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Fisherman's Wharf Mixed Use PUD Jupiter, Florida

Site Data

Total Site Area 5.19 Acres, 226,273 s.f.
Existing Zoning C-2; General Commercial/CP Conservation Preservation
Proposed Zoning C-2; General Commercial/CP Conservation Preservation/PUD
Existing Future Land Use Mixed-Use & Conservation
I.O.Z. District Parkway

Parking Data

	Parking Required	Parking Provided
Retail Use 9,000 s.f.	36 Spaces (1/250 s.f.)	36 Spaces
Restaurant Use 9,700 s.f.	114 Spaces (1/85 s.f.)	126 Spaces
	150 Spaces	162 Spaces
Townhouses - 7 Units	14 Spaces (2/Unit)	14 Spaces
Townhouse Guests	2 Spaces (2/10 units)	18 Spaces
	16 Spaces	32 Spaces

Open Space Data

Open Space Required 79,196 s.f.; 35.0% (Min.)
Open Space Provided 141,078 s.f.; 62.3% (Includes garage area covered in soil)
Pervious Area 104,116 s.f.; 46.0% (Excludes garage area covered in soil)
Impervious Area 122,157 s.f.; 54.0% (Includes garage area covered in soil)
Greenspace Required 90,509 s.f.; 40.0% (Min.)
Greenspace Provided 104,116 s.f.; 46.0% (Excludes garage area covered in soil)

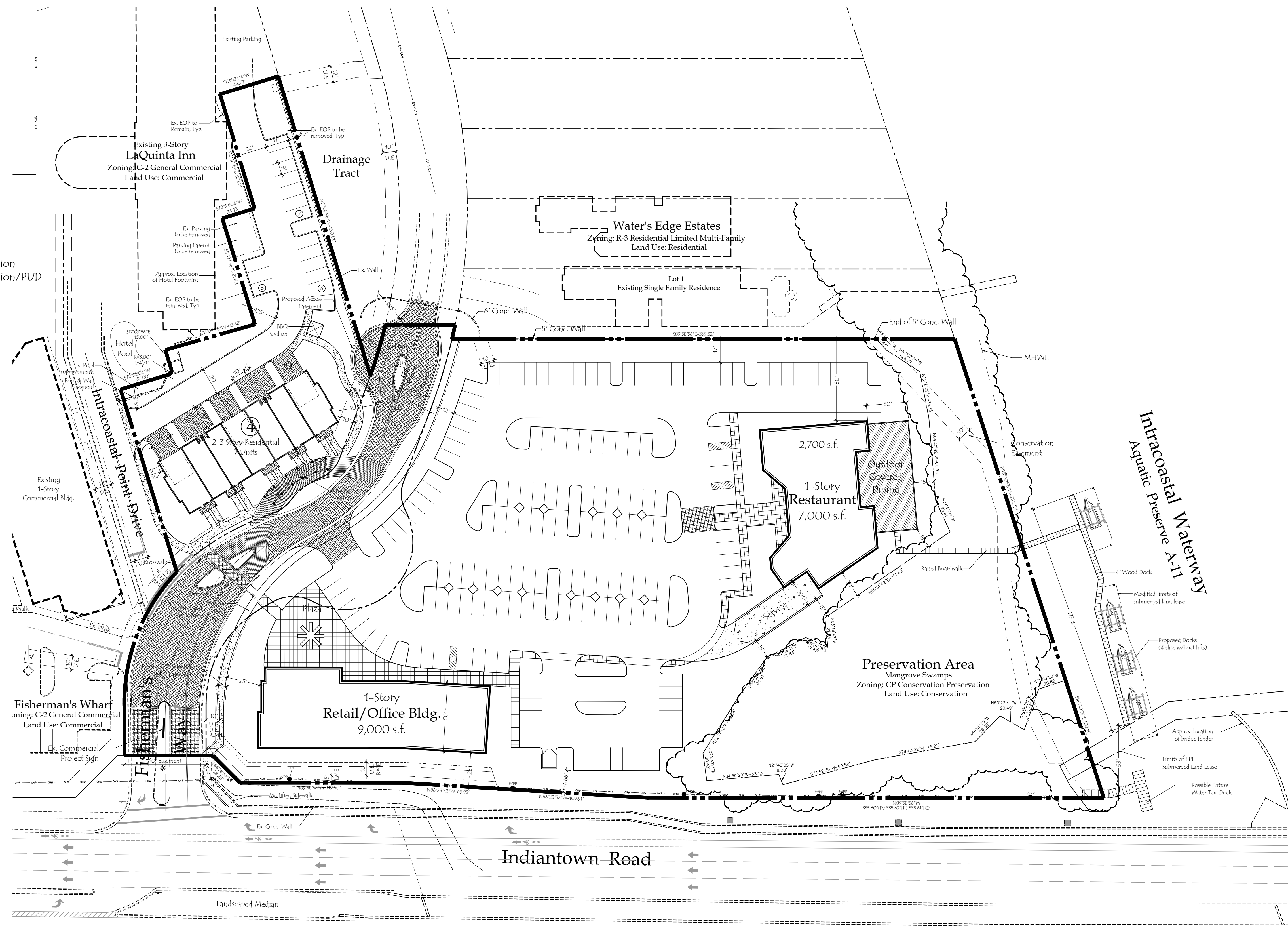
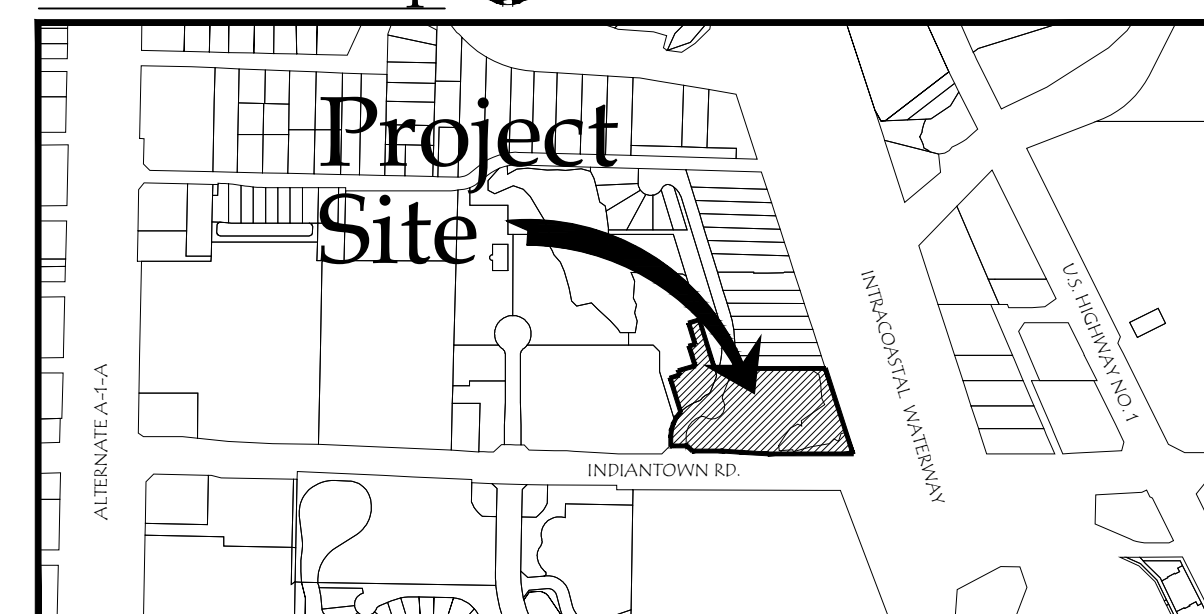
Building Setback Data

