

APPLICATION DATA:

NAME OF APPLICATION: ARIA APARTMENTS
 PARCEL ID: 2417-504-0020-001-6
 SITE ADDRESS: TBD

EXISTING FUTURE LAND USE: GENERAL COMMERCIAL (GC)
 PROPOSED FUTURE LAND USE: MEDIUM DENSITY RESIDENTIAL (RM)
 EXISTING ZONING DESIGNATION: GENERAL COMMERCIAL (C3)
 PROPOSED ZONING DESIGNATION: MEDIUM DENSITY RESIDENTIAL (R-4)

EXISTING USE: VACANT
 PROPOSED USE: MULTI-FAMILY RESIDENTIAL (112 UNITS)

PROPOSED DENSITY: *16.48 D.U./S PER ACRE
 *PROJECT UTILIZES DENSITY BONUS FOR PROXIMITY TO TRANSIT STOP (+5 D.U./S/ACRE) AND FOR INNOVATIVE DESIGN (+2 D.U./S/ACRE)

SITE DATA:

GROSS SITE AREA: 296,012.97 S.F. (6.796 ACRES)
 OPEN SPACE REQUIRED: 118,405.19 S.F. (40%)
 PERVIOUS AREA PROVIDED: 102,259.94 S.F. (34.5%)
 RETENTION AREA PROVIDED: 25,674.63 S.F. (8.7%)
 TOTAL OPEN SPACE AREA: 127,934.57 S.F. (43.2%)

MAX. BUILDING COVERAGE: 50% (148,006.5 S.F.)
 BUILDING COVERAGE PROVIDED: 18.0% (53,184 S.F.)

SETBACKS

SETBACK	REQUIRED:	PROVIDED:
FRONT	25'	25'
SIDE	10'	60'
REAR	20'	92.3'

BUILDING HEIGHT

REQUIRED:	45' (MAX)
PROVIDED:	39'-0"

PARKING DATA:

USE	UNITS	PARKING RATE	REQUIRED PARKING
MULTI-FAMILY RESIDENTIAL	112 UNITS	1.5/UNIT	168 SPACES
TOTAL PARKING REQUIRED:			168 SPACES
TOTAL PARKING PROVIDED:			172 SPACES
HANDICAP SPACES REQ'D.:			6 SPACES
HANDICAP SPACES PROV.:			7 SPACES

BICYCLE PARKING REQUIRED: 12 SPACES (1 PER 10 UNITS)
 BICYCLE PARKING PROVIDED: 14 SPACES

MANAGED LAND ENTITLEMENTS
 3710 BUCKEYE STREET, SUITE 100, PALM BEACH GARDENS, FL 33410 • P 561.568.8045

PROJECT TEAM

OWNER
 Arrow Investment Group, LLC
 4512 North Flagler Drive, Suite 2056
 West Palm Beach, Florida 33407

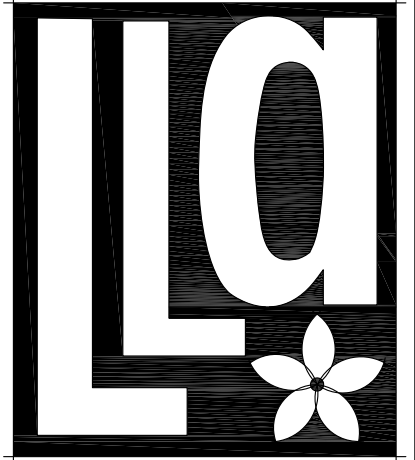
ARCHITECT
 Architectural Studios, Inc.
 300 Avenue of the Champions, Suite 260
 Palm Beach Gardens, Florida 33418
 Contact: Scott Disher (561-202-6990)

CIVIL ENGINEER/SURVEYOR
 Michael B. Schorah & Associates, Inc.
 1850 Forest Hill Blvd., Suite 206
 West Palm Beach, Florida 33406
 Contact: Michael LaCourseiere (561-968-0080)

DEVELOPMENT MANAGER/AGENT
 Managed Land Entitlements, LLC
 3710 Buckeye Street, Suite 100
 Palm Beach Gardens, Florida 33410
 Contact: Michael Sanchez (561-568-8045)

LANDSCAPE ARCHITECT
 Litterick Landscape Architecture
 2740 SW Martin Downs Blvd., #199
 Palm City, Florida 34990
 Contact: Jason Litterick (561-719-3876)

SURVEYOR
 Brown & Phillips, Inc.
 1860 Old Okeechobee Road, Suite 509
 West Palm Beach, Florida 33409
 Contact: John Phillips (561-615-3988)



