

SITE PLAN SET FOR EXTRA SPACE STORAGE

1990 NW FEDERAL HIGHWAY 1
STUART, FLORIDA 34994

JURISDICTION: MARTIN COUNTY

PARCEL IDENTIFICATION: 29-37-41-008-000-00040-0

ZONING: GC (GENERAL COMMERCIAL)

LEGAL DESCRIPTION

LOT 4, VISTA COMMONS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 14, PAGE 77. PUBLIC RECORDS OF MARTIN COUNTY, FLORIDA.

VICINITY MAP NTS



PROJECT REVISIONS

[illegible]

DEVELOPER & CONSULTANTS

OWNER/DEVELOPER

OWNER/DEVELOPER
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LANDSCAPE ARCHITECT

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SURVEYOR

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CONTACT: ALLAN G. ABUBAKAR, P.E.

INDEX OF DRAWINGS

[illegible]

EXTRA SPACE STORAGE
1990 NW FEDERAL HWY
STUART, FLORIDA 34994

DATE: 05/10/24
DRAWN: OH
CHECKED: CT

CV

COVER SHEET
PROJECT NO.: 2024.11

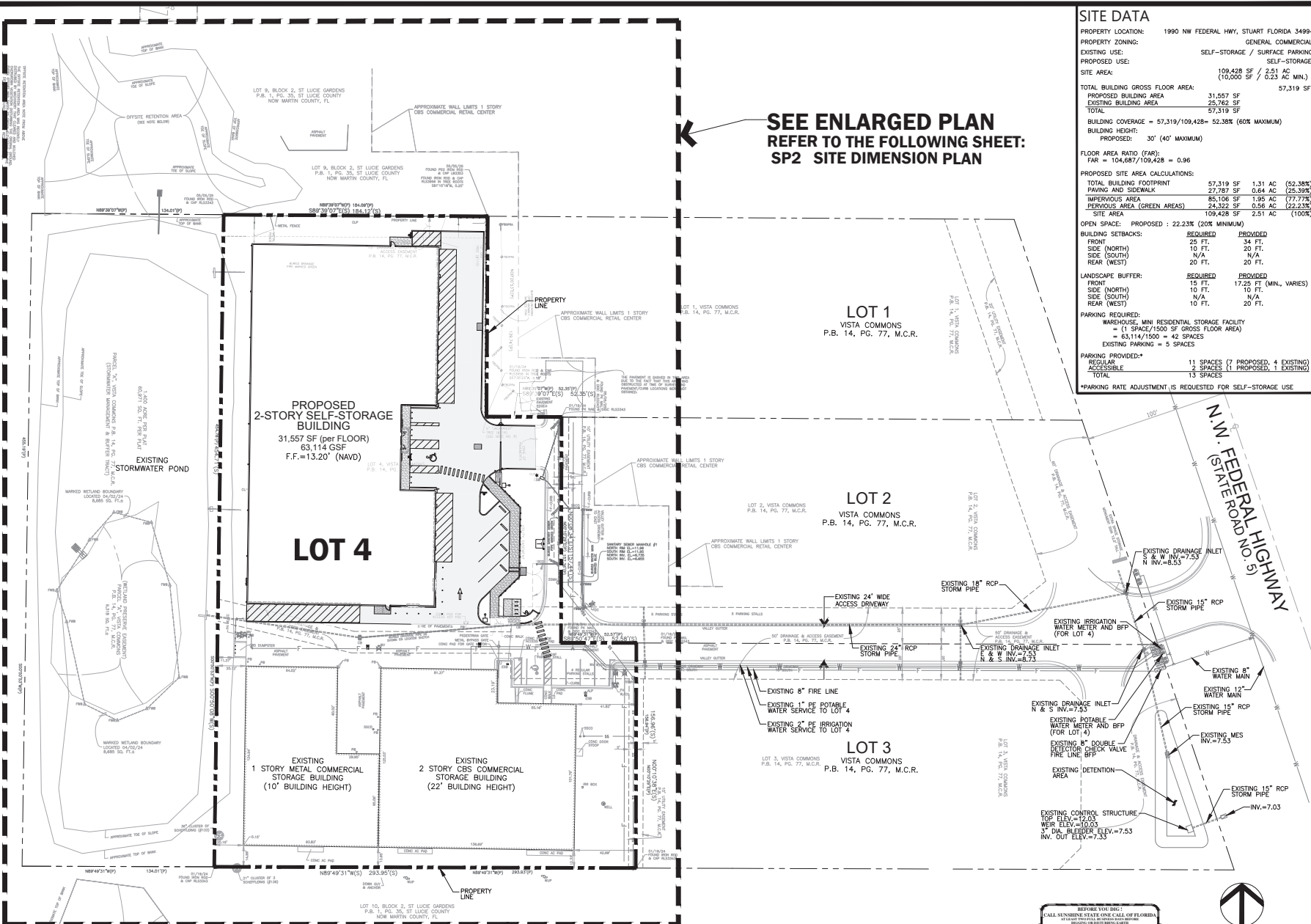


REVISION	DATE

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REVISED FINAL SITE PLAN

1"=30'

SEE ENLARGED PLAN
REFER TO THE FOLLOWING SHEET:
SP2 SITE DIMENSION PLAN

SITE DATA

PROPERTY LOCATION:	1990 NW FEDERAL HWY, STUART FLORIDA 34994
PROPERTY ZONING:	GENERAL COMMERCIAL
EXISTING USE:	SELF-STORAGE / SURFACE PARKING
PROPOSED USE:	SELF-STORAGE
SITE AREA:	109,428 SF / 2.51 AC (10,000 SF / 2.23 AC MIN.)
