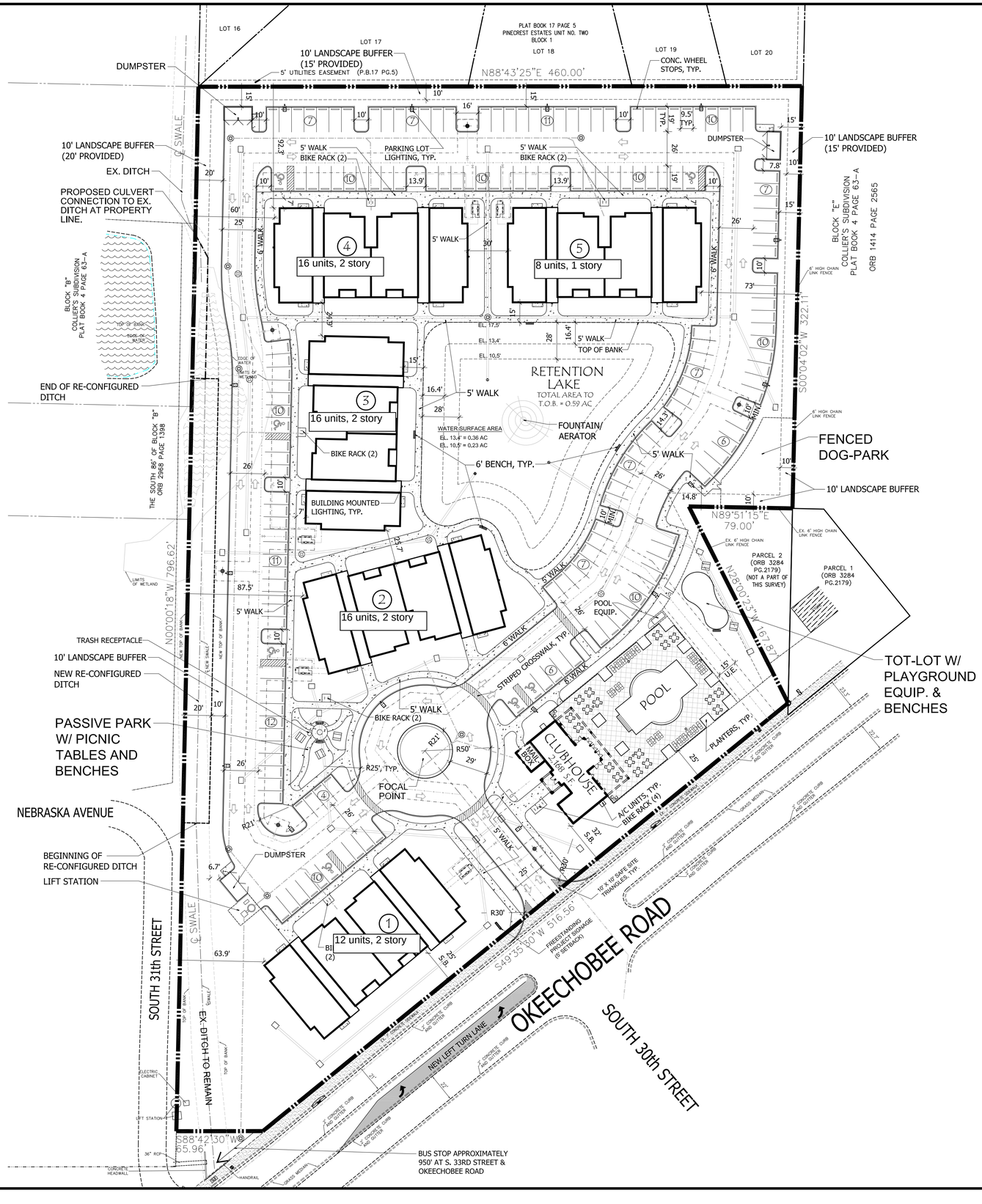


APPLICATION DATA:

NAME OF APPLICATION:	ARIA AAPARTMENTS
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:

PROPOSED USES (FLEX SPACE)

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

REFER TO SHEET SP-2 FOR SITE PLAN DETAILS

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

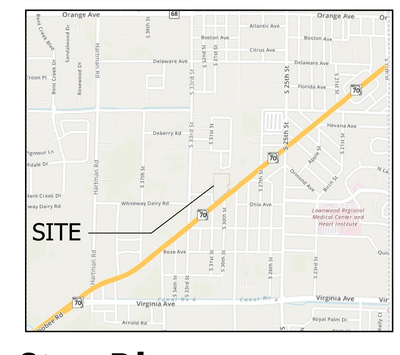
CIVIL ENGINEER/SURVEYOR
Michael B. Schorah & Associates, Inc.
1850 Forest Hill Blvd., Suite 206
West Palm Beach, Florida 33406
Contact: Michael LaCoursiere (561-968-0080)

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)

LOCATION MAP



Site Plan

0 20' 40' 80' 120' 160'

Scale: 1" = 40'

NORTH

Litterick Landscape Architecture
LC26000482
2740 SW Martin Downs Blvd. #199
Palm City, Fl 34990
561-719-3876
JasonLA1677@yahoo.com

Project Name

Aria Apartments

Ft. Pierce, Florida

Landscape Architect of Record

REGISTERED LANDSCAPE ARCHITECT JASON M. LITTERICK LA 0001677 STATE OF FLORIDA

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