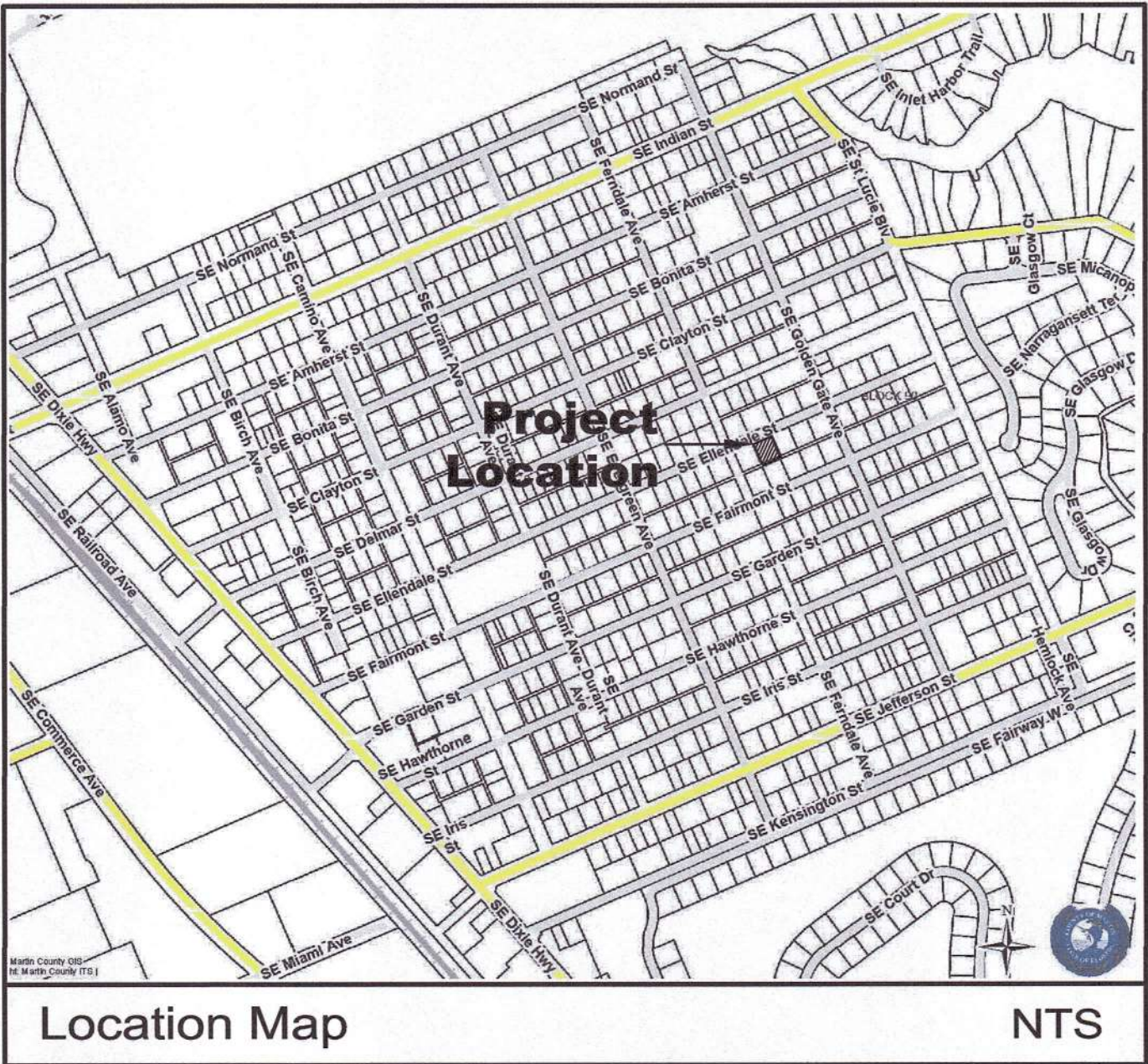


SITE DEVELOPMENT PLANS FOR

KRO RIVERS PROPERTIES LLC (EAST)

GOLDEN GATE REDEVELOPMENT DISTRICT
MARTIN COUNTY, FLORIDA



SITE DEVELOPMENT PLANS FOR KRO RIVERS PROPERTIES LLC (EAST) GOLDEN GATE REDEVELOPMENT DISTRICT MARTIN COUNTY, FLORIDA	
INDEX TO DRAWINGS	
SHEET NO.	DESCRIPTION
1	TITLE SHEET • VICINITY MAP • LOCATION MAP • INDEX
2	SITE PLAN • HORIZONTAL CONTROL PLAN
3	LAND CLEARING & EROSION CONTROL PLAN
4	PAVING, GRADING & DRAINAGE PLAN
5	SITework CONSTRUCTION DETAILS

