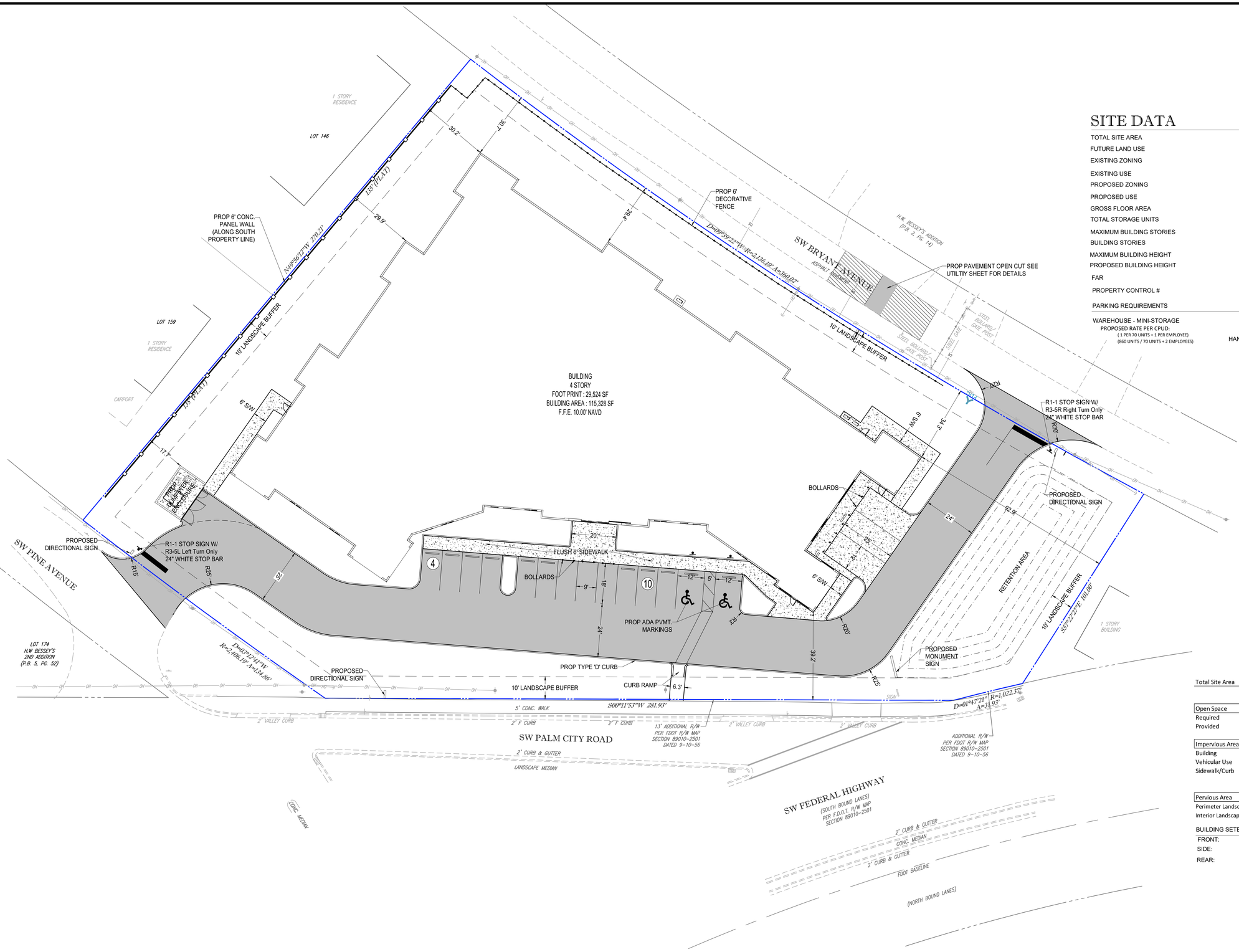


SITE DATA

TOTAL SITE AREA	1.85 AC.(80,332 SF)
FUTURE LAND USE	COMMERCIAL
EXISTING ZONING	B-2
EXISTING USE	VACANT
PROPOSED ZONING	CPUD
PROPOSED USE	STORAGE FACILITY
GROSS FLOOR AREA	115,328 SF
TOTAL STORAGE UNITS	860 UNITS
MAXIMUM BUILDING STORIES	4 - STORY
BUILDING STORIES	3 - STORY / 4 LEVELS
MAXIMUM BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	44'-5.5"
FAR	1.47
PROPERTY CONTROL #	05-38-41-002-000-01470-0

PARKING REQUIREMENTS	REQUIRED	PROVIDED
WAREHOUSE - MINI-STORAGE PROPOSED RATE PER CPUD: (1 PER 70 UNITS + 1 PER EMPLOYEE) (860 UNITS / 70 UNITS + 2 EMPLOYEES)	15 SPACES (INCLUDES 2 HANDICAP SPACES)	17 SPACES (INCLUDES 2 HANDICAP SPACES)

Total Site Area	SF	ACRE	%
	80,332	1.84	100%
Open Space			
Required	16,066	0.37	20%
Provided	29,298	0.67	36%
Impervious Area	47,707	1.10	59%
Building	29,524	0.68	37%
Vehicular Use	14,653	0.34	18%
Sidewalk/Curb	3,530	0.08	4%
Pervious Area	32,625	0.75	41%
Perimeter Landscape Area	29,298	0.67	36%
Interior Landscape Area	3,327	0.08	4%

BUILDING SETBACKS	REQUIRED (MIN.)	PROVIDED
FRONT:	30'	39.2'
SIDE:	5'	30'
REAR:	20'	29.4'

HATCH LEGEND

PROPOSED CONCRETE

PROPOSED ASPHALT PAVEMENT

THOMAS ENGINEERING GROUP
CIVIL ENGINEERS - PROJECT MANAGERS - LAND PLANNING - LANDSCAPE ARCHITECTS
6300 NW 31ST AVENUE SUITE 600 FT. LAUDERDALE, FL 33309 P: 954-202-7000
4950 W. KENNEDY BLVD. SUITE 285 TAMPA, FL 33609 P: 813-379-4100
125 W INDIANTOWN RD. SUITE 206 JUPITER, FL 33458 P: 561-203-7503

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REVISIONS:

REV.:	DATE:	COMMENT:	BY:

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PROJECT No.: FJ190054
DRAWN BY: MJL
CHECKED BY: BMU
DATE: 1/31/20
CAD I.D.: F190054-SITE PLAN

PROJECT:

SAFE & SECURE SELF-STORAGE

FOR

STUART SELF STORAGE, LLC

CITY OF STUART FLORIDA

THOMAS ENGINEERING GROUP
PEBWORTH PROFESSIONAL PLAZA
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BRANDON M. ULMER — No. 68345 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
Signed: February 10, 2020
FLORIDA LICENSE No. 68345
FLORIDA BOARD OF PROFESSIONAL ENGINEERS CERT. OF AUTH. No. 27528

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

C-05

Printed on Monday, February 10, 2020, 8:27 AM by Brandon Ulmer