TOTAL BUILDING GROSS FLOOR AREA:	57,319 SF
PROPOSED BUILDING AREA	31,557 SF
EXISTING BUILDING AREA	25,762 SF
TOTAL	57,319 SF
BUILDING COVERAGE =	57,319/109,428 = 52.38% (60% MAXIMUM)
PROPOSED:	30' (40' MAXIMUM)
FLOOR AREA RATIO (FAR):	FAR = 104,487/109,428 = 0.96
PROPOSED SITE AREA CALCULATIONS:	
TOTAL BUILDING FOOTPRINT	57,319 SF 1.31 AC (52.38%)
PAVING AND SIDEWALK	27,787 SF 0.64 AC (25.39%)
IMPERVIOUS AREA	85,106 SF 1.95 AC (77.77%)
PERVIOUS AREA (GREEN AREAS)	24,322 SF 0.56 AC (22.23%)
SITE AREA	109,428 SF 2.51 AC (100%)
OPEN SPACE: PROPOSED =	22.23% (20% MINIMUM)
BUILDING SETBACKS:	
FRONT	28 FT. REQUIRED 34 FT. PROVIDED
SIDE (NORTH)	10 FT. REQUIRED 20 FT. PROVIDED
SIDE (SOUTH)	N/A 10 FT. PROVIDED
REAR (WEST)	20 FT. REQUIRED 20 FT. PROVIDED
LANDSCAPE BUFFER:	
FRONT	15 FT. REQUIRED 17.25 FT. (MIN., VARIES) PROVIDED
SIDE (NORTH)	10 FT. REQUIRED 10 FT. PROVIDED
SIDE (SOUTH)	N/A 10 FT. PROVIDED
REAR (WEST)	10 FT. REQUIRED 20 FT. PROVIDED
PARKING REQUIRED: MINIMUM RESIDENTIAL STORAGE FACILITY	
= (1 SPACE/1500 SF GROSS FLOOR AREA)	
= 63,114/1500 = 42 SPACES	
EXISTING PARKING =	5 SPACES
PARKING PROVIDED:	
REGULAR	11 SPACES (1 PROPOSED, 4 EXISTING)
ACCESSIBLE	2 SPACES (1 PROPOSED, 1 EXISTING)
TOTAL	13 SPACES
*PARKING RATE ADJUSTMENT (S REQUESTED FOR SELF-STORAGE USE)	