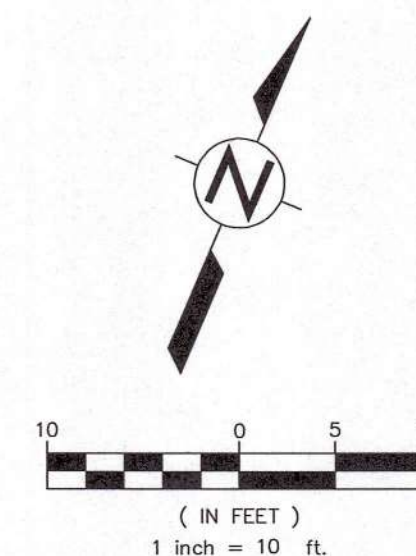
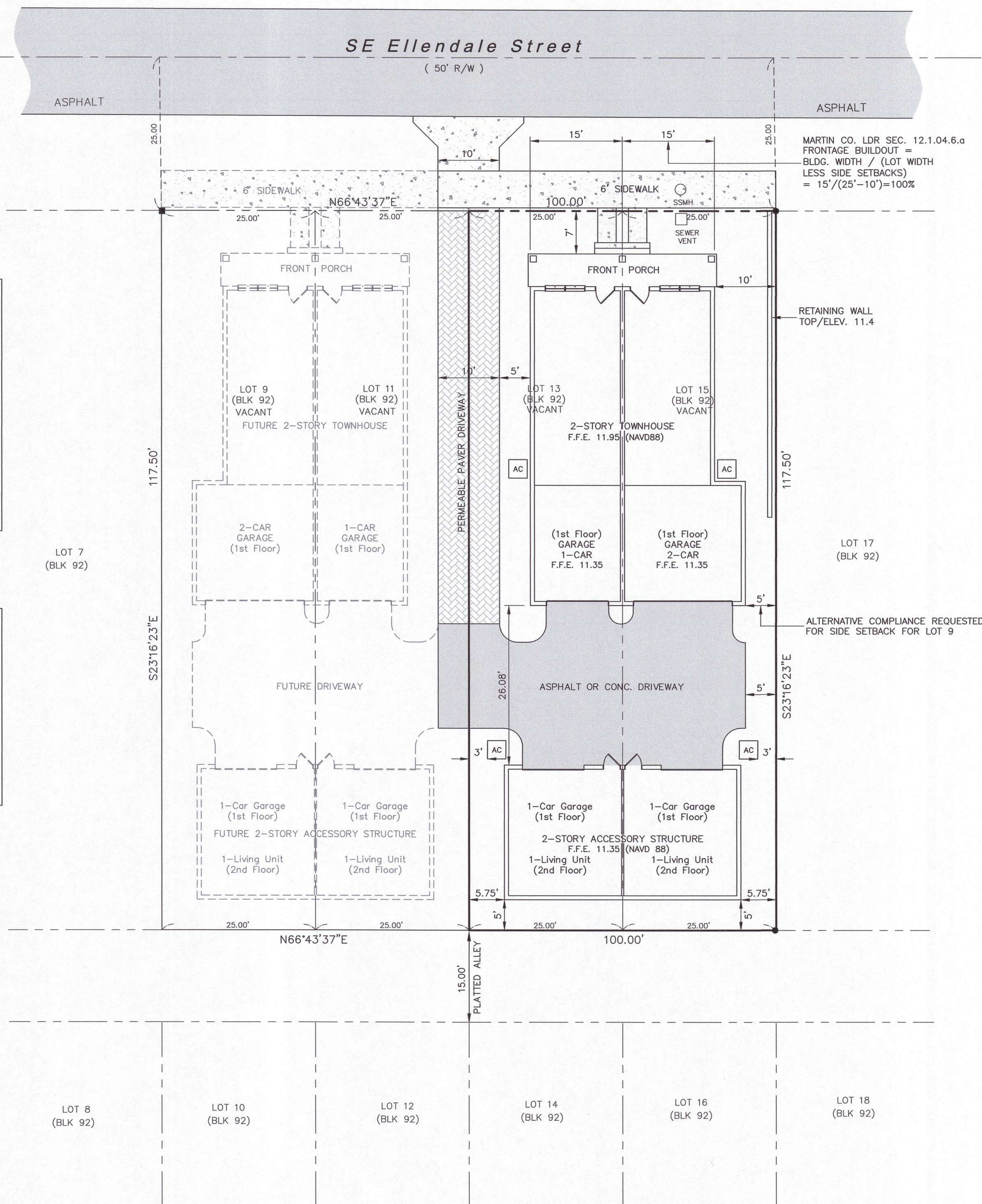
C. CALVERT MONTGOMERY & ASSOCIATES, INC.