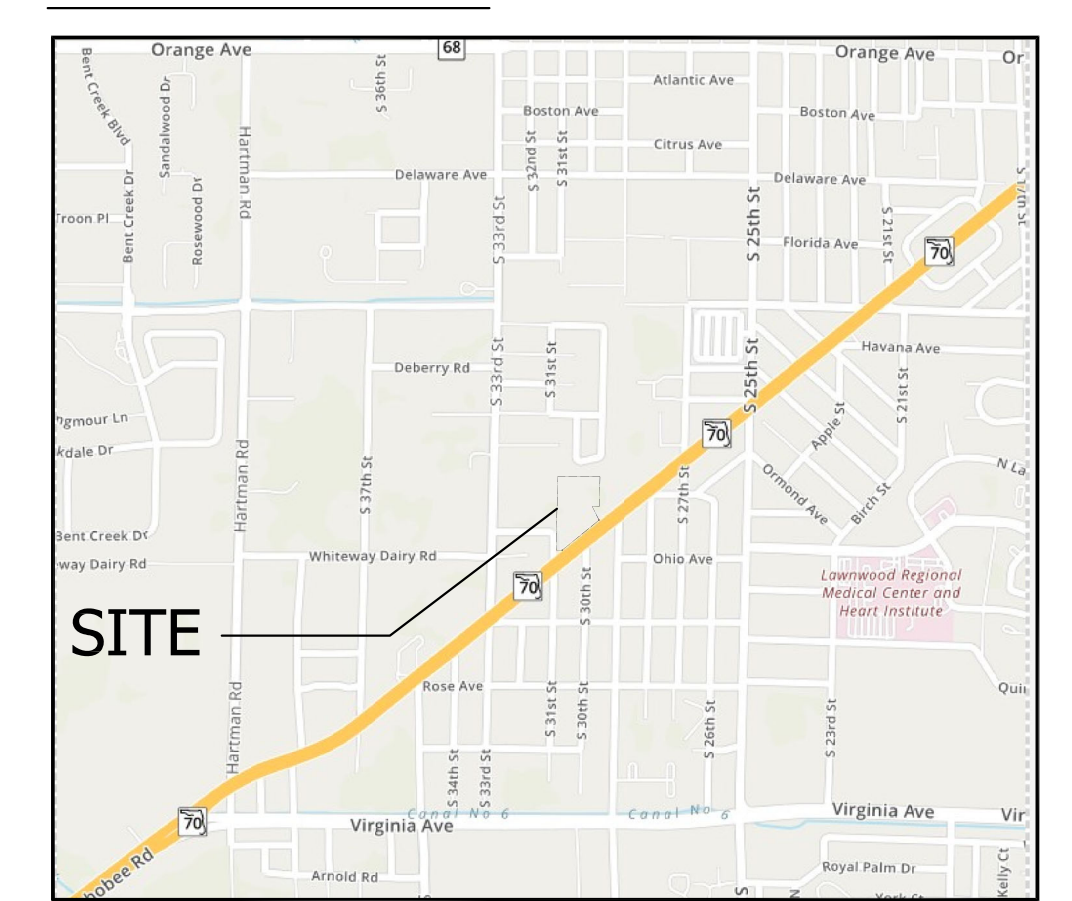
Litterick Landscape Architecture

2740 SW Martin Downs Blvd. #199
 Palm City, FL 34990
 561-719-3876
 JasonLA1677@yahoo.com

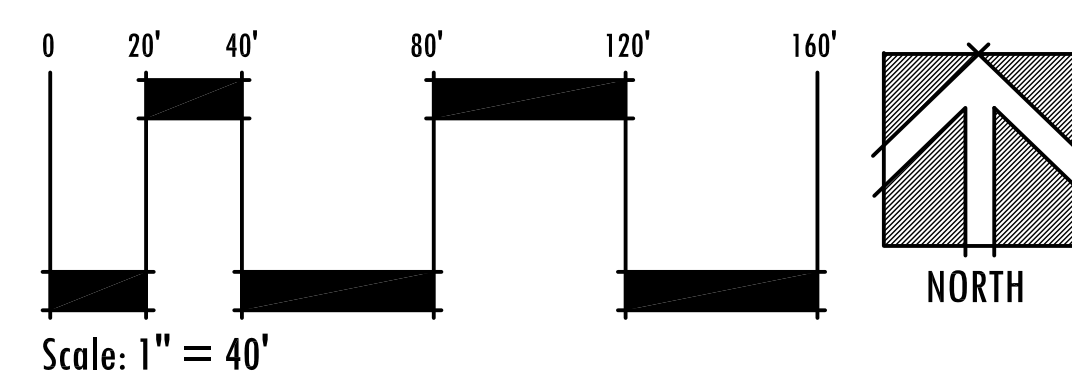
Project Name

Aria Apartments
 Ft. Pierce, Florida

LOCATION MAP



Site Plan



REFER TO SHEET SP-2 FOR SITE PLAN DETAILS

Landscape Architect of Record



Jason M. Litterick, RLA (LA0001677)

Scale: 1" = 40'-0"

Designed: JML
 Drawn: JML
 Approved: JML
 Date: 6/25/2020
 Job no.
 Revisions: 7/23/20

Sheet No.
SP-1