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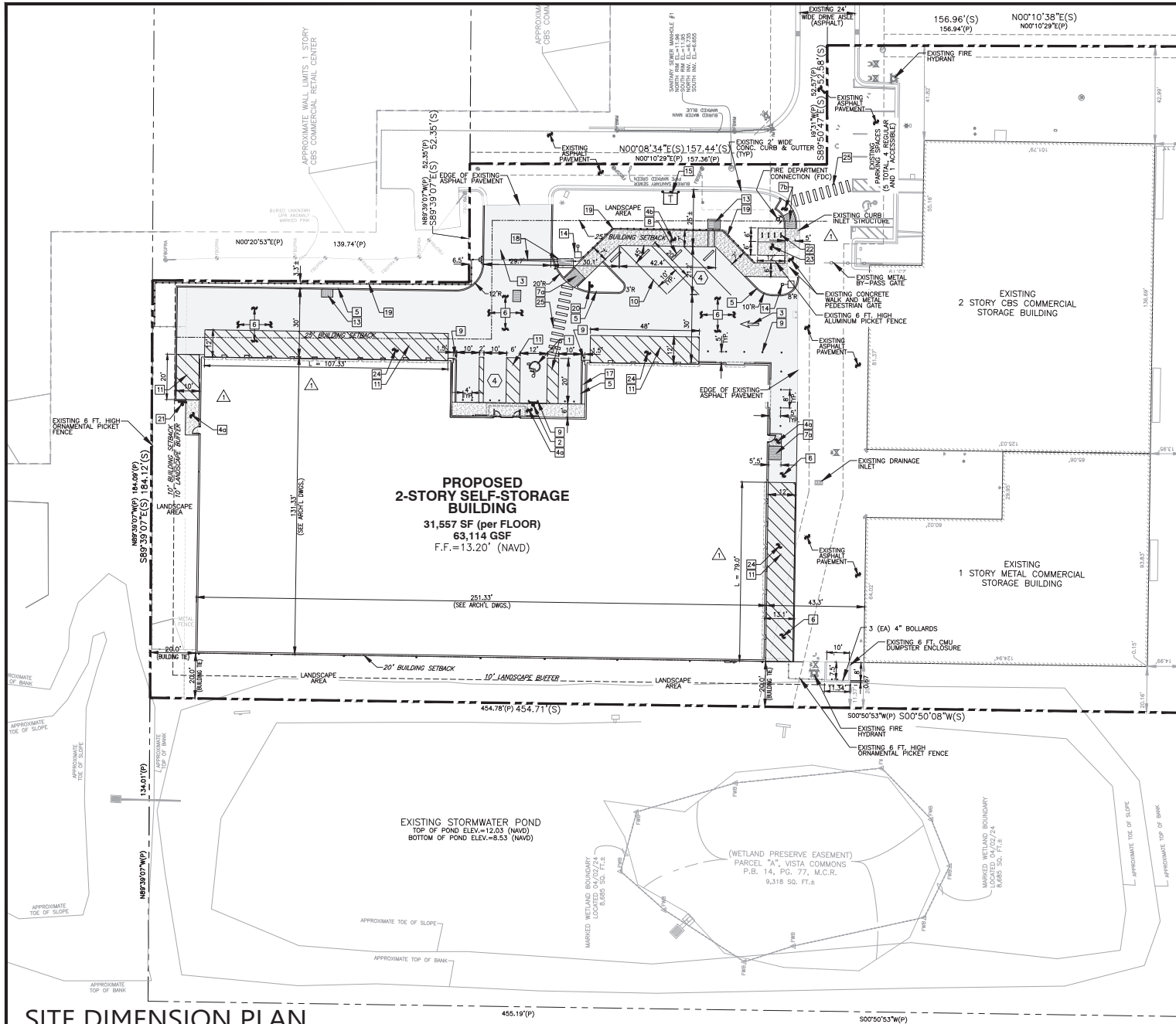
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FL REG. # 8380

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EXTRA SPACE STORAGE
1990 NW FEDERAL HWY
STUART, FLORIDA 34994

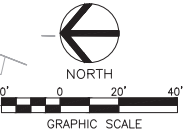
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SP1
REVISED FINAL SITE PLAN
PROJECT NO.: 2024.115