CONSULTING ENGINEERS & SURVEYORS
L.B. & C.A. NUMBER 0000160
959 S. FEDERAL HWY. - STUART, FLORIDA
(772) 287-3636

ENGINEER'S SEAL		PROJECT NO.	
Scott T. Montgomery, P.E. FL. REG. #45954		1	
DESIGNED BY:	DATE: 12.21.23	SHEET NO.	
CHECKED BY:		1	
		OF 5	

OPEN SPACE (LOT 13)				
Total Site Area:	2,938 s.f.	0.067 ac.	100 %	
Open Space (30 % Min.):	904 s.f.	0.021 ac.	30.8 %	
* Includes 169 s.f. of permeable pavers pursuant to Martin County LDR, Section 12.1.04.5(d)				
IMPERVIOUS AREA (LOT 13)				
Building Coverage (60% Max.):	1,280 s.f.	0.029 ac.	43.6 %	
Vehicular Pavement (Asphalt or Conc.):	539 s.f.	0.012 ac.	18.3 %	
Vehicular Pavement (Permeable Pavers):	169 s.f.	0.004 ac.	5.7 %	
(337 s.f. @ 50% Impervious)				
Concrete Sidewalk:	22 s.f.	0.001 ac.	0.7 %	
Equipment Pads:	24 s.f.	0.001 ac.	0.8 %	
Total:	2,034 s.f.	0.047 ac.	69.2 %	

OPEN SPACE (LOT 15)				
Total Site Area:	2,938 s.f.	0.067 ac.	100 %	
Open Space (30 % Min.):	1,026 s.f.	0.024 ac.	34.9 %	
IMPERVIOUS AREA (LOT 15)				
Building Coverage (60% Max.):	1,381 s.f.	0.032 ac.	47.0 %	
Vehicular Pavement:	485 s.f.	0.011 ac.	16.5 %	
Concrete Sidewalk:	22 s.f.	0.001 ac.	0.7 %	
Equipment Pads:	24 s.f.	0.001 ac.	0.8 %	
Total:	1,912 s.f.	0.044 ac.	65.1 %	



LEGAL DESCRIPTION
 LOTS 13 & 15, BLOCK 92, GOLDEN GATE, AS RECORDED IN PLAT BOOK 11, PAGE 41, PUBLIC RECORDS OF PALM BEACH (NOW MARTIN) COUNTY, FLORIDA.

SITE DATA	
PCN:	37-38-41-007-092-00090-7
Existing Use:	Vacant
Proposed Use:	Townhouse
Zoning:	Golden Gate Redevelopment District
CRA Regulating Subdistrict:	Multi-Family
Future Land Use Designation:	CRA Neighborhood

OPEN SPACE			
Total Site Area:	5,875 s.f.	0.135 ac.	100 %
Open Space (30 % Min.):	1,930 s.f.	0.044 ac.	32.8 %
* Includes 169 s.f. of permeable pavers pursuant to Martin County LDR, Section 12.1.04.5(d)			

IMPERVIOUS AREA			
Building Coverage (60% Max.):	2,661 s.f.	0.061 ac.	45.3 %
Vehicular Pavement (Asphalt or Conc.):	1,024 s.f.	0.024 ac.	17.4 %
Vehicular Pavement (Permeable Pavers):	169 s.f.	0.004 ac.	2.9 %
(337 s.f. @ 50% Impervious)			
Concrete Sidewalk:	44 s.f.	0.001 ac.	0.7 %
Equipment Pads:	48 s.f.	0.001 ac.	0.8 %
Total:	3,946 s.f.	0.091 ac.	67.2 %

BUILDING DATA	
Architectural Style	Florida Vernacular
Building Type	Townhouse
Proposed Height	? (40' MAX.)
Number of Stories	2
Gross Floor Area	3,376 s.f.