Setbacks	Required By Code	Proposed
Front (South, Indiantown Road)	25'	25'
Rear (North, Water's Edge Estates)	20'	60'
Side (East, Intracoastal Waterway)	20'	50'
Side Interior (West, Intracoastal Point Dr.)	10'	25'

Pedestrian Amenity Data

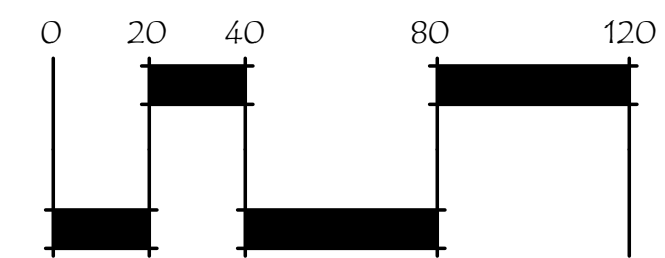
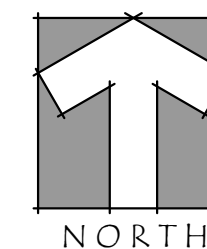
Open Space	Required	Provided
141,078 s.f.		
Bike Racks (1 per 75,000 s.f.)	1.9 (10 bikes)	2 (10 bikes)
Benches (1 per 25,000 s.f.)	5.6	7
Trash Receptacles (1 per 50,000 s.f.)	2.8	3

Location Map



General Notes:

- PARKING AREAS TO BE SINGLE STRIPED AS PER JUPITER CODE
- FREE STANDING SIGNAGE TO MEET TOWN OF JUPITER SIGN CODE
- HANDICAPPED & DIRECTIONAL SIGNAGE WILL BE PROVIDED ON SITE & WILL MEET ALL STATE & LOCAL CODES
- ALL PARKING AREAS SHALL BE ASPHALT PAVED
- SIX (6) INCH RAISED CONC. CURBING SHALL BE PROVIDED AROUND THE ENTIRE PERIMETER OF ALL VEHICLE USE AREAS
- THE DIRECTION OF ALL PROPOSED LIGHTING SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES
- IRRIGATION SOURCE SHALL BE POTABLE WATER
- ALL PLANTING AREAS SHALL RECEIVE 100% COVERAGE FROM A FULLY AUTOMATIC IRRIGATION SYSTEM, EQUIPPED WITH A RAIN SENSOR
- ALL MECHANICAL/ELECTRICAL EQUIPMENT SHALL BE SCREENED FROM VIEW ON THREE (3) SIDES WITH AN APPROVED HEDGE MATERIAL. HEIGHT OF HEDGE SHALL BE EQUAL TO OR GREATER THAN THE HEIGHT OF THE UTILITY BEING SCREENED.



Designed: MTH
Drawn: MTH
Approved: GGG MTH/EMO
Date: 12/5/19
Job no.
Revisions:

Cad no. CAD0

Seal

LC C000177

Sheet Title:

Site
Development
Plan

Scale: 1" = 40'

Sheet No.

SP-1