SITE DIMENSION PLAN

PLAN KEYNOTES:

- 1 ACCESSIBLE PARKING, STRIPING AND ACCESSIBLE (TYPICAL) (PER FOOT INDEX 711-2001)
- 2 ACCESSIBLE PARKING SIGN
- 3 PAVEMENT MARKINGS
- 4 CONCRETE WALK WITH EXPANSION JOINTS & SCORE MARKS (SEE PLAN FOR WIDTH)
- 5 MONOLITHIC CURB AND SIDEWALK (SEE PLAN FOR WIDTH)
- 6 6" CONCRETE VERTICAL CURB (TYPICAL)
- 7 NEW ASPHALT PAVEMENT (TYPICAL)
- 8 SIDEWALK END RAMP
- 9 CONCRETE WHEEL STOP (TYPICAL)
- 10 DECORATIVE BOLLARD (TYPICAL) (REFER TO ARCHT. PLANS FOR DETAILS)
- 11 4" WIDE WHITE PARKING LANE STRIPING (TYPICAL)
- 12 4" WIDE WHITE (PAINT) DIAGONAL (CHEVRON) STRIPING SPACED AT 4 FT. ON-CENTER
- 13 24" WIDE WHITE PAINTED STOP BAR
- 14 DRAINAGE STRUCTURE (TYPICAL) (REFER TO GRADING & DRAINAGE PLAN, SHEET C5)
- 15 SITE LIGHTING FIXTURE (TYPICAL) (REFER TO SITE PHOTOMETRIC PLAN)
- 16 PROPOSED TRANSFORMER PAD (REFER TO UTILITY PLAN, SHEET C4)
- 17 30" "STOP" SIGN (R1-1)
- 18 4" CONCRETE PAVEMENT BETWEEN FACE OF BUILDING AND CURBING - TYPICAL
- 19 PROPOSED LIFT GATE ("BUCKEYE 500" BY AUTOGATE) CONTRACTOR TO VERIFY SPECIFICATION WITH OWNER AND ARCHITECT PRIOR TO ORDER AND INSTALLATION
- 20 RELOCATED 6 FT. HIGH ORNAMENTAL ALUMINUM PICKET FENCE
- 21 "DO NOT ENTER" (R5-1) SIGN
- 22 "NO PARKING" SIGN
- 23 4-BIKE RACKS
- 24 2 BENCH AREAS
- 25 LOADING ZONES (12" MIN. WIDTH, LENGTH VARIES)
- 26 12" WIDE x 5 FT. LONG SPACED AT 3 FT. ON-CENTER PAINTED WHITE CROSSWALK STRIPING PER FOOT INDEX 17346



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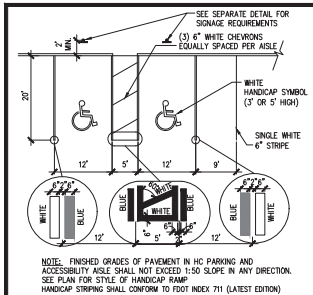
DATE	05-10-24
REVISION	1.0
COMMENTS	

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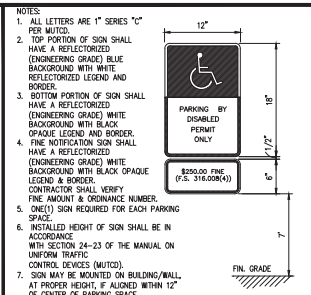
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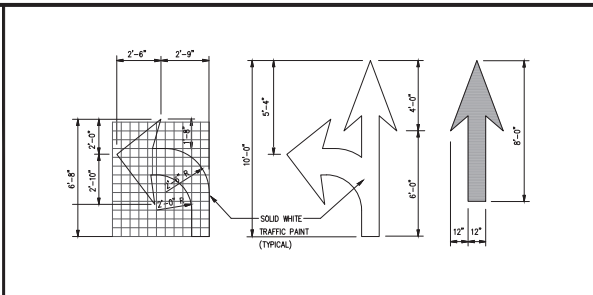
DATE: 05/10/24
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SP2
 SITE DIMENSION PLAN
 PROJECT NO.: 2024.115