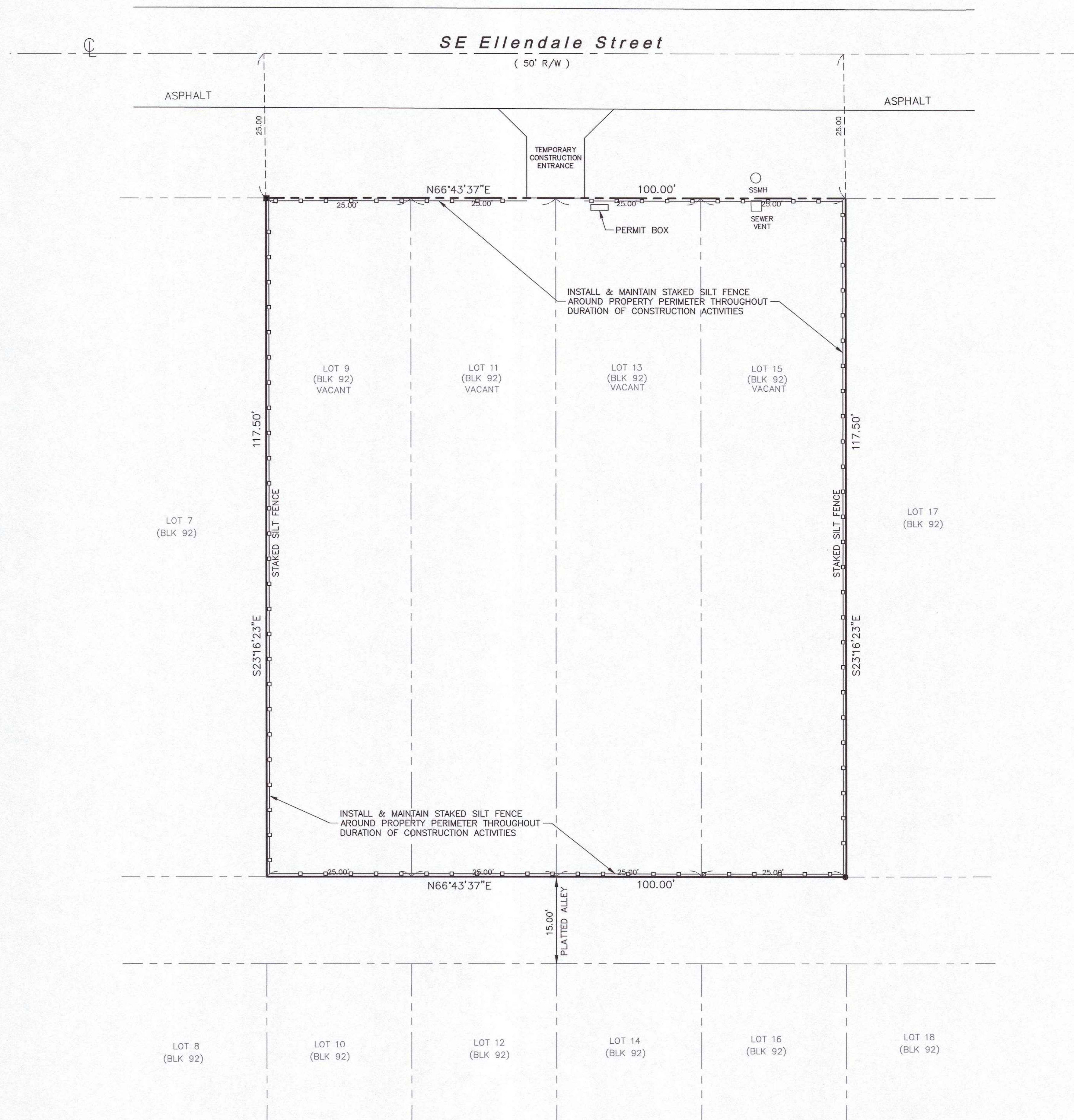
TOWNHOUSE BUILDING PLACEMENT REQUIREMENTS		
	Required	Provided
Frontage Buildout	70 % Min.	100 %
Front Build-to-Zone	5' Min. / 15' Max.	7'
Side at Street Setback	5' Min. / 15' Max.	N/A
Side at Property Line Setback	0' or 10' Min.	(Lot 9) 0/5'
	0' or 10' Min.	(Lot 11) 0/10'
Rear Yard Setback	10' Min. / 5' Min. with Alley	53.08'
Ceiling at Ground Level	N/A	N/A

OUTBUILDING PLACEMENT REQUIREMENTS		
	Required	Provided
Frontage Buildout	N/A	
Front Build-to-Zone	N/A	
Side at Street Build-to-Zone	N/A	
Side at Property Line Setback	5' Min.	5.75'
Rear Yard Setback	5' Min.	5'
Ceiling at Ground Level	N/A	

PARKING PLACEMENT REQUIREMENTS		
	Required	Provided
Side at Property Line Setback	5' Min.	5'
Rear Setback	5' Min./0' Min. with Alley	27'

PARKING REQUIREMENT		
Parking Required:	Other Dwelling Type @ 1 Sp. per Unit	4
Parking Provided:		10

ENGINEER'S SEAL
 Scott T. Montgomery, P.E.
 FL. REG. NO. 45954
 9/18/24



NOTES:

