 45954

C. CALVERT MONTGOMERY & ASSOCIATES, INC.
Engineers-Surveyors (LB & C.A. 0000160)
P.O. BOX 92...959 S. FEDERAL HWY...STUART, FLORIDA 34995
TEL: (772) 287-3636 FAX: (772) 220-0560

2 2ND RE-SUBMITTAL 11/15/17
1 1ST RE-SUBMITTAL 07/27/17
NO DESIGN
DESIGNED BY: DATE: 04/12/17
DRAWN BY: SCALE: 1"=50'

5 CHANGE PROJECT NAME 05/01/18
4 REV. LOTS 1-10, SITE DATA 05/01/18
3 3RD RE-SUBMITTAL 02/12/18

FINAL SITE PLAN

SITE DEVELOPMENT PLANS FOR:
RIVER OAKS
SW MAPP ROAD, PALM CITY, FLORIDA

SHEET
1
OF 1