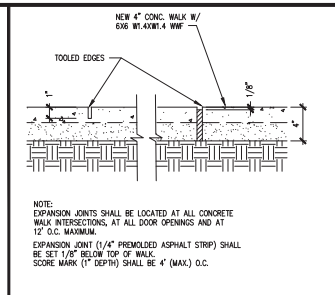
1 HANDICAP STRIPING NTS



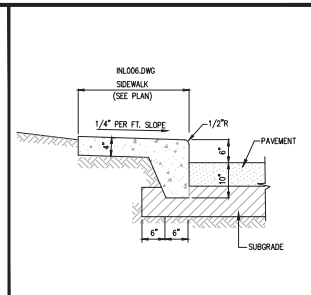
2 HANDICAP SIGN NTS



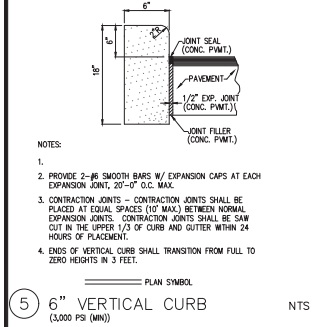
3 PAVEMENT MARKINGS NTS



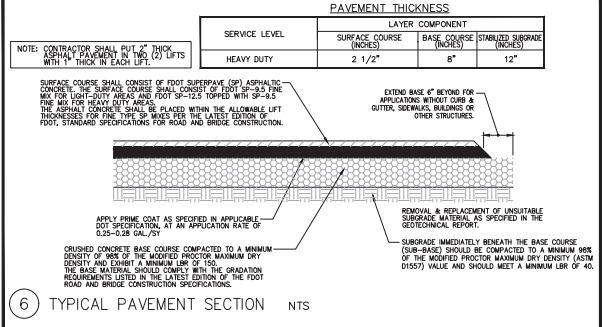
4a CONCRETE WALK (3,000 PSI MIN) NTS



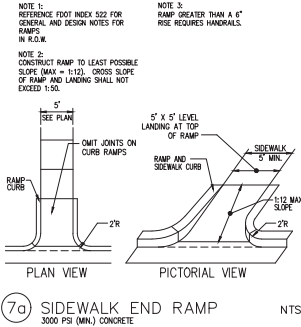
4b MONOLITHIC CURB AND SIDEWALK (3,500 PSI MIN) NTS



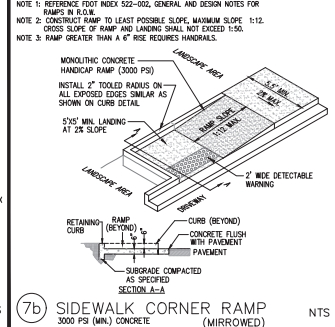
5 6" VERTICAL CURB (3,000 PSI MIN) NTS



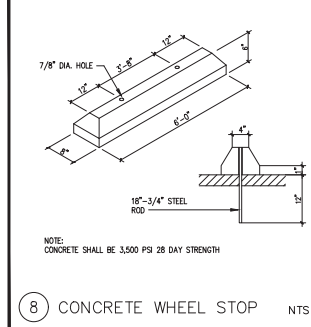
6 TYPICAL PAVEMENT SECTION NTS



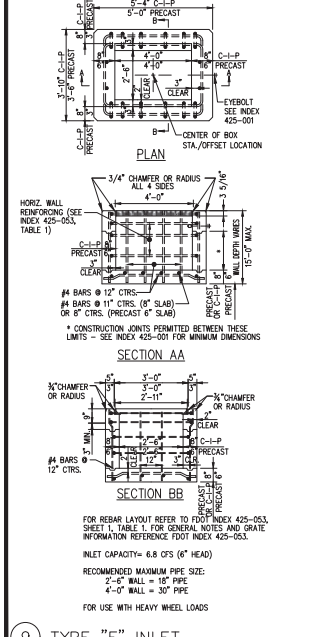
7a SIDEWALK END RAMP (3,000 PSI MIN) CONCRETE NTS