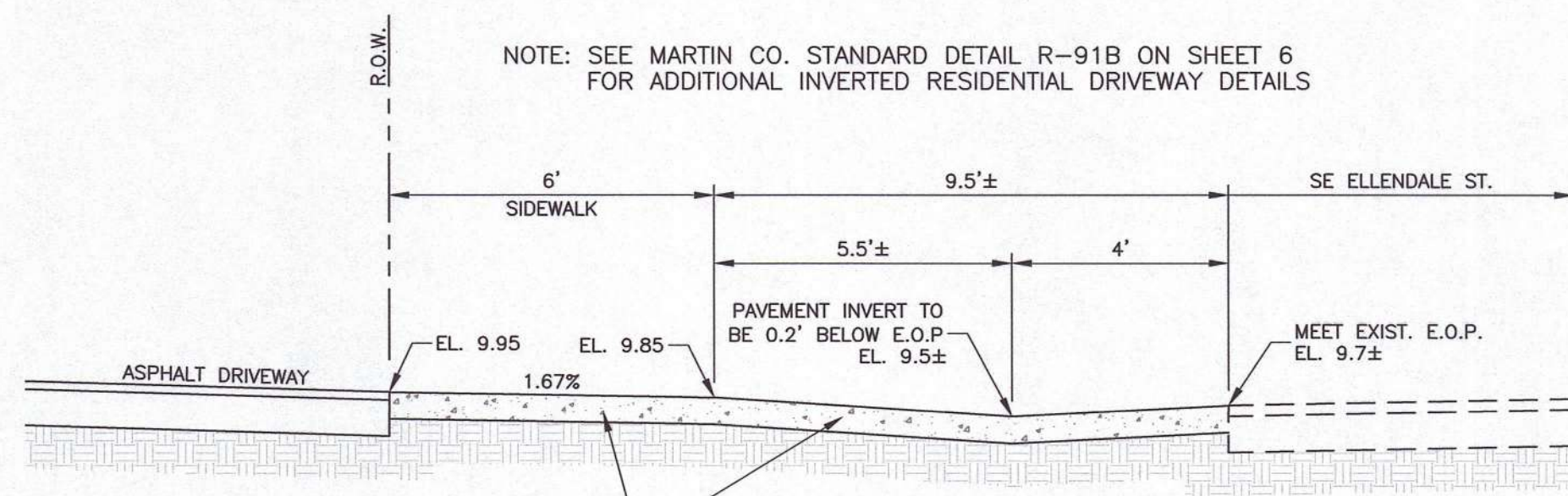
1. CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION/SEDIMENTATION CONTROL AND MAINTENANCE OF SILT FENCING THROUGHOUT THE DURATION OF WORK ASSOCIATED WITH THIS PLAN.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR SPECIFICATIONS FOR PLACEMENT, PREPARATION & COMPACTION, ETC. FOR SOILS BENEATH THE BUILDING FOUNDATION.
3. BOUNDARY & TOPOGRAPHIC SURVEY INFORMATION TAKEN FROM BOUNDARY SURVEY PREPARED BY STEPHEN J. BROWN, PROFESSIONAL LAND SURVEYOR, REG. NO. 4049, STATE OF FLORIDA.



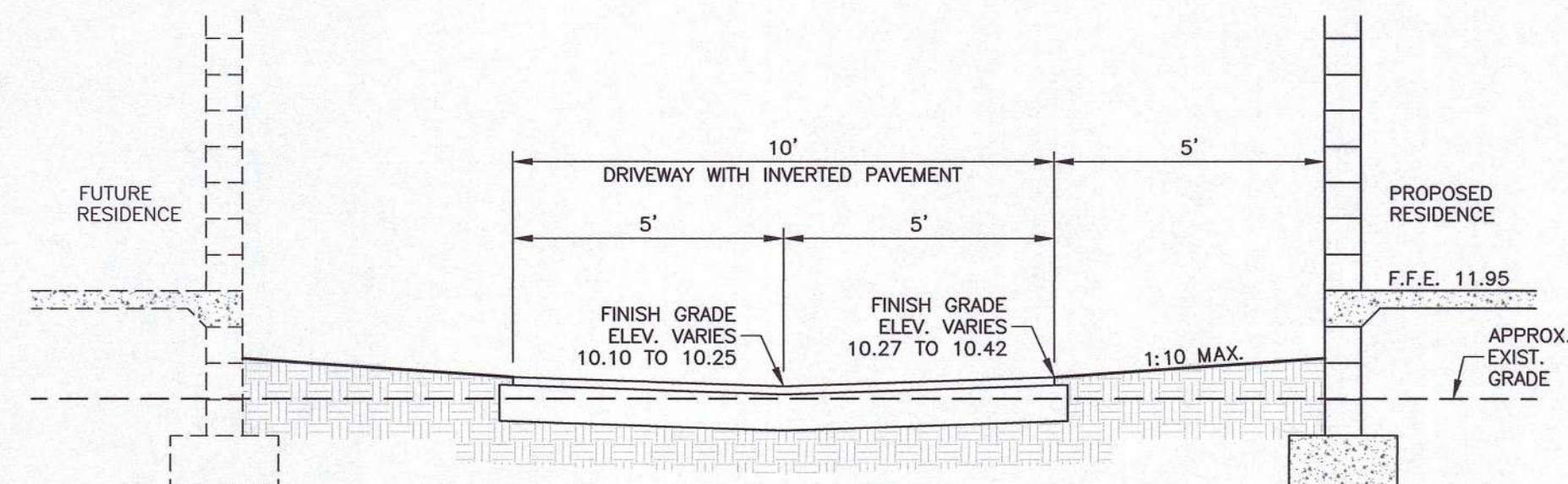
NO. REVISION	DATE
DESIGNED BY:	DATE: 12.21.23
DRAWN BY:	SCALE: 1"=10'

LAND CLEARING & EROSION CONTROL PLAN

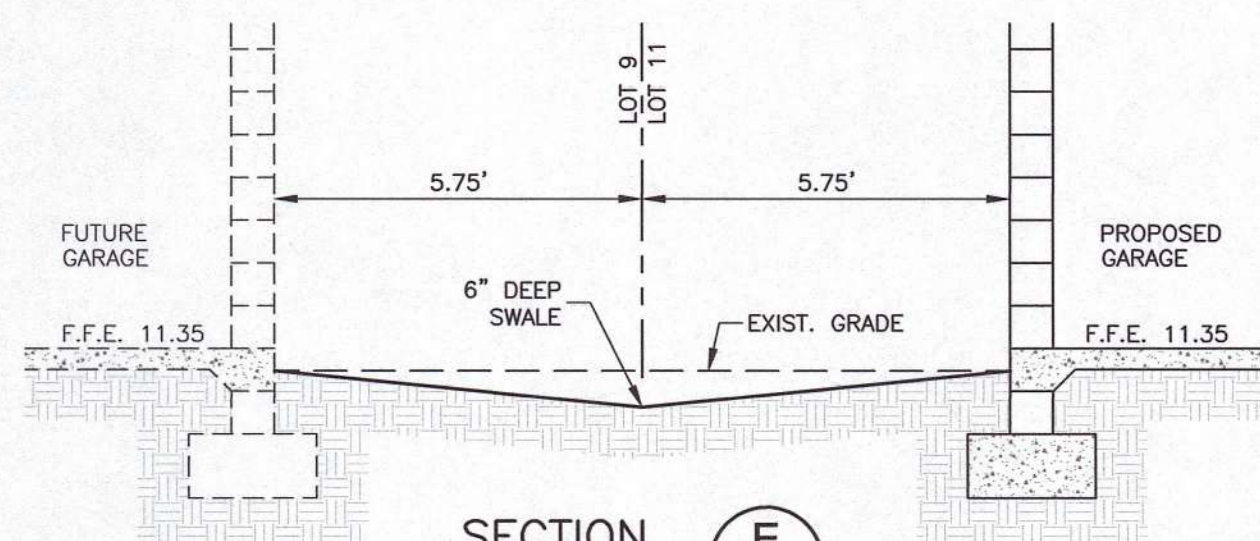
SITE DEVELOPMENT PLANS FOR
KRO RIVERS PROPERTIES LLC (EAST)
SE ELLENDALE STREET, STUART, FLORIDA