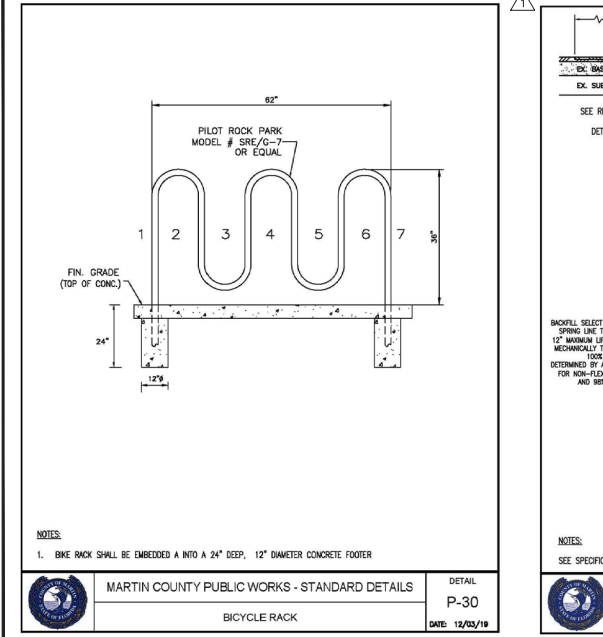
7b SIDEWALK CORNER RAMP (MIRRORED) (3,000 PSI MIN) CONCRETE NTS



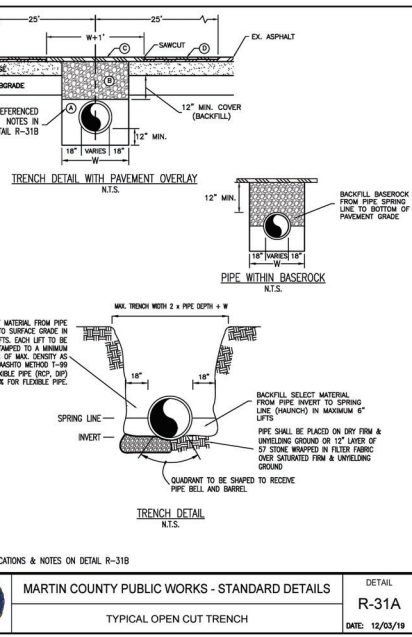
8 CONCRETE WHEEL STOP NTS



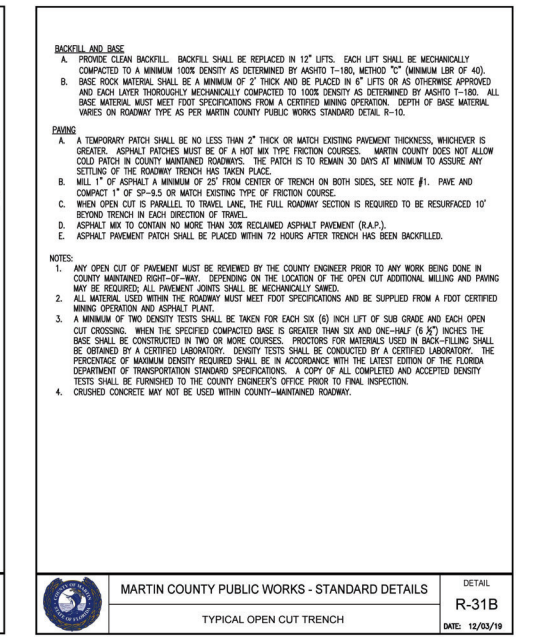
9 TYPE "F" INLET NTS



MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS
BICYCLE RACK
DETAIL P-30
DATE: 12/03/18



MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS
TYPICAL OPEN CUT TRENCH
DETAIL R-31A
DATE: 12/03/18



MARTIN COUNTY PUBLIC WORKS - STANDARD DETAILS
TYPICAL OPEN CUT TRENCH
DETAIL R-31B
DATE: 12/03/18

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DATE	REVISION	COMMENTS
08-29-20	1	ADDED COMMENTS

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SP3
DETAILS

PROJECT NO: 2024.115