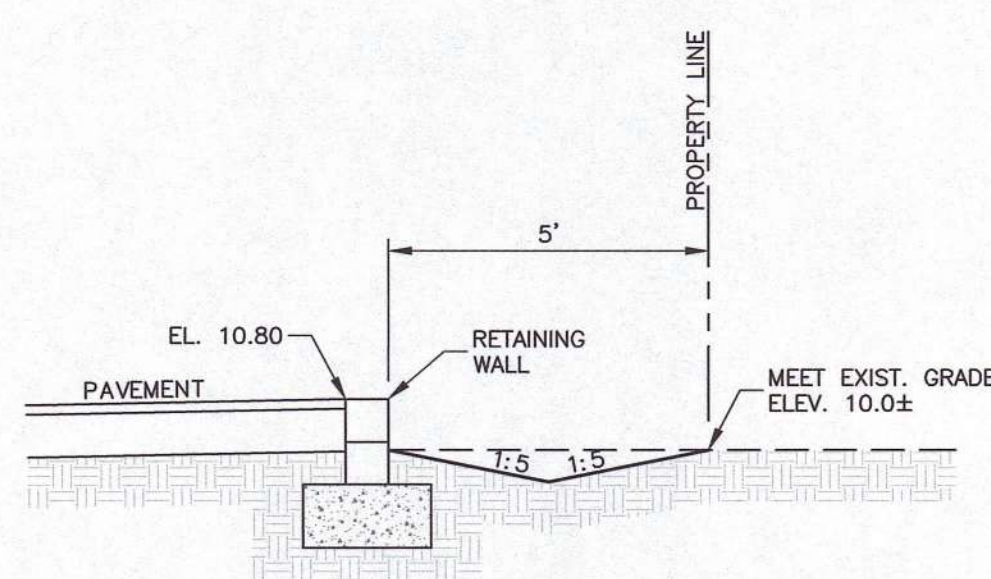
SECTION G
4



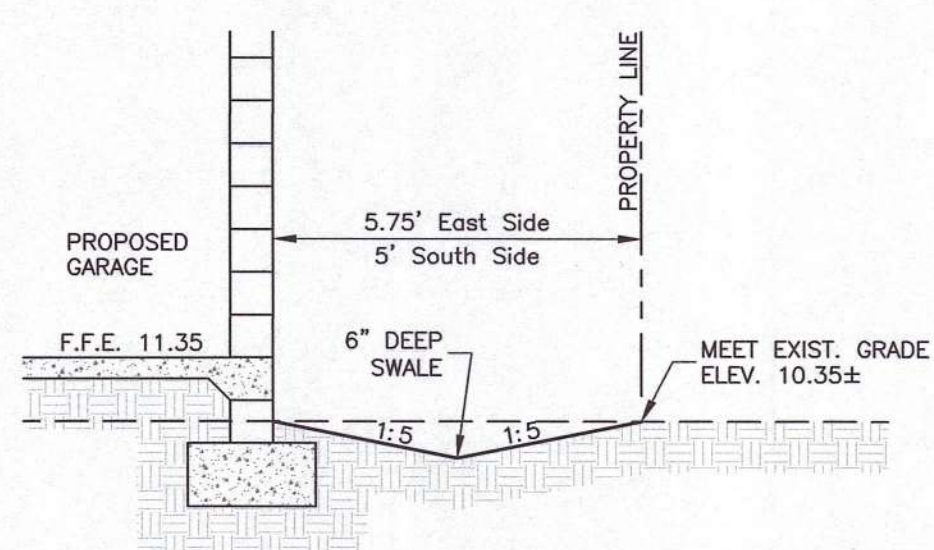
SECTION F
4



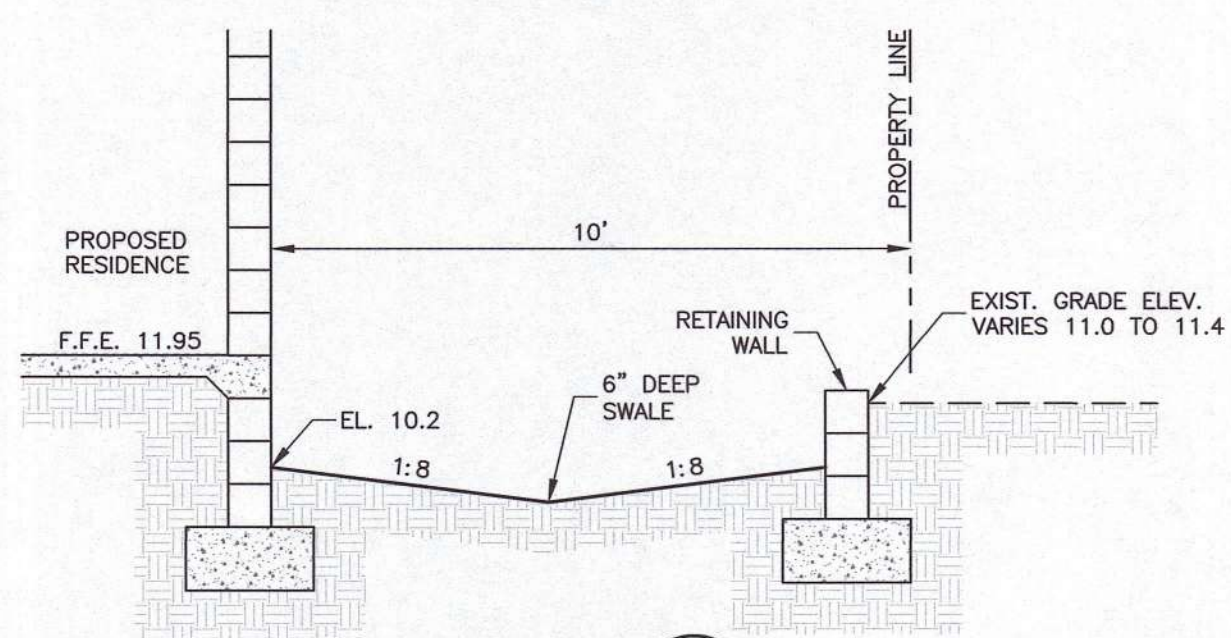
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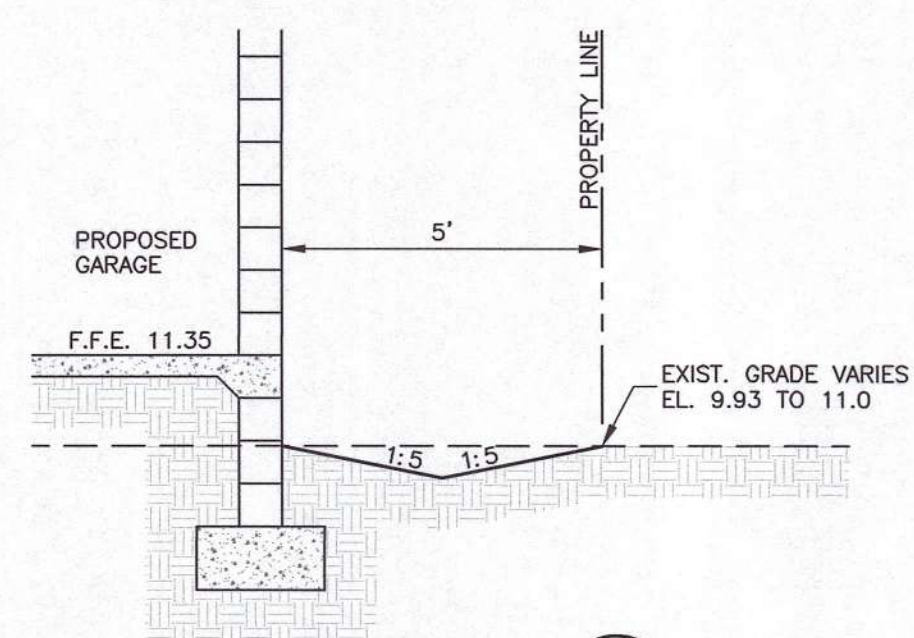
SECTION C
4



SECTION D
4



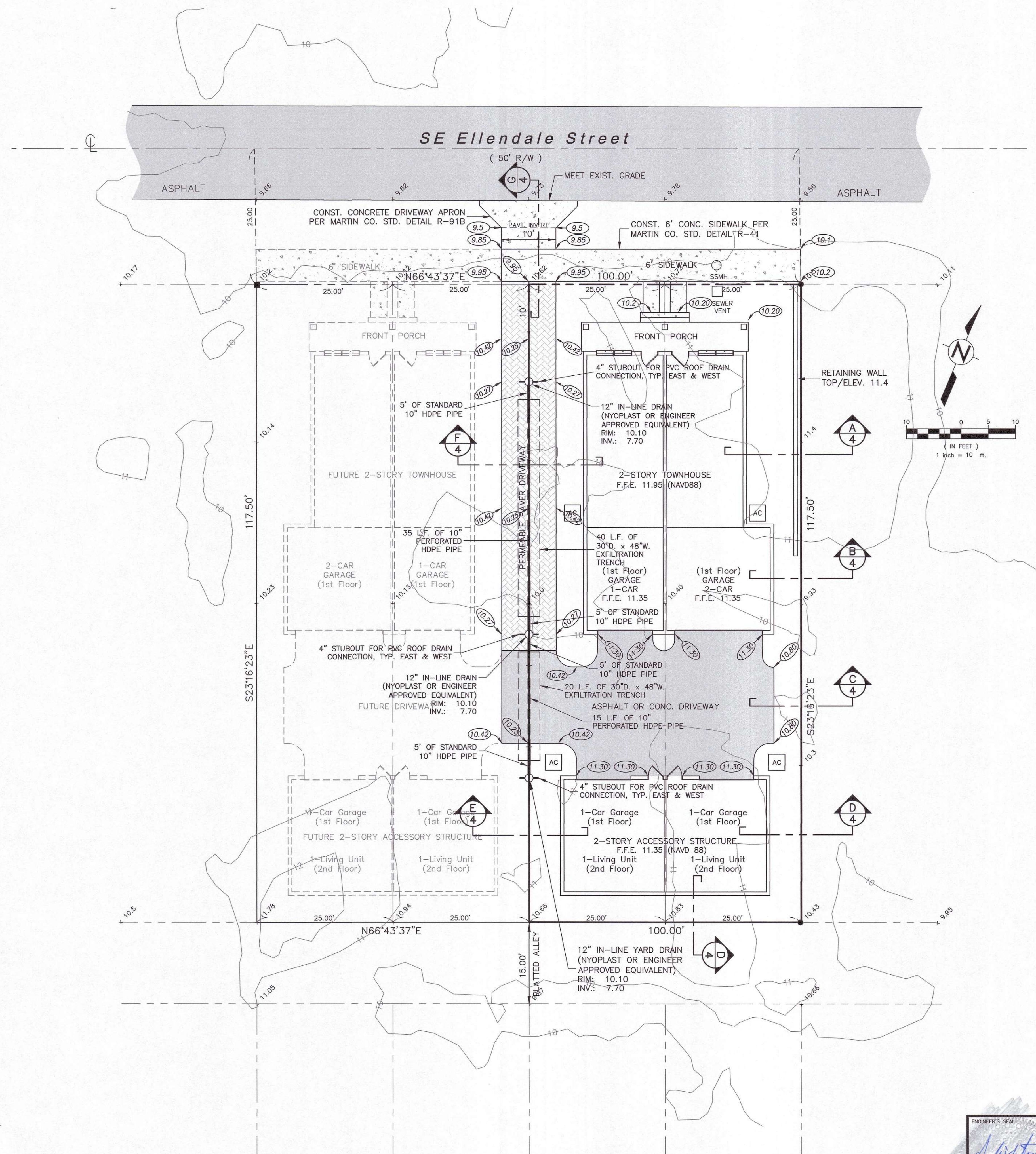
SECTION A
4



SECTION B
4

ALWAYS CALL 811 TWO FULL BUSINESS DAYS BEFORE YOU DIG
Sunshine811

LEGEND:
EXISTING ELEVATIONS ARE SHOWN AS 0.00
FINISHED GRADES ARE SHOWN AS 00.00
BOTH ARE RELATIVE TO NORTH AMERICAN VERTICAL DATUM 1988.



ENGINEER'S SEAL
Scott T. Montgomery
9/15/24
SCOTT T. MONTGOMERY, P.E.
FL. REG. NO. 45954

